

Ordinance No. 2025-01

DEVELOPMENT STANDARDS AMENDMENT

WHEREAS, the "Municipal Land Use, Development, and Management Act," Utah Code Ann. §§ 10-9a-101 *et seq.*, as amended (the "Act"), provides that each municipality of the State of Utah may enact a land use ordinance and a zoning map establishing regulations for land use and development within the municipality;

WHEREAS, from time to time it is necessary to review and amend the zoning ordinances of the Town;

WHEREAS, the proposed amendment to Section 20.05.23 regarding Water Standards, within the Development Standards of the land use Ordinances of the Town of Genola, contemplated by this Ordinance has been reviewed by the Planning Commission of the Town of Genola and the Town Council, and all appropriate public hearings have been held in accordance with Utah State law and the Ordinances to obtain public input regarding the proposed amendment to the land use ordinance;

WHEREAS, the Planning Commission of the Town of Genola has made a recommendation to the Town Council concerning the proposed amendment to the Development Standards of the Town of Genola, and the Town Council has found the proposed amendment to be consistent with the Town's General Plan;

WHEREAS, based on the recommendation of the Planning Commission, the Town of Genola desires to amend Section 20.05.23 of the Development Standards Ordinance;

NOW THEREFORE, be it ordained by the governing body of the Town of Genola, Utah:

1. Amendment by Replacement of Section 20.05.23 of the Development Standards. Section 20.05.23 of the Developments Standards of the Town of Genola is hereby amended by complete replacement as set forth in the attachment affixed to this Ordinance.
2. Effective Date. This ordinance shall become effective after publication or posting as required by Utah Code.
3. Captions: Captions herein are for convenience only, and neither limit nor amplify the provisions of this Ordinance.

4. Repeal of Conflicting Ordinances. To the extent that any ordinances, resolutions or policies of the Town of Genola conflict with the provisions of this ordinance, they are hereby amended to be in accordance with the provisions hereof.

PASSED AND ADOPTED by the Town Council of the Town of Genola, State of Utah on the 15th day of January, 2025 by the following Vote:

	Aye	Nay	Abstain	Absent
Neil Brown	✓	_____	_____	_____
Hale Robison	_____	_____	_____	✓
Grant Lundberg	✓	_____	_____	_____
Curtis Thomas	_____	_____	_____	✓
Eric Hazelet	✓	_____	_____	_____

TOWN OF GENOLA:

By: Neil Brown, Mayor

ATTEST:

By: Lucinda Thomas,
Town Clerk/Recorder



EXHIBIT A

TOWN OF GENOLA
TITLE 20
SECTION 20.05.23

TITLE 20 - ZONING ORDINANCE OF GENOLA

CHAPTER 5 DEVELOPMENT STANDARDS

Sections:ⁱ

- 20.05.01 Short Title and Purpose
- 20.05.02 Requirements for Development Impacts
- 20.05.03 Subdivision Plat Approval
- 20.05.04 Building Permit Required
- 20.05.05 Certificate of Occupancy Required
- 20.05.06 Inspection
- 20.05.07 Height Limitations - Exceptions
- 20.05.08 Accessory Building Prohibited as Living Quarters
- 20.05.09 Recreational Vehicles For Residence Prohibited
- 20.05.10 Relocation of Existing Buildings
- 20.05.11 Location of Barns
- 20.05.12 Drainage
- 20.05.13 Clear View of Intersecting Streets
- 20.05.14 Setbacks Measured from Right-of-Way Boundary
- 20.05.15 Grade Changes
- 20.05.16 Insurance
- 20.05.17 Dedication of Property
- 20.05.18 Swimming Pools
- 20.05.19 Standard Technical Specifications and Drawings
- 20.05.20 Mobile, Manufactured, and Modular Homes
- 20.05.21 Abandoned, Wrecked, or Junked Vehicles
- 20.05.22 Storage of Junk and Debris Prohibited
- 20.05.23 Water Standards
- 20.05.24 Road Standards
- 20.05.25 Right to Agricultural Activities

20.05.01 SHORT TITLE AND PURPOSE

This ordinance shall be known and may be cited as the "Development Standards Ordinance." The purpose of this Chapter is to provide land development standards which are applicable throughout the Town regardless of zone. The requirements of this Chapter shall be in addition to the property development standards contained within the provisions of each respective zone. The provisions of this Chapter shall prevail over conflicting provisions of any other sections or chapters of this Ordinance.

