

Ordinance No. 2025-07

AN ORDINANCE AMENDING THE ZONING MAP OF THE TOWN OF GENOLA

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 Official Zoning Map to keep pace with development within the Town;

WHEREAS, the Planning Commission of Genola gave proper notice to and held a public hearing regarding the proposed Zoning Map Amendment on September 4, 2025;

WHEREAS, the proposed amendment to the Zoning Map 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 Zoning Map;

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

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

1. **Zoning Map Amendment.** The following described real property within the Town of Genola, Utah County, State of Utah, previously zoned A-1 Agricultural Zone is hereby changed to R-1 Residential Zone:
 - Property owned by M. Lyman Family Properties, located at approximately 963 North Main in Genola, Utah, a portion of the Parcel identified by Utah County Parcel #29:017:0002, the portion being more fully described in the legal description and Map attached Exhibit A; and
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 17th day of September, 2025 by the following Vote:

	Yes	No	Abstain	Absent
W. Neil Brown	✓	_____	_____	_____
Grant Lundberg	✓	_____	_____	_____
Curtis Thomas	✓	_____	_____	_____
Eric Hazelet	✓	_____	_____	_____
Brennan Jackson	✓	_____	_____	_____

TOWN OF GENOLA:

ATTEST:



By: W. Neil Brown

Its: Mayor



By: Lucinda Thomas

Its: Town Clerk/Recorder



Exhibit A

ZONING MAP AMENDMENT

29:018:0002
JENSEN, PAUL E (ET AL)...
- GENOLA
Value: \$638,900 - 30 acres
Entry# 02404-2024

29:017:0003
UNITED STATES OF AMERICA
- GENOLA
Value: \$0 - 400 acres
Entry# 2288-1921

29:018:0073

STUBBS, DAVID FRANK...

Value: \$5626,800 - 29.37 acres
Entry# 142759-2019

29:017:0002

M LYMAN FAMILY PROPERTIES INC...

