

**Genola Town
Planning Commission Meeting Minutes
June 4, 2026**

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

Absent: Kent Argyle, Mike Maughan, Brent Carter

Staff Present: Recorder Lucinda Thomas

Public Present: Carolyn Greenwood, Joseph Barlow, Coy Ewell, Dale Steele, Rachel
Ercanbrack, Randall Ercanbrack, Valina Okelberry, Sheryl Fowers, Lynn Fowers, Katie Taylor,
Holly Okelberry

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

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

AGENDA ITEMS:

2. Approval of Minutes for May 7, 2026

- a. Commissioner Norm Beagley made a Motion to approve the minutes for May 7,
2026. Commissioner Bruce Nieveen 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 – ABSENT
 - vi. Commissioner Kent Argyle – ABSENT
 - vii. Commissioner Nate Quist - YES

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

**3. Discussion and possible action on a proposed accessory building site plan for
Joseph Barlow located at 1467 N Hillside Dr in the Hillside Estates Subdivision
Plat A lot 8 Parcel #40.411.0008**

- a. The Commission reviewed the Site Plan Checklist and found that it met all
requirements.
- b. Commissioner Norm Beagley made a Motion to approve the accessory building
site plan for Joseph Barlow located at 1467 N Hillside Dr. Commissioner Nate
Quist 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 – ABSENT
 - vi. Commissioner Kent Argyle – ABSENT
 - vii. Commissioner Nate Quist - YES

47 **4. Discussion and possible action on a proposed Plat Amendment for Genola**
48 **Meadows Subdivision Lots 2-10**

- 49 a. Commissioner Norm Beagley disclosed that he is one of the applicants for the
50 agenda item. He stated that they are simply making a plat amendment to
51 reduce the public utility easements on these lots.
52 b. The commission went through the checklist and found that the signatures and
53 actual mylar were not provided.
54 c. Commissioner Nate Quist made a **motion** to approve with conditions from items
55 number 6D and 8C of the checklist. Commissioner Bruce Nieveen **Second** and
56 the motion **Passed** all in favor.
57 i. Chairman Daron Hughes – YES
58 ii. Vice-Chair Bruce Nieveen – YES
59 iii. Commissioner Norm Beagley – YES
60 iv. Commissioner Brent Carter – ABSENT
61 v. Commissioner Mike Maughan – ABSENT
62 vi. Commissioner Kent Argyle – ABSENT
63 vii. Commissioner Nate Quist - YES
64

65 **5. Discussion and possible action on a proposed site plan for an accessory building**
66 **for Coy Ewell Located at 112 E 400 S in Genola Parcel #29.035.0060**

- 67 a. The Commission went through the site plan checklist and found that it met all
68 requirements. It was noted that they don't have natural gas at this property, so it
69 is not required on this site plan.
70 b. Commissioner Nate Quist made a Motion to approve the site plan for a
71 proposed accessory building for Coy Ewell located at 112 E 400 S.
72 Commissioner Norm Beagley Second and the motion Passed all in Favor.
73 i. Chairman Daron Hughes – YES
74 ii. Vice-Chair Bruce Nieveen – YES
75 iii. Commissioner Norm Beagley – YES
76 iv. Commissioner Brent Carter – ABSENT
77 v. Commissioner Mike Maughan – ABSENT
78 vi. Commissioner Kent Argyle – ABSENT
79 vii. Commissioner Nate Quist – YES
80

81 **6. Discussion and possible action on a proposed accessory building site plan for**
82 **Valina Okelberry located at 493 E 400 N in the Horsing Around Subdivision Lot 1**
83 **Parcel #41.806.0001**

- 84 a. The Commissioner went through the site plan checklist and found that the site
85 plan didn't have the water and electricity lines clearly marked.
86 b. Commissioner Nate Quist made a Motion to approve the site plan for a
87 proposed accessory building for Valina Okelberry with the condition that a key is
88 added to label the utilities. Commissioner Norm Beagley Second and the
89 motion Passed all in favor.
90 i. Chairman Daron Hughes – YES
91 ii. Vice-Chair Bruce Nieveen – YES
92 iii. Commissioner Norm Beagley – YES
93 iv. Commissioner Brent Carter – ABSENT

- v. Commissioner Mike Maughan – ABSENT
- vi. Commissioner Kent Argyle – ABSENT
- vii. Commissioner Nate Quist – YES

7. Discussion and possible action on the definition of Athletic Field Category in the Land Use Appendix

- a. Legal counsel Josh Nielsen presented research on the definition of an "athletic field" in relation to whether it includes motocross tracks. Mr. Nielsen argued that plain language and dictionary definitions typically exclude motorized sports from this category. He explained that there is an American Planning Dictionary that is typically used in city planning type environments. Which they don't included motorized sports in the definition of athletic fields, examples were given of sports including but not limited too football, soccer, and baseball. Mr. Nielsen explained that the commission had a couple of different options:
 - i. Recommend to the town council that Motorized sports fall under the athletic field term category
 - ii. They can say that it is not an athletic field
 - iii. They can add this proposed use to the Land Use Appendix and what zones this could be allowed, not allowed, or conditional use within those zones.
- b. Some of the commissioner felt that this use of dirt/motorcross tracks should be allowed but that it shouldn't be classified as an athletic field.
- c. Commissioner Norm Beagley made a motion that they do not find Motorcross/BMX/Dirt Tracks to be defined as an athletic field. Commissioner Nate Quist 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 – ABSENT
 - vi. Commissioner Kent Argyle – ABSENT
 - vii. Commissioner Nate Quist – YES