(Amended by Ordinance 2015-03, 2015)

20.05.02 REQUIREMENTS FOR DEVELOPMENT IMPACTS

When any new development is proposed within the Town of Genola, all the following provisions shall be required by the Planning Commission and Town Council to ensure that impacts caused by the new development are mitigated as

much as possible. These provisions are designed to protect the health, safety and general welfare of all citizens within the Town of Genola.

1. Water: Demonstrate that an adequate and permanent supply of water is available to serve both culinary and fire protection needs for the entire development, as determined by the Zoning Administrator.
2. Water Lines: All on-site water lines shall meet the standards set forth in the Uniform Building Code and Uniform Fire Code. When a development impacts the off-site water delivery system, the developer shall be required to provide upgrades to the off-site water delivery system in a proportionate amount equal to the impacts caused by the development, as determined by the Planning Commission.
3. Secondary Water Systems: If the property either has in the past or is currently using non-culinary grade irrigation water, a secondary watering system shall be required to be installed for all outdoor watering. A separate section of this ordinance the Secondary Water Standards.
4. Sewer: Demonstrate that adequate sewer facilities will be installed that meet all sanitary sewer regulations of the County Health Department. If the development cannot be served by septic systems, the Planning Commission shall require installation and perpetual maintenance of a package plant sewage treatment facility to service the development. The Town of Genola does not have a sewage treatment facility to provide sewer service to large developments that cannot be served by a package plant sewage treatment system.
5. Streets: All streets within a development shall be constructed to meet the width, pavement, curb, gutter, sidewalk, striping, etc. standards for dedicated public streets, as determined by the Zoning Administrator. When a development substantially impacts off-site transportation routes, the Planning Commission shall require all impacted streets to be upgraded by the developer in a proportionate amount equal to the impact caused to the street system by the new development.
6. Other Information: The applicant may be required by the Planning Commission to provide such reports and studies which will provide information relating to: other utilities, traffic impacts, school impacts, soil and water target studies, engineering reports, financing availability, market considerations, neighborhood support and any other information which may be needed in order to render a proper decision.
7. Clean Public Rights-of-Way: When installing any subdivision improvements or operating under any building permit, the property owner shall be required to remove from all paved streets all debris, trash, mud, or dirt tracked out from the project. All trucks and equipment leaving the site with earthen materials or loose debris shall be loaded and/or covered in such a manner as to prevent dropping of materials on streets. Ramps should be constructed over the edge of the asphalt material to protect the material from damage by trucks entering and exiting construction sites. The street shall not be used for storage of debris, dirt or materials. All construction waste shall be removed from the property and disposed of in an approved manner. If it becomes necessary for the Town to

remove any mud, dirt, or debris which has been deposited upon a street of Genola, the total cost to the Town of such removal will be charged to the property owner or contractor (permit holder), including legal fees, if any. Payment of such charges will be made to the Town prior to certification of final inspections, utility clearances, and issuance of a certificate of occupancy. The Mayor or the Mayor's designee is also empowered to suspend a permit until the permit holder installs necessary cleaning equipment to ensure that no dust or debris is deposited upon the streets of the Town of Genola.

Because impacts caused by very low-density residential development tend to be minimal, these provisions may not apply to single family homes constructed at a density equal to or less than one (1) dwelling unit per five (5) acres. Residential development that has a density equal to or less than one (1) dwelling unit per five (5) acres may have all or a portion of these provisions waived, as determined by the Planning Commission.