- GENOLA

Value: \$1,333,800 - 1120 acres
Entry# 127992-2022

E 1100 NORTH ST

15 NIN

2

10

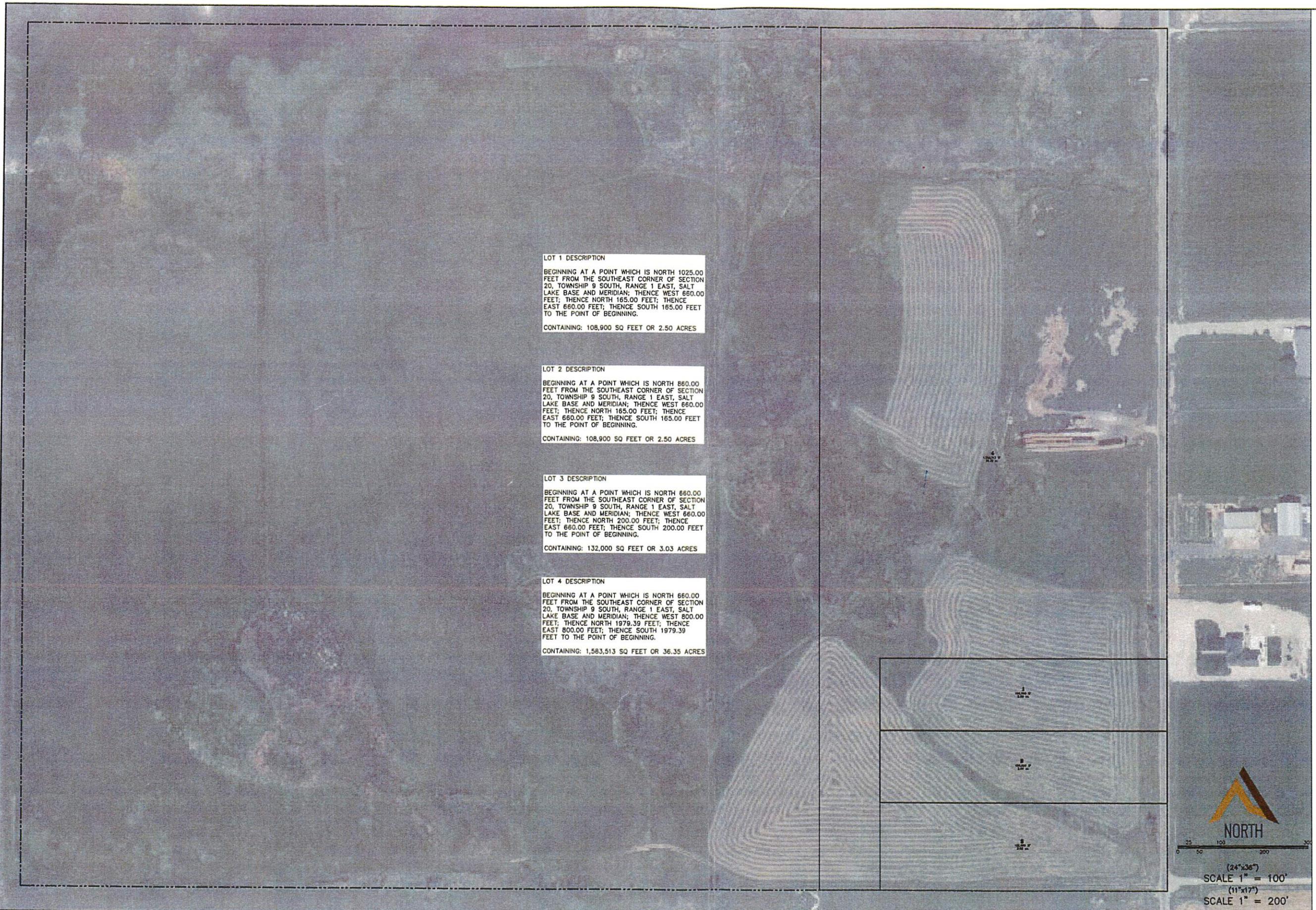
4

29:017:0026
PERRY, DON and COLETTE...

Value: \$2986,300 - 32.06 acres
Entry# 67243-2008

E 800 NORTH ST

Utah County GIS, Utah County GIS Division
This online map is for reference only, no liability is
assumed for any inaccuracies, incorrect data or variations from the actual survey.



LOT 1 DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1025.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 660.00 FEET; THENCE NORTH 165.00 FEET; THENCE EAST 660.00 FEET; THENCE SOUTH 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 108,900 SQ FEET OR 2.50 ACRES

LOT 2 DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 860.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 660.00 FEET; THENCE NORTH 165.00 FEET; THENCE EAST 660.00 FEET; THENCE SOUTH 165.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 108,900 SQ FEET OR 2.50 ACRES

LOT 3 DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 660.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 660.00 FEET; THENCE NORTH 200.00 FEET; THENCE EAST 660.00 FEET; THENCE SOUTH 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 132,000 SQ FEET OR 3.03 ACRES

LOT 4 DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 660.00 FEET FROM THE SOUTHEAST CORNER OF SECTION 20, TOWNSHIP 9 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; THENCE WEST 800.00 FEET; THENCE NORTH 1979.39 FEET; THENCE EAST 800.00 FEET; THENCE SOUTH 1979.39 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,583,513 SQ FEET OR 36.35 ACRES

LYMAN GENOLA		PARCEL EXHIBIT	
ATLAS ENGINEERING		GENOLA, UTAH	
CIVIL · STRUCTURAL · SURVEY		COMMUNICATION SITE 1.0	
PHONE: 801-455-0566		FAX: 800-874-0566	
946 E. 800 N. SUITE A		SPRINGFIELD, UT 84650	
C:\USERS\HROD\DESKTOP\ONEDRIVE - ATLAS ENGINEERING\DOCUMENTS - COMMUNICATION SITE 1.0\OPERATIONS\1 - CIVL 2025\25-051 LYMAN GENOLA SURVEY\04 - DWG\CONCEPT1.SURVEY			
SHEET NO.		1	
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NO.		REVISIONS	
BY DATE		COPY/DNG	