

**Genola Town
Planning Commission Meeting Minutes
April 2, 2026**

Planning Commission Present: Chairman Daron Hughes, Vice-Chair Bruce Nieveen,
Commissioners: Norm Beagley, Brent Carter, Kent Argyle, Nate Quist
Absent: Mike Maughan

Staff Present: Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, Attorney Josh Nielsen

Public Present: Dale Steele, Travis Tasker, Rodney Zohner, Jada Renzello

1. Chairman Daron Hughes called the meeting to order at 7:00pm.

- a. Commissioner Brent Carter gave the opening prayer
- b. Commissioner Nate Quist led the pledge of allegiance.

AGENDA ITEMS:

2. Approval of Minutes for March 5, 2026.

- a. Commissioner Norm Beagley discussed a couple of changes including having names listed twice in the commissioners present. Deputy Clerk Nicole Preston brought up the document and made those changes immediately.
- b. Commissioner Norm Beagley made a **Motion** to approve the minutes according to the changes discussed for March 5, 2026. Commissioner Brent Carter

Second and the motion **Passed** all in favor.

- i. Chairman Daron Hughes - Yes
- ii. Vice-Chair – Bruce Nieveen - Yes
- iii. Commissioner Brent Carter - Yes
- iv. Commissioner Norm Beagley - Yes
- v. Commissioner Mike Maughan – Absent
- vi. Commissioner Kent Argyle – Yes
- vii. Commissioner Nate Quist - Yes

PUBLIC FORUM –

Dale Steele – he does not feel that it is safe to have big trucks on our roads. But feels that it is the City's responsibility to protect the resident's safety. He does not feel that the trucks can stay in their lane on the narrow roads in town. He feels that we should not be allowing big trucks and even double trailers. He feels that our roads aren't built up to the standards to handle the weight of the heavy trucks and he does not want the town to pay to fix the roads. He knows that many people say that because someone pays taxes they can drive on any road, but he feels that safety should be way more important. He does not want the Town to wait until someone dies before changes be made.

3. Discussion and possible action on a proposed site plan for an accessory building for Travis Tasker located at 168 E Center in the Sidney Arden Flats Subdivision Lot 1 Parcel #66.964.0001

- a. Commissioner Beagley clarified with that they were looking at the proposed accessory building and that what is listed as proposed residence is actually already done.

- 48 b. The commission went through the site plan checklist and found that it met all
49 requirements except for showing the power connection.
50 c. Commissioner Brent Carter made a **Motion** to approve the accessory building
51 site plan for Travis Tasker with the contingency to show the power connection
52 from the house to the proposed building. Commissioner Nate Quist **Second** and
53 the motion **Passed** all in favor.
54 i. Chairman Daron Hughes - Yes
55 ii. Vice-Chair – Bruce Nieveen - Yes
56 iii. Commissioner Brent Carter - Yes
57 iv. Commissioner Norm Beagley - Yes
58 v. Commissioner Mike Maughan – Absent
59 vi. Commissioner Kent Argyle – Yes
60 vii. Commissioner Nate Quist - Yes
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62 **4. Discussion and possible action on a proposed plan amendment Genola Farms B-**
63 **3 for Mike Maughan and Kent Argyle Parcel #40.589.0013 and 40.602.0010.**

- 64 a. The Commission went through the proposed Final Subdivision checklist and
65 found that it was missing a notary acknowledgment for the signature of Kent
66 Argyle. The language stating that they were vacating a lot needed to be
67 updated to vacating a portion of the public utility easement.
68 b. Commissioner Brent Carter made a **Motion** to approve the plat amendment for
69 Genola Farms B-3 subdivision for Mike Maughan and Kent Argyle Parcel with
70 the conditions that they add an acknowledgement for Kent Argyle signature and
71 fix the vacating wording to say partial vacation of PUE's on lot 13 and Lot 10.
72 Commissioner Norm Beagley **Second** and the **Passed** all in favor.
73 i. Chairman Daron Hughes - Yes
74 ii. Vice-Chair – Bruce Nieveen - Yes
75 iii. Commissioner Brent Carter - Yes
76 iv. Commissioner Norm Beagley - Yes
77 v. Commissioner Mike Maughan – Absent
78 vi. Commissioner Kent Argyle – Yes
79 vii. Commissioner Nate Quist - Yes
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81 **5. Discussion and possible action on a revised site plan for Mike Maughan located**
82 **at 614 E 600 N in the Genola Farms Subdivision Plat B Lot 13 Parcel #40.589.0013.**