(Amended by Ordinance 2021-08, November 10, 2021)

20.05.03

SUBDIVISION PLAT APPROVAL

No plat of a subdivision of land shall be filed or recorded in the Utah County Recorder's Office until it shall have been submitted to and approved by the Planning Commission and the Town Board, and such approval entered in writing on the plat by the Chairman of the Planning Commission, the Chairman of the Town Board, the Zoning Administrator, and the Town Recorder. The Utah County Recorder shall not file or record a plat of a subdivision without such approval. The filing or recording of a plat of a subdivision without such approval shall be void.

20.05.04

BUILDING PERMIT REQUIRED

The construction, alteration, repair, or removal of any building or structure or any part thereof, shall not be commenced or proceeded with, except after the issuance of a building permit by the Zoning Administrator, in accordance with the Building Permit Ordinance.

(Amended by Ordinance 2015-03)

20.05.05

CERTIFICATE OF OCCUPANCY REQUIRED

A Certificate of Occupancy will be issued by the Building Inspector when the use, building or structure conforms to the provisions of the Uniform Building Code, this Ordinance and related ordinances. A Certificate of Occupancy shall be required prior to the occupancy of any building hereafter erected, enlarged or structurally altered or the occupancy of any land hereafter proposed to be occupied or used. A building permit and a new Certificate of Occupancy will be required whenever the character or use of any building or land is proposed to be changed from one use to another use.

20.05.06

INSPECTION

The Building Inspector is hereby authorized to inspect or to cause to be inspected, all building and structures in the course of construction, modification or repair, and to inspect land uses to determine compliance with the provisions of this Ordinance.

20.05.07

HEIGHT LIMITATIONS - EXCEPTIONS

The height limitations of this Ordinance shall not apply to church spire, belfries, cupolas, or domes not used for human occupancy, or to chimneys, ventilators, fire or parapet walls, flag poles, sky lights, water tanks, silos, cornices without windows, antennas, radio towers, or properly screened mechanical equipment installed on the roof of a building.

Where doubt exists as to height of fences, hedges, buildings, structures, etc., provided for in this Ordinance, height limitations shall be measured from the average finished grade of the front yard for buildings or from the average finished grade of the yard in which fences, hedges, or other such structures are located.

20.05.08

ACCESSORY BUILDING PROHIBITED AS DWELLING UNIT

Living and sleeping quarters in any building other than the main dwelling on a lot is prohibited, except for an Accessory Dwelling Allowance under the Accessory Apartment Use ordinance.

(Amended by Ordinance 2015-03)

20.05.09

RECREATIONAL VEHICLES FOR RESIDENCE PROHIBITED

The use of any recreation vehicle for human habitation on any lot or parcel of land shall be prohibited.

20.05.10

RELOCATION OF EXISTING BUILDINGS

No existing residential building or structure which is to be moved to Genola shall be issued a building permit by the Building Inspector unless it either meets or is upgraded to meet all Uniform Building Code regulations. Any existing building that is to be moved to the Town of Genola shall first obtain a Conditional Use Permit from the Planning Commission. Before issuing a Conditional Use Permit, the Planning Commission shall find that the following criteria apply:

1. The building or structure and placement on the lot is in conformance with the provisions of this Ordinance and any other applicable codes, ordinances and regulations.
2. The building or structure will have no appreciable detrimental effect on the living environment and property values in the area where it is to be moved.
3. The building or structure is similar in design and quality with the buildings that exist in the area where it is to be moved.

4. The building or structure will not adversely affect buildings or uses on adjacent properties.

Once a Conditional Use Permit is issued by the Planning Commission, a permanent foundation shall be installed, and the building or structure shall be placed on the foundation before a Certificate of Occupancy can be issued. Relocated buildings or structures shall not be placed or stored on any property in Genola. These requirements shall also apply to mobile homes, manufactured homes, and other similar movable structures.

20.05.11 **LOCATION OF BARNS**

The minimum distance between structures that house non-domesticated animals and an existing dwelling that is located on an adjacent lot or a lot situated across a street shall be:

1. 200 feet for structures housing swine, or
2. 100 feet for structures housing any other non-domesticated animal.

(Amended by Ordinance 2019-02, Passed March 13, 2019)

20.05.12 **DRAINAGE**

Surface water from roof tops, lots or irrigation ditches shall not be allowed to drain onto adjacent lots.