8. Discussion and possible action on a proposed New Ordinance the Public Facilities Zone

- a. The Commission discussed the establishment of a public facilities Zone for items like wellhouses and parks.
- b. The commission wanted to establish a uniform 15 foot setback on all sides, with a provision that the Town Council can modify these setbacks.
- c. Commissioner Norm Beagley made a motion to approve the proposed Public Facilities Zone ordinance with the amendment that it includes a 15 foot setback on all sides and changed the word lot to parcel. Commissioner Nate Quist 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 – ABSENT
- vi. Commissioner Kent Argyle – ABSENT
- vii. Commissioner Nate Quist – YES

9. Discussion, Public hearing, and possible action on a proposed amendment to the Land Use Appendix Table

- a. The Commission discussed that they could move some of the uses on the table be listed as Public Facilities Zone. It was requested that staff send out a proposed Red Lined Land Use Table with a column for the new Public Facilities Zone.
- b. Commissioner Norm Beagley made a Motion to open a public Hearing concerning a proposed amendment to the Land Use Appendix. Commissioner Nate Quist 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 – ABSENT
 - vi. Commissioner Kent Argyle – ABSENT
 - vii. Commissioner Nate Quist – YES
- c. Rachel Ercanbrack – She would like to see motocross tracks be added to the Land Use Table. They travel around often to be able to go to facilities to around the country. Her father in law has given them an opportunity to have his own private track to train on. She would like the Town to recognize this as an approved use. She stated that they would be good neighbors and keep it watered to keep the dust down. Commissioner Beagley responded that this can't be amended just for her son, and that if the use is changed, it could allow for larger facilities to be used in ways it wasn't intended for. Rachel asked the commission if it could be done with a conditional use and restrictions could be placed to only allow 1 rider, have it watered so often etc.
- d. Randall Ercanbrack – He is the owner of the property, and is just wanting to give his grandson the opportunity to train at home. He noted that there are lots of little tracks around town. He stated that this sport is commissioned by the Utah Sports Commission. He understands the farmers concerns because he is a farmer as well. He wants to just help his grandson excel. He wants to see us work together to help the kids stay out of trouble and help the kids excel.
- e. Sheryl Fowers – She stated that this proposed site is so hard because it is next to their packing shed. She said that she has already experienced so much dust from the surround arrogate plants, she doesn't feel that she can survive having another dust added to it. She was asked if there was any compromises that could happen. She said that there wasn't really anything because the cost of cleaning the packing sheds. She feels that the fruit growers mean nothing in the community.
- f. Katie Taylor – Inquired about the enforcement and legality of conditional use permits. Commissioner Beagley stated that this was something that he was concerned about. Not because of the Ercanbrack's but for future owners etc. Commissioner Quist asked her what her feelings were on the issue, as she is

not someone who lives right next door to this proposed track. She stated that she honestly doesn't know how she feels about it. She came to the meeting to learn more about it and see how the process works.

- g. Commissioner Norm Beagley made a Motion to close the public hearing. Commissioner Nate Quist 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 – ABSENT
- vi. Commissioner Kent Argyle – ABSENT
- vii. Commissioner Nate Quist – YES

- h. The commission then began the process of discussing the issue. City Attorney Josh Nielsen read an email that was sent to him from Commissioner Mike Maughan who wasn't in attendance at the meeting. His opinion was that in an A-1 Zone dirt tracks should be allowed. He shared many different agricultural activities that would create dust and didn't feel that this would be any different. Commissioner Beagley noted that this property is actually zone R-1 Residential not A-1 Agricultural. Mr. Nielsen reminded the commission that they needed to make changes based on the whole town not specific to the situation that was presented today. Chairman Hughes stated that he doesn't necessarily want to tell people what they want to do with their land, but he has issues with enforcement when needed. He feels that the commission needs to figure a way to allow this in at least one zone, maybe there needs to be conditions put on it, he doesn't know but he does want to see it allowed somehow. Commissioner Quist is nervous about heading into a slippery slope, and he doesn't want be down that path where they are telling everyone what they can do with their land, but maybe size is something that could be put on as a condition. Commissioner Beagley is cautious because about noise, could there be time limits, and wants to find a way to co-exist. He says often he feels more dust from alfalfa fields or gravel pits that are surrounding the town. The commission expressed concerns about having proposed conditions on the tracks and then the enforcement of these conditions. The commission would like to hear more from the residents on what conditions they feel would be needed and are reasonable if Motocross tracks were allowed. They would like these to be put into writing and be available for the commission to study and review before the meeting next month.

