

Ordinance No. 2026-07

AN ORDINANCE AMENDING THE DEVELOPMENT STANDARDS OF THE TOWN OF GENOLA REGARDING WATER DEDICATION STANDARDS

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 land use ordinances of the Town;

WHEREAS, the proposed amendment to Section 20.05.23 regarding water standards to the Development Standards of the Town of Genola has been reviewed by the Genola Planning Commission and the Genola 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 Genola Planning Commission has reviewed and 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 Genola Planning Commission, the Genola Town Council desires to amend the Development Standards of the Town of Genola to amend Section 20.05.23 regarding Water Standards;

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

1. Amendment of the Development Standards to amend Section 20.05.23. Section 20.05.23 of the Development Standards of the Town of Genola is hereby amended as set forth in the attachment affixed to this Ordinance.
2. Effective Date. This ordinance shall become effective immediately 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 July, 2026, by the following Vote:

	Yes	No	Abstain	Absent
W. Neil Brown	☒	☐	☐	☐
Grant Lundberg	☒	☐	☐	☐
Curtis Thomas	☒	☐	☐	☐
Brennan Jackson	☐	☐	☐	☒
Chad Colburn	☒	☐	☐	☐

TOWN OF GENOLA:

ATTEST:



By: W. Neil Brown

Its: Mayor



By: Lucinda Thomas

Its: Town Clerk/Recorder



Exhibit A

DEVELOPMENT STANDARDS AMENDMENT

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
20.05.26	Septic Tanks

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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 other 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. At the time of development (the creation of a subdivision or construction on an existing lot), the land owner:
- shall add the Town of Genola as a co-owner of at least two (2) acre feet per acre of Strawberry Valley Project Water;
 - shall convey to the Town of Genola as sole owner at least two (2) acre feet per acre of water from other sources acceptable to the Genola Town Council, in their sole discretion; or
 - shall convey to the Town of Genola as a co-owner with the land owner of such water at least two (2) acre feet per acre of water from other sources acceptable to the Genola Town Council, in their sole discretion.

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 2026-07, Passed on July 15, 2026)

(Amended by Ordinance 2025-02, Passed on January 22, 2025)

(Amended by Ordinance 2022-07, Passed on December 14, 2022)

ⁱ Previous Versions and Amendments

2025-02 (January 22, 2025)

2022-07 (December 14, 2022)

2021-08 (November 10, 2021)

2019-02 (March 13, 2019)

2015-03 (2015)

2003-01 (April 10, 2003)