20.05.13 **CLEAR VIEW OF INTERSECTING STREETS**

No obstruction to view shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points forty five (45) feet from the intersection of the street lines, except: solid fences which are at a height no greater than three (3) feet; non-solid fences that are at least fifty (50) percent open and do not exceed a height greater than six (6) feet; or landscaping which is located or pruned to permit an unobstructed view to vehicular drivers.

20.05.14 **SETBACKS MEASURED FROM RIGHT-OF-WAY BOUNDARY**

Whenever a front or side yard is required for a building, the setback shall be measured from the right-of-way boundary. If a proposed street has not been constructed but has been designated by the Planning Commission or other governmental entity which has jurisdiction over rights-of-way, the required setbacks shall be measured from the planned right-of-way easement boundary.

20.05.15 **GRADE CHANGES**

The finished grade of any lot to be used for the construction of any structure in the Town of Genola shall not be raised or lowered at any property line more than two (2) feet from the sidewalk grade or from the existing grade of any abutting property without obtaining a variance from the Appeals Authority; neither shall the existing grade be raised or lowered within any open area surrounding a building more than is necessary to provide a normal slope for drainage unless a variance is obtained from the Appeals Authority. Provided, however, that in no event shall a variance be

granted by the Appeals Authority where the grade changes mentioned above shall expose a bank of dirt two (2) feet in vertical height unless there shall be imposed as a condition precedent for granting of the variance a requirement that a retaining wall be constructed under a plan approved by the Building Inspector, and that conditions be imposed which ensure that surface water be properly, adequately, and safely drained from above and around the lot.

20.05.16 **INSURANCE**

When any improvement on public or private property that costs more than Two Thousand Dollars (\$2,000.00) is to be dedicated to public use, the person making the improvement shall provide the Town with proof of insurance, providing for liability limits of not less than Five Hundred Thousand Dollars (\$500,000.00) together with a hold harmless clause or agreement that shall protect the Town and provide for liability which may result from any incident, event or occurrence on or about the property. The term of the insurance shall cover the project through the construction time period, acceptance by the Zoning Administrator, and dedication to the Town of Genola.

20.05.17 **DEDICATION OF PROPERTY**

All developments in excess of Ten Thousand Dollars (\$10,000.00) valuation as set by the current Uniform Building Code, shall be required to dedicate for municipal purposes one-half (1/2) of the width of the proposed adjacent public road.

20.05.18 **SWIMMING POOLS**

Swimming pools of permanent construction which are not enclosed within a building shall be set back at least five (5) feet from all rear or side yard property lines. Each pool shall be surrounded by a substantial fence or wall starting at ground level and having a height of at least six (6) feet from the ground to the top of the fence with an opening for a gate. Fences shall be of a chain link material, masonry, solid wood, or wood or metal rail with the spacing between rails no greater than four (4) inches. All fences or walls shall be equipped with a self-closing and self-latching gate.

20.05.19 **STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS**

The Town of Genola has prepared standard technical specifications and drawings related to the following:

1. Town of Genola Water Distribution System
2. Utility Installation and Road Repair
3. Typical Roadway Cross-Sections

All development shall comply with all applicable specifications and drawings.

(Amended by Ordinance 2021-08, November 10, 2021)

20.05.20 **MOBILE, MANUFACTURED, AND MODULAR HOMES**

Mobile homes or trailers shall not be used as a residence. It shall be unlawful to place a mobile, manufactured or modular home on a parcel of land, except when in compliance with all the stipulations set forth in either subsection 1 or 2 of this section:

