

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

Planning Commission Present: Chairman Daron Hughes, Vice-Chair Bruce Nieveen,
Commissioners: Norm Beagley, Nate Quist, Kent Argyle, Mike Maughan
Absent: Brent Carter
Staff Present: Deputy Recorder Nicole Preston
Public Present: Mayor Neil Brown, Janeen Thomas, Spencer Thomas, Dale Steele

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

- a. Commissioner Norm Beagley gave the opening prayer
- b. Commissioner Kent Argyle led the pledge of allegiance.

AGENDA ITEMS:

2. Approval of Minutes for June 4, 2026

- a. The commission noted a misprint in item 11B regarding Santaquin runoff water; the minutes should reflect that according to a current court decision, the runoff should not go through Genola.
- b. Commissioner Bruce Nieveen made a Motion to approve the minutes for June 4, 2026. 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 – ABSENT
 - v. Commissioner Mike Maughan – YES
 - vi. Commissioner Kent Argyle – YES
 - vii. Commissioner Nate Quist - YES

PUBLIC FORUM – There was no one signed up for the public forum.

3. Discussion and possible action on an amendment to the Development Standards Ordinance.

- a. The commission reviewed proposed changes to Section 20.05.23, Water Standards. They discussed clarifying Section 1 regarding easements to specify that "all other main lines" (non-culinary) should be located on the opposite side of the road from culinary lines.
- b. A significant portion of the discussion centered on water rights exactions for new developments. Mayor Neil Brown provided a history of the Strawberry Valley Project and explained that a recent 2025 decision now allows water to be sold off the land. To prevent Genola from becoming a "dust bowl" due to water being sold to other municipalities, the proposed amendment requires developers to add the Town of Genola as a co-owner on title for at least two acre-feet of Strawberry water per acre. This shared title prevents the water from being transferred out of town due to state laws prohibiting municipalities from selling water, while allowing the landowner to maintain management and avoid a town-managed irrigation delivery system.

- 48 c. Commissioner Norm Beagley made **Motion** to recommend to the Town Council
49 the approval of the proposed changes to the Development Standards Ordinance
50 with an amendment adding the word "other" after the word "all" in the second
51 sentence of item number one on page two. Commissioner Kent Argyle
52 **Seconded** the motion, and it **Passed** all in favor
53 i. Chairman Daron Hughes – YES
54 ii. Vice-Chair Bruce Nieveen – YES
55 iii. Commissioner Norm Beagley – YES
56 iv. Commissioner Brent Carter – ABSENT
57 v. Commissioner Mike Maughan – YES
58 vi. Commissioner Kent Argyle – YES
59 vii. Commissioner Nate Quist – YES
60 d. The commission also briefly discussed an inquiry regarding swimming pool
61 covers. It was noted that while some residents desire to use safety covers in lieu
62 of fences, current town and state health codes require a fence with self-closing
63 gates for in-ground pools. The commission decided to maintain the current
64 ordinance requiring fences
65

66 4. **Discussion and possible action on a proposed amendment on the Land Use**
67 **Appendix**

- 68 a. The commission reviewed a list of potential land uses to be permitted or listed
69 as conditional within the newly created Public Facilities (P-F) Zone. They
70 discussed various categories including accessory buildings, agricultural
71 activities, athletic fields, cemeteries, fire stations, and utilities. There was a
72 specific discussion regarding whether "athletic fields" should be split into public
73 and private categories. Commissioner Beagley said that he would email his
74 proposed changes to the Deputy Clerk so that she could pass it along to the
75 Town Attorney. She made notes as well on the individual items spoken about
76 and will email to the Town Attorney for him to bring a cleaner document next
77 month for the commission to review.
78 b. Commissioner Norm Beagley made a **Motion** to table this item to allow legal
79 counsel to prepare a clean document reflecting the discussed uses for the P-F
80 zone. Commissioner Bruce Nieveen **Seconded** and it **Passed** all in favor.
81 i. Chairman Daron Hughes – YES
82 ii. Vice-Chair Bruce Nieveen – YES
83 iii. Commissioner Norm Beagley – YES
84 iv. Commissioner Brent Carter – ABSENT
85 v. Commissioner Mike Maughan – YES
86 vi. Commissioner Kent Argyle – YES
87 vii. Commissioner Nate Quist - YES
88

89 5. **Discussion on amending the General Plan.**

- 90 a. The commission began a preliminary review of the "2020-2025 Genola City
91 General Plan" for updates. They discussed updating the transportation map to
92 align with current regional plans from the Mountainland Association of
93 Governments (MAG), including future collector roads and a potential I-15
94 interchange. Other discussion points included:

- i. Identifying logical future locations for a second town park, possibly on the north end.
- ii. A future trail that might go on top of the High Line Canal when it is fully piped.
- iii. They talked about the future of the parks including adding additional parks, or adding additional ball fields, expanding the Rodeo grounds, etc.
- iv. Adding maps of geological hazards, specifically identifying earthquake fault lines that run through the south end of town and liquefaction zones.
- v. Updating housing and population data tables which currently reflect outdated 2017 statistics.
- b. No formal motion was made as the item was for discussion; the commission will continue refinement as MAG staff becomes available to assist

6. Commission Comments – The commission discussed rodeo ground fees and LED lighting upgrades for the arena. There was also a brief discussion on the need to ensure the town's nuisance code and definitions in the land use table are sufficiently clear.

- a. Mayor Brown asked the commission the status of a proposed motocross track. It was mentioned during the last meeting the commission asked those in attendance to submit proposed conditions that they would expect to see and what they would be willing to submit too, but no one submitted any responses to the Town, but the Planning Commissions consideration. It was noted that the use is currently not allowed in residential zones and would require the creation of a specific conditional use category for motocross/dirt tracks in the land use table if the project were to proceed. Several of the commissioners felt that they would be comfortable allowing this type of use in an agricultural zone but not in a residential zone.

7. Motion to Adjourn

- a. Commissioner Norm Beagley made a Motion to Adjourn. Commissioner Kent Argyle 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 – ABSENT
- v. Commissioner Mike Maughan – YES
- vi. Commissioner Kent Argyle – YES
- vii. Commissioner Nate Quist - YES

Minutes prepared by Deputy Clerk Nicole Preston

Approved on: August 6, 2026

Lucinda Thomas

Lucinda Thomas, City Recorder