- 83 a. The Commission went through the site plan checklist; the commission only had
84 a question if there would be a requirement to have to have a fire wall put in
85 place if the building is now put only 7 feet from the property line. They asked
86 deputy clerk Nikki Preston to ask the building inspectors if this was going to be
87 an issue. She said that she would. They found that the site plan met al the
88 requirements. – There was a question regarding the use of this building. There
89 is a measurement on the site plan that says it is 45' between ADU (Accessory
90 dwelling unit) and SFD (Single Family Dwelling) on the site plan and the Code
91 for Genola does not allow for ADU's. The Commission wanted the motion to
92 include that this approval would only be permitted if it is clarified that it is not an
93 accessory dwelling apartment.

- 94 b. Commissioner Brent Carter made a **Motion** to approve the site plan for an
95 accessory building for Mike Maughan with the contingency that it is determined
96 if the East Wall needs to be a fire wall and that this accessory building shall not
97 be a secondary dwelling. Commissioner Norm Beagley **Second** and the Motion
98 **Passed** all in favor.

- 99 i. Chairman Daron Hughes - Yes
100 ii. Vice-Chair – Bruce Nieveen - Yes
101 iii. Commissioner Brent Carter - Yes
102 iv. Commissioner Norm Beagley - Yes
103 v. Commissioner Mike Maughan – Absent
104 vi. Commissioner Kent Argyle – Yes
105 vii. Commissioner Nate Quist - Yes
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107 **6. Discussion and possible action on the truck traffic and a proposed truck route.**

- 108 a. The Commission discussed that the permit for the CMC gravel pit had been
109 obtained from the county by Carolyn Greenwood and shared with the
110 commission and the Town. In the Permit it states that the owner will direct all
111 traffic away from Genola. The commission believes that this pit is the source of
112 most of the semi truck traffic that travels through town. They discussed being
113 able to set a truck route and the most popular opinion is to create the truck route
114 as Highway 6 and State Street. The Chairman feels that it is the responsibility of
115 the Town Council to work with County to enforce the permit.
- 116 b. The City Attorney Josh Nielsen stated that he has some concerns with setting
117 State St as the truck route as it would require any trucks coming from west side
118 of west mountain would have to drive all the way around west mountain to
119 access State Street. He feels that this could be concerned as an overburden on
120 the trucking company and could open up the Town to a potential lawsuit.
- 121 c. Commissioner Beagley had concerns that the city should not just set a truck
122 route because we simply do not like big trucks but instead can prove a reason to
123 not allow trucks on certain roads. He feels that without that kind of
124 documentation, the city would then open itself up to lawsuits. Other
125 commissioners expressed that we shouldn't worry about a lawsuit until we have
126 a lawsuit and should be on the side of safety instead. Mr. Nielsen brought up
127 that in the eyes of the law it isn't considered a safety issue until someone is hurt,
128 and as far as he is aware no one has been hurt. There was a one traffic
129 accident with a parked car, but there was no one hurt. It was suggested to ask
130 the Town council to fund an engineering study on our Key Roads to see if the
131 Town's standards are holding up to heavy truck traffic, it was suggested that
132 Main Street and 800 east be included.
- 133 d. Commissioner Norm Beagley made a Motion to ask the town Council to fund an
134 engineering study on the town's Key Roads. Commissioner Brent Carter
135 **Second** and the motion **Passed** all in favor.
- 136 i. Chairman Daron Hughes - Yes
137 ii. Vice-Chair – Bruce Nieveen - Yes
138 iii. Commissioner Brent Carter - Yes
139 iv. Commissioner Norm Beagley - Yes
140 v. Commissioner Mike Maughan – Absent

- vi. Commissioner Kent Argyle – Yes
- vii. Commissioner Nate Quist - Yes

7. Discussion, Public Hearing, and possible action on a proposed new zoning ordinance and the creation of a Public Facilities Zone and Ordinance.