1. Mobile homes or trailers may be temporarily placed on a lot for use as a contractor's office. Use of a mobile home as a temporary structure shall be allowed only after a conditional use permit has been issued by the Planning Commission. When used as a temporary office, the mobile home shall be hooked up to water and sewer facilities; and may be located on the property only during the time of construction of the permanent building or structure for a time period not to exceed one (1) year. The mobile home shall be removed from the property once construction of the permanent building or structure has been completed, but in no case shall it remain on the lot for more than a one-year time period.
2. A manufactured or modular home may be placed on a lot in a zoning district that allows such a use, providing that it meets the following conditions:
 - A. A Conditional Use Permit has been issued by the Planning Commission for the dwelling.
 - B. The building lot or property complies with all regulations set forth in the zoning district.
 - C. The manufactured or modular home is not used as a secondary dwelling unit or apartment on any building lot or parcel of property within the Town of Genola.
 - D. Any transport devices (e.g., running gear, tongues, axles, wheels, etc.) shall be permanently removed from the dwelling unit at the time it is installed or permanently placed on the building site.
 - E. The finished dwelling unit shall be a minimum of 24 feet in width. The width shall be considered the lesser of the two primary dimensions.
 - F. The dwelling is independently connected to a permanent water supply system and sewage disposal facility approved by the Building Official or other appropriate regulatory agency.
 - G. The dwelling shall be placed on a permanent foundation which meets all Uniform Building Code requirements. The foundation shall be installed and in place prior to delivery of the dwelling to the property, and the dwelling shall be placed on and attached to the completed foundation when it is delivered to the building site.
 - H. The dwelling shall have a permanent landing constructed at each exit door that meets all Uniform Building Code requirements.
 - I. The roof of the dwelling shall have a minimum 4:12 pitch or greater and shall consist of the following materials: wood shingle or shakes, asphalt, asphalt shingles, fiberglass shingles, slate, or tile. The roof shall have an overhang of at least six (6) inches on all sides, as measured from the vertical side of the dwelling.

- J. The dwelling and building lot shall be under a single ownership.
- K. The dwelling shall be recorded, registered, and taxed by the Utah County Assessor as real property.
- L. The dwelling shall be inspected by the Building Inspector. The dwelling shall meet all Uniform Building Code requirements or be certified under the National Manufactured Housing Construction and Safety Standards Act of 1974 regulations as determined by the Building Inspector.

20.05.21

ABANDONED, WRECKED, OR JUNKED VEHICLES

It shall be unlawful for any person to abandon a vehicle on any highway or public or private property without the express or implied consent of the owner or person in lawful possession or control of the property. For the purpose of this Chapter, a vehicle shall be presumed to be abandoned if it is left unattended on a highway for a period in excess of 24 hours or on any public or private property for a period in excess of seven (7) days without express or implied consent of the owner or person in lawful possession or control of the property.

20.05.22

STORAGE OF JUNK AND DEBRIS PROHIBITED

No yard, lot or other open space surrounding an existing building shall be used for the storage of junk or debris, unless such use is permitted in this Ordinance.

20.05.23

WATER STANDARDS

Culinary Water Standards are established in the STANDARD TECHNICAL SPECIFICATIONS AND DRAWINGS FOR TOWN OF GENOLA. All development shall comply with all specifications and drawings. In geological hazard areas, the design engineer shall propose any recommended measures to protect public infrastructure.

Valves on the main line are required at spacing no greater than 500 feet in commercial zones and no greater than 800 feet in all other zones. The Town Public Works Director may require valves spaced more closely (for instance at intersections or at the end of a development). The Public Works Director may authorize greater spacing on main lines passing through undeveloped areas, but in no case shall water mains be constructed with valve spacing exceeding one mile.

Secondary Water Standards are as follows:

1. **EASEMENTS.** Easements for main lines and sub-main lines located in the subdivision will be dedicated to the Town of Genola. All main lines and sub-main lines shall be located on the opposite side of the road from where the culinary water lines have been placed, and be placed within five (5) feet of the property line in the road easement area, unless otherwise approved.
2. **POLYVINYL CHLORIDE PIPE (PVC).** Shall be rigid thermoplastic pressure (Class Rated) pipe meeting the requirements of ANSI/AWWA Standard C900 or C950 (latest revision) NSF approved with bell-end or coupling joints fitted with positive sealing elastomeric gaskets, except as noted for small sizes. The pressure class and the size shall be show on the drawings. For sizes less than 4 inches OD, PVC pipe

shall be "Schedule Rated" material meeting the requirements of ASTM D1785 of the schedule and size show on the Drawings.

