

**Genola Town
Planning Commission Meeting Minutes
May 7, 2026**

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

Absent: Kent Argyle

Staff Present: Recorder Lucinda Thomas

Public Present: Carolyn Greenwood, Roweena Rymer

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

- a. Commissioner Norm Beagley gave the opening prayer
- b. Commissioner Nate Quist led the pledge of allegiance.

AGENDA ITEMS:

2. Approval of Minutes for April 2, 2026.

- a. Commissioner Norm Beagley proposed several no-substantive edits, including minor wording clarifications.
- b. Commissioner Brent Carter made a **Motion** to approve the minutes with the proposed changes from Commissioner Beagley. Commissioner Beagley **Second** and the motion **Passed** all in favor.
 - i. Chairman Daron Hughes – YES
 - ii. Vice-Chair Bruce Nieveen – YES
 - iii. Commissioner Norm Beagley – YES
 - iv. Commissioner Brent Carter – YES
 - v. Commissioner Mike Maughan – YES
 - vi. Commissioner Kent Argyle – ABSENT
 - vii. Commissioner Nate Quist - YES

PUBLIC FORUM – Carolyn Greenwood - addressed the commission regarding the impact of aggregate trucks on town roads. She presented photos of a totaled vehicle and trucks driving off the roadway, arguing that these vehicles create a safety hazard and are too large for Genola's streets. She stated that she has spoken with UDOT and they call this kind of driving a hazard. She stated that she has spoken with the Utah County attorney, and she stated that they agree that the town has the right to restrict truck traffic through a truck route. She urged the commission to implement ordinances restricting truck routes or heavy axle loads, noting that safety should prioritize commerce. She also highlighted ongoing resident efforts regarding power lines, gravel pits, and air quality. She is pleading with the commission to have strong leadership and protect the town.

3. Discussion and possible action on a proposed Accessory Building Site Plan for Kaycee Field located at 135 E 1600 N in the North Field Subdivision plat A Lot 2 Parcel #47.393.0002.

- a. The Commission went through the site plan checklist and found that the site plan met all requirements.
- b. Vice-Chair Bruce Nieveen made a **Motion** to approve the Site Plan for an accessory building Kaycee Field located at 135 E 1600 N in the North Field

subdivision plat A Lot 2. Commissioner Norm Beagley **Second** and the motion **Passed** all in favor.

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

4. Discussion on proposed amendment to the Development Standards Ordinance amending that at development or building the town is put on deed for secondary water rights.

- a. The primary concern is preventing residents from selling water rights away from the land, which eventually forces the use of culinary water for irrigation, potentially depleting the town's culinary water supply. The commission had questions regarding the way that the proposal is written and feels that it would qualify as an excess taking under the fifth amendment. It was suggested that maybe it would be better under a first right of refusal to obtain the water right or deed restrictions instead of full co-ownership. They talked about putting restrictions on using culinary water for outdoor water use, and then the argument was made about enforcement and how to enforce that type of ordinance. They talked about whether the town had the funds to be able to purchase the water and how this should be done. The Commission would like to have Mayor Brown come and explain his proposal, they are also hoping to have the Mayor and the City Attorney explain how this is legal, as well as maybe have them show the commission other examples where cities have done this and not gotten themselves in trouble legally.
- b. Commissioner Norm Beagley made a **Motion** to table this discussion till 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 Norm Beagley – YES
 - iv. Commissioner Brent Carter – YES
 - v. Commissioner Mike Maughan – YES
 - vi. Commissioner Kent Argyle – ABSENT
 - vii. Commissioner Nate Quist - YES

5. Discussion on a proposed new ordinance and zone for Public Facilities Zone

- a. The new zone would remove standard residential or agricultural restrictions, such as large setbacks and minimum lot areas, which are impractical for small utility sites like booster pump stations. Members agreed that the city needs flexibility for these public services. This action only creates the zone; rezoning specific parcels would occur at a later date. Currently they like the zone to have hardly any restrictions for this zoning. They would like to have this item put on the next agenda as an action item.

95 **6. Commission Comments –**

- 96 a. **Dirt Tracks:** A complaint was received regarding dust and noise from **private**
97 **dirt tracks**. The commission discussed whether these are permitted since they
98 are not explicitly listed in the land use chart. They recommended consulting with
99 the Town Council to determine if a public hearing or new ordinance is
100 necessary, while noting the town's rural character. The Commission isn't
101 comfortable restricting every activity, they would like to see a how the council
102 would like to add it to the list of approved activities in the land use appendix.
103 b. **Truck Traffic Follow-up:** The commission discussed road damage caused by
104 trucks traversing through town to reach the highway. A recommendation was
105 made for the town to hire a civil engineering firm to study road structural
106 capacity to provide a legal basis for restrictions. Chairman Hughes stated that
107 he asked the council to hire the engineering firm but they had no action taken.

108 **7. Motion to Adjourn**

- 109 a. Commissioner Nate Quist made a **Motion** to adjourn. Commissioner Brent
110 Carter **Second** and the motion **Passed** all in favor.
111 i. Chairman Daron Hughes – YES
112 ii. Vice-Chair Bruce Nieveen – YES
113 iii. Commissioner Norm Beagley – YES
114 iv. Commissioner Brent Carter – YES
115 v. Commissioner Mike Maughan – YES
116 vi. Commissioner Kent Argyle – ABSENT
117 vii. Commissioner Nate Quist - YES

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119 b. The meeting was adjourned at 8:09pm
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121 Minutes prepared by Deputy Clerk Nicole Preston
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124 Approved on: June 4, 2026

Lucinda Thomas
Lucinda Thomas, City Recorder