- a. The Commission discussed the need for this new proposed zone. They discussed that it would be important to be able to put public facilities like our parks, cemetery, water tanks and water wells, etc. in that zone. There were lots of questions about the proposed requirements including frontage, side setbacks, etc. They would like to see no frontage requirements, lessen the side setbacks, lot size requirements etc. the commission then opened the public hearing on this proposed new zone and ordinance
- b. Commissioner Norm Beagley made a **Motion** to open the public hearing on the new public facilities zone and ordinance. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
 - i. Chairman Daron Hughes - Yes
 - ii. Vice-Chair – Bruce Nieveen - Yes
 - iii. Commissioner Brent Carter - Yes
 - iv. Commissioner Norm Beagley - Yes
 - v. Commissioner Mike Maughan – Absent
 - vi. Commissioner Kent Argyle – Yes
 - vii. Commissioner Nate Quist – Yes
- c. There was no one signed up for the public hearing
- d. Commissioner Norm Beagley made a **Motion** to close the public hearing on the public facilities zone and ordinance. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
 - i. Chairman Daron Hughes - Yes
 - ii. Vice-Chair – Bruce Nieveen - Yes
 - iii. Commissioner Brent Carter - Yes
 - iv. Commissioner Norm Beagley - Yes
 - v. Commissioner Mike Maughan – Absent
 - vi. Commissioner Kent Argyle – Yes
 - vii. Commissioner Nate Quist – Yes
- e. Commissioner Norm Beagley made a **Motion** to table this agenda item until next month. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
 - i. Chairman Daron Hughes - Yes
 - ii. Vice-Chair – Bruce Nieveen - Yes
 - iii. Commissioner Brent Carter - Yes
 - iv. Commissioner Norm Beagley - Yes
 - v. Commissioner Mike Maughan – Absent
 - vi. Commissioner Kent Argyle – Yes
 - vii. Commissioner Nate Quist – Yes

8. Discussion, Public Hearing, and possible action on a proposed amendment to the Land Use Appendix.

- 187 a. This discussion came because of a question about private cemeteries. The
188 current ordinance doesn't clarify between private and public cemeteries. The
189 draft shown to the planning commission had a proposal with adding the public
190 facilities zone. The commission decided that they would look at the other
191 proposed changes and completely disregard the other proposed changes that
192 were tied to a new public facilities zone. The commission discussed that they
193 didn't want to see private cemeteries in the town and feel that it is important that
194 they pass those changes today and readdress the needed changes when the
195 public facilities zone is ready. They asked the city officials if there was already
196 an existing application. We told them there was someone who asked about it,
197 we told them that it is currently allowed under the conditional use ordinance, but
198 there had been no application presented to the Town at the time of the meeting.
- 199 b. Commissioner Norm Beagley made a **Motion** to open the public hearing on the
200 new public facilities zone and ordinance. Chairman Brent Carter **Second** and
201 the motion **Passed** all in favor.
- 202 i. Chairman Daron Hughes - Yes
 - 203 ii. Vice-Chair – Bruce Nieveen - Yes
 - 204 iii. Commissioner Brent Carter - Yes
 - 205 iv. Commissioner Norm Beagley - Yes
 - 206 v. Commissioner Mike Maughan – Absent
 - 207 vi. Commissioner Kent Argyle – Yes
 - 208 vii. Commissioner Nate Quist – Yes
- 209 c. There was no one signed up for the public hearing
- 210 d. Commissioner Norm Beagley made a **Motion** to close the public hearing on the
211 public facilities zone and ordinance. Commissioner Brent Carter **Second** and
212 the motion **Passed** all in favor.
- 213 i. Chairman Daron Hughes - Yes
 - 214 ii. Vice-Chair – Bruce Nieveen - Yes
 - 215 iii. Commissioner Brent Carter - Yes
 - 216 iv. Commissioner Norm Beagley - Yes
 - 217 v. Commissioner Mike Maughan – Absent
 - 218 vi. Commissioner Kent Argyle – Yes
 - 219 vii. Commissioner Nate Quist – Yes
- 220 e. Commissioner Norm Beagley made a **Motion** to recommend to the Town
221 Council the land use appendix with only the private and public cemetery
222 changes. Commissioner Nate Quist **Second** and the **Passed** all in favor.
- 223 i. Chairman Daron Hughes - Yes
 - 224 ii. Vice-Chair – Bruce Nieveen - Yes
 - 225 iii. Commissioner Brent Carter - Yes
 - 226 iv. Commissioner Norm Beagley - Yes
 - 227 v. Commissioner Mike Maughan – Absent
 - 228 vi. Commissioner Kent Argyle – Yes
 - 229 vii. Commissioner Nate Quist – Yes
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233 **9. Discussion, Public Hearing, and possible action on a proposed Building,**
234 **Construction, and Fire Code Ordinance.**