3. **FASTENERS AND FITTINGS.** Unless otherwise required in these standards all bolting materials for underground pipe, fittings, valves, and components shall be industry standard. Bolting material for exposed piping above ground or in underground vaults and manholes shall be 30" ADS Black Corrugated HDPE pipe, unless otherwise approved.
4. **PIPE RESTRAINTS.** All restraints shall be in place before any hydrostatic testing is performed on the system. Pressure pipe shall be properly blocked or restrained at all fittings; wherever the pipeline makes a change in direction of 11.25 degrees or more, wherever it changes size, or wherever it ends. The CONTRACTOR shall allow visual inspection of every thrust block and mechanical restraint before it is buried.

Concrete thrust blocking shall be sized and placed, to provide bearing against undisturbed vertical earth banks or approved compacted backfill, sufficient to absorb thrust from line pressure.

5. **SHUT OFF VALVES.** Valve size, unless otherwise approved, shall be within 1" to that of the pipe on which it is installed. A valve shall be installed on each individual lot.

Gate Valves: Valves twelve (12) inches and smaller shall be gate valves. All valves shall have a non-rising system gate with an "O" ring seal and double disc gate. The operator will be a two (2) inch square, cast iron square nut. The working pressure will be 150 PSI or greater. All valves have flanged or mechanical joint connections.

Butterfly Valves: Valves larger than twelve (12) inches shall be butterfly type. Butterfly valves must be rubber seated and tight closing with a pressure rating of 150 PDI or greater. Shaft seals shall be standard "O" ring seals. Valve operator shall be of the traveling square nut type, sealed, gasketed, and permanently lubricated for underground service Minimum number of turns required for complete closure of the valve shall be 15 unless otherwise approved. Valve operator shall be constructed to the standards of the valve manufacturer to withstand all anticipated operating torques. Valve body shall be wafer style.

6. **SEALING OPEN ENDS OF PIPE.** Where the system is installed in sections or will not immediately be connected to a system the open ends(s) of the system shall be capped.
7. **NON-METALLIC PIPELINE IDENTIFICATION.** The CONTRACTOR shall furnish and install trace wire directly under non-metallic lines, during their installation.

Unless otherwise approved, the trace wire shall be a #12 copper insulated direct bury tracer wire and shall be brought to the surface of the ground at all valves and risers or every 300 yards. Where splices in the wire are required, the Contractor shall solder the connections. Tee splices shall be made with a minimum of 4 turns wrapped tightly around the bared portion of the main tracer. Do not cut main tracer wire. Line splices shall be made by crossing the two bare sections of wire with a minimum of 4 turns in opposite directions. Solder and finish connection using a no. 1 welding tip with a soft non-carbonizing flame or propane torch and rosin flux with

no. 60/40 rosin core solder joint. Heat should be applied to the wire, not to the solder. Allow cooling and do not move the wire while cooling. Insulate by applying several turns of 3M 88 or approved equal electrical tape around the solder joint. Extend the tape well over the wire insulation in all directions.

A plastic (2-inch minimum width) marking tape specifically manufactured for burial and underground utility identification shall be placed above the pipe at the center of the backfill. This tape shall in no instances be used in place of locator wire but must be used additionally. Marking tape shall be installed continuously not more than 12-inches above the pipeline.