- i. Commissioner Nate Quist made a Motion to table this agenda item till the next meeting. Commissioner Bruce Nieveen 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 – ABSENT
- vi. Commissioner Kent Argyle – ABSENT
- vii. Commissioner Nate Quist – YES

235
236 **10. Discussion, Public hearing, and possible action on a proposed amendment to the**
237 **Flood Damage Prevention Ordinance.**

- 238 a. City Attorney Josh Nielsen gave a brief overview of this proposed amendment.
239 Earlier this year the commission and council passed the ordinance as required
240 by FEMA and in the draft that was passed for the council they took out sections
241 including Coastal high hazard areas, because we are not High Coastal, but
242 FEMA came back and said that we have to have all the sections in it or else we
243 wouldn't qualify for any help. This proposed amendment is just to add those
244 sections back in. He recommends that they don't have any changes to it.
- 245 b. Commissioner Norm Beagley made a **Motion** to open the public hearing on the
246 proposed amendment to the Flood Prevention Ordinance. Commissioner Nate
247 Quist **Second** and the motion **Passed** all in favor.
- 248 i. Chairman Daron Hughes – YES
 - 249 ii. Vice-Chair Bruce Nieveen – YES
 - 250 iii. Commissioner Norm Beagley – YES
 - 251 iv. Commissioner Brent Carter – ABSENT
 - 252 v. Commissioner Mike Maughan – ABSENT
 - 253 vi. Commissioner Kent Argyle – ABSENT
 - 254 vii. Commissioner Nate Quist - YES
- 255 c. There was no public comment
- 256 d. Commissioner Nate Quist made a **Motion** to close the public hearing.
257 Commissioner Bruce Nieveen **Second** and the motion **Passed** all in favor.
- 258 i. Chairman Daron Hughes – YES
 - 259 ii. Vice-Chair Bruce Nieveen – YES
 - 260 iii. Commissioner Norm Beagley – YES
 - 261 iv. Commissioner Brent Carter – ABSENT
 - 262 v. Commissioner Mike Maughan – ABSENT
 - 263 vi. Commissioner Kent Argyle – ABSENT
 - 264 vii. Commissioner Nate Quist – YES
- 265 e. Commissioner Norm Beagley made a **Motion** to recommend to the Town
266 Council the Ordinance as drafted. Commissioner Nate Quist **Second** and the
267 motion **Passed** all in favor.
- 268 i. Chairman Daron Hughes – YES
 - 269 ii. Vice-Chair Bruce Nieveen – YES
 - 270 iii. Commissioner Norm Beagley – YES
 - 271 iv. Commissioner Brent Carter – ABSENT
 - 272 v. Commissioner Mike Maughan – ABSENT
 - 273 vi. Commissioner Kent Argyle – ABSENT
 - 274 vii. Commissioner Nate Quist – YES

275
276 **11. Discussion with Commission Bruce Nieveen about the White Lake Frontal, Utah**
277 **Lake Drainage.**

- 278 a. Commissioner Bruce led a discussion on runoff water from Santaquin that
279 periodically floods Genola. Commissioner Norm Beagley stated that he would
280 recuse himself from this conversation as he feels this would be a conflict based
281 on his professional profession.

- 282 b. Sheryl Fowers provided historical context regarding an 1860s court case and
283 past major flooding events. Commissioner Nieveen said that Mrs. Fowers
284 informed him that there was a court case that said that all runoff water should
285 not be coming to Genola from Santaquin, that it should all be going through
286 Santaquin. He was unable to find the actual court case. The commission
287 suggested the town push the county to fund a pipeline to mitigate future runoff.

288 **12. Commission Comments –**

- 289 a. Chairman Hughes – reported that the Town Council will do the Engineering tests
290 on the Roads, to hopefully help with the truck traffic problem.
291 b. General Plan – Wanted this to get worked on more – he asked the commission
292 to come ready to start working on it.
293 c. He reported that his term is up in June. – he would like to see the knew lists of
294 the planning commission members ready to go.

295 **13. Motion to Adjourn**

- 296
297 a. Commissioner Norm Beagley made a Motion to Adjourn. Commissioner Nate
298 Quist Second and the motion Passed all in favor.
299 i. Chairman Daron Hughes – YES
300 ii. Vice-Chair Bruce Nieveen – YES
301 iii. Commissioner Norm Beagley – YES
302 iv. Commissioner Brent Carter – ABSENT
303 v. Commissioner Mike Maughan – ABSENT
304 vi. Commissioner Kent Argyle – ABSENT
305 vii. Commissioner Nate Quist – YES
306

- 307 b. The meeting was adjourned at 8:59pm
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309 Minutes prepared by Deputy Clerk Nicole Preston
310
311

312 Approved on: July 2, 2026

Lucinda Thomas
Lucinda Thomas, City Recorder