- 235 a. City Attorney Josh Nielsen explained that this ordinance is simply codifying the
236 current building, construction code that was passed back in the 1980's and
237 adding the state required Wildland Urban Interface code. This is required for a
238 contract that would have the state working with the fire department in case of
239 larger fires.
- 240 b. Commissioner Norm Beagley made a **Motion** to open the public hearing on the
241 Building, Construction, and Fire Code Ordinance. Chairman Brent Carter
242 **Second** and the motion **Passed** all in favor.
- 243 i. Chairman Daron Hughes - Yes
 - 244 ii. Vice-Chair – Bruce Nieveen - Yes
 - 245 iii. Commissioner Brent Carter - Yes
 - 246 iv. Commissioner Norm Beagley - Yes
 - 247 v. Commissioner Mike Maughan – Absent
 - 248 vi. Commissioner Kent Argyle – Yes
 - 249 vii. Commissioner Nate Quist – Yes
- 250 c. There was no one who signed up for the public hearing
- 251 d. Commissioner Norm Beagley made a **Motion** to close the public hearing.
252 Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
- 253 i. Chairman Daron Hughes - Yes
 - 254 ii. Vice-Chair – Bruce Nieveen - Yes
 - 255 iii. Commissioner Brent Carter - Yes
 - 256 iv. Commissioner Norm Beagley - Yes
 - 257 v. Commissioner Mike Maughan – Absent
 - 258 vi. Commissioner Kent Argyle – Yes
 - 259 vii. Commissioner Nate Quist – Yes
- 260 e. Commissioner Norm Beagley made a **Motion** to recommend to the Town
261 Council the Building Construction and Fire Code. Commissioner Brent Carter
262 **Second** and the motion **Passed** all in favor.
- 263 i. Chairman Daron Hughes - Yes
 - 264 ii. Vice-Chair – Bruce Nieveen - Yes
 - 265 iii. Commissioner Brent Carter - Yes
 - 266 iv. Commissioner Norm Beagley - Yes
 - 267 v. Commissioner Mike Maughan – Absent
 - 268 vi. Commissioner Kent Argyle – Yes
 - 269 vii. Commissioner Nate Quist – Yes
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271 **10. Discussion on a proposed amendment to the Development Standards Ordinance**
272 **requiring developers to add the town as a co-owner to the secondary water**
273 **shares.**

- 274 a. City Attorney Josh Nielsen explained that originally this had been proposed to
275 be put into the Subdivision ordinance and was noticed for a public hearing, so
276 this will only be a discussion. Mr. Nielsen explained that this was something
277 that Mayor Brown proposed as he was extremely worried about the opportunity
278 that people can now sell their water off the land, and the town could be put in a
279 position where it no longer has enough secondary water shares, Chairman Daron

Hughes expressed his concern about the proposed changes where the town is listed as a co-owner of secondary water shares at the time of development. He expressed his concern with this as he felt it wasn't fair that the town is taking ownership over his water when the town isn't paying for it. Commissioner Norm Beagley stated he was concerned over the approach but understood the intent. He spoke about how water is so valuable, and he understands that the town needs to protect this resource, because once it is gone you can't get it back. They discussed that the current Strawberry Highline policy requires that 2-acre feet per acre be left on the property but if there is more water shares those can be sold, however, there is fear that the policy could change and that would be very harmful to the town. The commission all agreed that they weren't certain that this is the right answer, but they aren't certain what the solution is. They asked the clerks to publish a public hearing on it next month to receive public comment on this subject.

11. Commission Comments – there were no other comments.

12. Motion to Adjourn

a. Commissioner Norm Beagley made a **Motion** to adjourn. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.

b. The meeting was adjourned at 9:04pm

Minutes prepared by Deputy Clerk Nicole Preston

Approved on:

Lucinda Thomas

Lucinda Thomas, City Recorder