8. **METERS.** Meter size, unless otherwise approved, shall be within 1" to that of the pipe with which it is installed, and have a working pressure of 150 PSI or greater. All meters will have flanged or mechanical joint connections. All meter clocks shall be placed in a box and installed safely out of the way of roads. All secondary meters that are served water by the Town's culinary/drinking water system shall have a certified, double check backflow prevention device that is rated and designed for culinary/drinking water systems and standards and as approved by the Town Public Works Director.
9. **RESERVED.**
10. **AMOUNT OF WATER.** It is the intent that development of land within or annexed to the Town of Genola be accompanied by water rights sufficient to accommodate the needs of the existing and potential occupants of said land. The water rights conveyance requirement shall be in addition to any requirement that may be imposed upon development of the land and shall apply to all property developed and/or annexed, regardless of whether the owner of the property signed the annexation petition. Each building lot shall have a minimum of two (2) acre feet of secondary water per acre. If land is proposed for a subdivision that does not have two (2) acre feet of secondary water per acre, in order to subdivide such land, the owner/developer shall do the following: (i) obtain water rights that equal or exceed two (2) acre feet per acre in a form that can be transferred into one of the Town's water wells, and that are in a form that is acceptable to the Town Public Works Director and the Town Council; (ii) pay for and complete all of the necessary legal and regulatory processes required to effectively transfer the water rights to one of the wells of the Town of Genola; (iii) dedicate, by deed, said water rights to the Town of Genola; and (iv) show that the Town of Genola's culinary system is not negatively impacted by the delivery and outdoor use of this water that is conveyed to the Town hereunder. This shall be shown using the engineering hydrologic study required for the Town's culinary water system showing compliance for each development.

Once the above water dedication requirements are completed, the owner/developer shall have met the secondary water right dedication requirements for development. Such dedicated water rights will not be owned by the owner/developer or lot owner or be pertinent to the developed land but will be owned by the Town of Genola. Future landowners shall pay the standard fees for all water delivery to the developed land. For land that has secondary water attached to the land, the owner/developer is required to maintain such water and water rights and convey those with the land in order to subdivide the land.

11. EXEMPTION TO AMOUNT OF WATER REQUIREMENT. The Town Council MAY exempt from the water requirement above a parcel being developed if prior to the development:

- a. the parcel is zoned in the Residential (R-1) Zone or Agricultural (A-1) Zone
- b. the parcel is not larger than 10 acres,
- c. the parcel is being subdivided into a maximum of two new parcels, and
- d. the parcel was already existing prior to, and has not had any boundary modifications since, January 1, 2023.

(Amended by Ordinance 2025-02, Passed on January 22, 2025)
(Amended by Ordinance 2022-07, Passed on December 14, 2022)

20.05.24 **ROAD STANDARDS**

1. Roadway shall be grubbed to a depth of 12 inches minimum.
2. Any and all roads to be constructed are required to have a soil sample to determine the amount of structural fill needed, with a minimum of 12 inches required.
3. A minimum of six (6) inches state spec road base is required to cover structural fill.
4. Upon completion of subgrade and road base, a compaction test will be required at random intervals to be decided by Public Works Director and/or Town Engineer and not to exceed four (4) every five hundred (500) lineal feet.
5. There shall be no utilities installed within the Town right-of-way except for culinary water. Special conditions will need approval from the Town Public Works Director and the Town Council.
6. Any excavation in roadway shall be compacted in six (6) inch lifts and a compaction test is required.
7. Power, phone and secondary water are to be installed in the public utility easement.
8. A two percent (2%) grade is required from the crown to the road edge. (See Standard Drawing 7).
9. A minimum of three (3) inches of asphalt is required.
10. Upon completion of asphalt, road bases shall be imported to raise shoulder elevation flush with the asphalt.
11. All signage must meet engineer grade or higher.
12. The Public Works Director will assign size and locations for sign placement.

(Amended by Ordinance 2021-08, November 10, 2021)

20.05.25 **RIGHT TO AGRICULTURAL ACTIVITIES**

1. The Town of Genola values its rich agricultural heritage and values agricultural activities as a component of the Town community fabric and quality of life amenities.

The Town of Genola places value on its agricultural areas and desires to provide for the protection and preservation of agricultural activities in addition to those protections not covered by the provisions of the Agricultural Protection Area legislation contained in Title 17, Chapter 41, Utah Code Annotated, 1953.

2. It is the policy of the Town of Genola to preserve and protect agricultural activities and to reduce the occurrence of conflicts between agricultural activities and non-agricultural land uses and to protect the public health. It is a purpose of the Town to reduce the loss of agricultural activities by limiting the circumstances under which agricultural activities may be deemed a nuisance.
3. The Town of Genola shall provide to new residents of the Town of Genola a Notice of Right to Agricultural Activities. This notice shall contain substantially the information in Subsection 4 below.
4. The Town of Genola permits properly conducted agricultural activities and agricultural operations within the Town.

You are hereby notified that the property you are purchasing, leasing, renting and/or developing is located within an agricultural area that contains agriculture and which contains agricultural activities, agricultural operations and agricultural lands.

You may be subject to inconvenience or discomfort from lawful agricultural activities or agricultural operations. Discomfort or inconvenience may include, but are not limited to, noise, odors, fumes, dust, smoke, burning, vibrations, insects, rodents and/or the operation of machinery (including aircraft), at any time during the day or night. The lawful ground or aerial application of pesticides, herbicides and fertilizers frequently occurs in agricultural operations.

One or more of these inconveniences described may occur as a result of agricultural operations which are in compliance with existing laws and regulations and accepted customs and standards. In choosing to live near an agricultural area, you should be prepared to accept such inconveniences or discomforts as a normal and necessary aspect of living in an area with strong rural character and an active agricultural sector.

The Town of Genola's Right to Agricultural Activities does not exempt farmers or others from compliance with the law. Should a farmer or other person not comply with appropriate state, federal or local laws, legal course is possible by, among other ways, contacting the appropriate agency.

5. The Town of Genola shall record when each resident receives a Notice to Agricultural Activities and shall file copies of any such notices that are acknowledged in writing for future reference.

(Amended by Ordinance 2003-01, April 10, 2003)

¹ Previous Versions and Amendments
2022-07 (December 14, 2022)
2021-08 (November 10, 2021)
2019-02 (March 13, 2019)
2015-03 (2015)

2003-01 (April 10, 2003)

Ordinance No. 2025-01

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WHEREAS, the "Municipal Land Use, Development, and Management Act," Utah Code Ann. §§ 10-9a-101 *et seq.*, as amended (the "Act"), provides that each municipality of the State of Utah may enact a land use ordinance and a zoning map establishing regulations for land use and development within the municipality;

WHEREAS, from time to time it is necessary to review and amend the zoning ordinances of the Town;

WHEREAS, the proposed amendment to Section 20.05.23 regarding Water Standards, within the Development Standards of the land use Ordinances of the Town of Genola, contemplated by this Ordinance has been reviewed by the Planning Commission of the Town of Genola and the Town Council, and all appropriate public hearings have been held in accordance with Utah State law and the Ordinances to obtain public input regarding the proposed amendment to the land use ordinance;

WHEREAS, the Planning Commission of the Town of Genola has made a recommendation to the Town Council concerning the proposed amendment to the Development Standards of the Town of Genola, and the Town Council has found the proposed amendment to be consistent with the Town's General Plan;

WHEREAS, based on the recommendation of the Planning Commission, the Town of Genola desires to amend Section 20.05.23 of the Development Standards Ordinance;

NOW THEREFORE, be it ordained by the governing body of the Town of Genola, Utah:

1. Amendment by Replacement of Section 20.05.23 of the Development Standards. Section 20.05.23 of the Developments Standards of the Town of Genola is hereby amended by complete replacement as set forth in the attachment affixed to this Ordinance.
2. Effective Date. This ordinance shall become effective after publication or posting as required by Utah Code.
3. Captions: Captions herein are for convenience only, and neither limit nor amplify the provisions of this Ordinance.

4. Repeal of Conflicting Ordinances. To the extent that any ordinances, resolutions or policies of the Town of Genola conflict with the provisions of this ordinance, they are hereby amended to be in accordance with the provisions hereof.

PASSED AND ADOPTED by the Town Council of the Town of Genola, State of Utah on the 15th day of January, 2025 by the following Vote:

	Aye	Nay	Abstain	Absent
Neil Brown	✓			
Hale Robison				✓
Grant Lundberg	✓			
Curtis Thomas				✓
Eric Hazelet	✓			

TOWN OF GENOLA:

ATTEST:

By: Neil Brown, Mayor

By: Lucinda Thomas,
Town Clerk/Recorder



EXHIBIT A

TOWN OF GENOLA
TITLE 20
SECTION 20.05.23