



Planning Commission Meeting and Public Hearing

Thursday, May 7, 2026 at 7:00 pm

Planning Commission Meeting for the Town of Genola

Notice is hereby given that the Planning Commission of Genola will hold a public meeting in the Public Safety Building located at 455 N. Main on the above date. The meeting will commence at 7:00 p.m. This will be a public meeting where action may be taken on the agenda items. The public is invited to attend the meeting.

The Agenda for the meeting will be as follows:

1. Call to Order

- a. Opening Prayer
- b. Pledge of Allegiance

2. Approval of Minutes for April 2, 2026

Attachments:

- 4-2-26 PC Draft (4-2-26_PC_Draft.docx)

Public Forum

Audience members may bring any item, not on the agenda to the Planning Commissions' attention. a maximum time of 15 minutes with a per person limit of 3 minutes.

BUSINESS

3. Discussion and possible action on a proposed Accessory Building Site plan For Kaycee Feild located at 135 E 1600 N in the North Feild Subdivision Plat A Lot 2 Parcel #47.393.0002

Attachments:

- 26-005 Feild Acc Bldg Site Plan (26-005_Feild_Acc_Bldg_Site_Plan.pdf)

4. Discussion on a proposed amendment to the Development Standards Ordinance amending that at development or building the town is put on deed for secondary water rights.

Attachments:

- **PROPOSED Amendments to Development Standards April 2026** (PROPOSED_Amendments_to_Development_Standards_April_2026.docx)

5. Discussion on a proposed new ordinance and zone Public Facilities Zone

Attachments:

- **Title 20 Chapter 21 Public Facilities PF Zone** (Title_20_Chapter_21_Public_Facilities_PF_Zone.docx)

6. Commission Comments

Motion to adjourn

The Town will provide reasonable accommodations for anyone attending this meeting. If you have special needs, please contact the Town office at 801-754-5300. Please notify the Town Clerk of your needs at least 48 hours in advance. Copy of the agenda was delivered to the Mayor and Planning Commission members. Agenda is posted at the Genola Town Office, genolaut.gov, and the Utah Public Notice Website

THIS AGENDA SUBJECT TO CHANGE WITH A MINIMUM OF 24 HOURS NOTICE

Contact: Nikki Preston (depclerk@genolaut.gov 801-754-5300) | Agenda published on 05/06/2026 at 10:28 AM

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

Planning Commission Present: Chairman Daron Hughes, Vice-Chair Bruce Nieveen,
Commissioners: Norm Beagley, Brent Carter, Kent Argyle, Nate Quist
Absent: Mike Maughan

Staff Present: Recorder Lucinda Thomas, Deputy Clerk Nicole Preston, Attorney Josh Nielsen

Public Present:

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

- a. Commissioner Brent Carter gave the opening prayer
- b. Commissioner Nate Quist led the pledge of allegiance.

AGENDA ITEMS:

2. Approval of Minutes for March 5, 2026.

- a. Commissioner Norm Beagley discussed a couple of changes including having names listed twice in the commissioners present. Deputy Clerk Nicole Preston brought up the document and made those changes immediately.
- b. Commissioner Norm Beagley made a **Motion** to approve the minutes according to the changes discussed for March 5, 2026. Commissioner Brent Carter

Second and the motion **Passed** all in favor.

- i. Chairman Daron Hughes - Yes
- ii. Vice-Chair – Bruce Nieveen - Yes
- iii. Commissioner Brent Carter - Yes
- iv. Commissioner Norm Beagley - Yes
- v. Commissioner Mike Maughan – Absent
- vi. Commissioner Kent Argyle – Yes
- vii. Commissioner Nate Quist - Yes

PUBLIC FORUM –

Dale Steele – he does not feel that it is safe to have big trucks on our roads. But feels that it is the cities responsibility to protect the resident's safety. He does not feel that the trucks can stay in their lane on the narrow roads in town. He feels that we should not be allowing big trucks and even double trailers. He feels that our roads aren't built up to the standards to handle the weight of the heavy trucks and he does not want the town to pay to fix the roads. He knows that many people say that because someone pays taxes they can drive on any road, but he feels that safety should be way more important. He does not want the Town to wait until someone dies before changes be made.

3. Discussion and possible action on a proposed site plan for an accessory building for Travis Tasker located at 168 E Center in the Sidney Arden Flats Subdivision Lot 1 Parcel #66.964.0001

- a. Commissioner Beagley clarified with that they were looking at the proposed accessory building and that what is listed as proposed residence is actually already done.

- 48 b. The commission went through the site plan checklist and found that it met all
49 requirements except for showing the power connection.
50 c. Commissioner Brent Carter made a **Motion** to approve the accessory building
51 site plan for Travis Tasker with the contingency to show the power connection
52 from the house to the proposed building. Commissioner Nate Quist **Second** and
53 the motion **Passed** all in favor.
54 i. Chairman Daron Hughes - Yes
55 ii. Vice-Chair – Bruce Nieveen - Yes
56 iii. Commissioner Brent Carter - Yes
57 iv. Commissioner Norm Beagley - Yes
58 v. Commissioner Mike Maughan – Absent
59 vi. Commissioner Kent Argyle – Yes
60 vii. Commissioner Nate Quist - Yes
61

62 **4. Discussion and possible action on a proposed plan amendment Genola Farms B-3 for Mike Maughan and Kent Argyle Parcel #40.589.0013 and 40.602.0010.**

- 63 a. The Commission went through the proposed Final Subdivision checklist and
64 found that it was missing a notary acknowledgment for the signature of Kent
65 Argyle. The language stating that they were vacating a lot needed to be
66 updated to vacating a portion of the public utility easement.
67 b. Commissioner Brent Carter made a **Motion** to approve the plat amendment for
68 Genola Farms B-3 subdivision for Mike Maughan and Kent Argyle Parcel with
69 the conditions that they add an acknowledgement for Kent Argyle signature and
70 fix the vacating wording to say partial vacation of PUE's on lot 13 and Lot 10.
71 Commissioner Norm Beagley **Second** and the **Passed** all in favor.
72 i. Chairman Daron Hughes - Yes
73 ii. Vice-Chair – Bruce Nieveen - Yes
74 iii. Commissioner Brent Carter - Yes
75 iv. Commissioner Norm Beagley - Yes
76 v. Commissioner Mike Maughan – Absent
77 vi. Commissioner Kent Argyle – Yes
78 vii. Commissioner Nate Quist - Yes
79
80

81 **5. Discussion and possible action on a revised site plan for Mike Maughan located at 614 E 600 N in the Genola Farms Subdivision Plat B Lot 13 Parcel #40.589.0013.**

- 82 a. The Commission went through the site plan checklist; the commission only had
83 a question if there would a requirement to have to have a fire fall put in place if
84 the building is now put only 7 feet from the property line. They asked deputy
85 clerk Nikki Preston to ask the building inspectors if this was going to be an
86 issue. She said that she would. They found that the site plan met al the
87 requirements. – There was a question regarding the use of this building. There
88 is a measurement on the site plan that says it is 45' between ADU (Accessory
89 dwelling unit) and SFD (Single Family Dwelling) on the site plan and the Code
90 for Genola does not allow for ADU's. The Commission wanted the motion to
91 include that this approval would only permitted if it is clarified that it is not an
92 accessory dwelling apartment.
93

- 94 b. Commissioner Brent Carter made a **Motion** to approve the site plan for an
95 accessory building for Mike Maughan with the contingency that it is determined
96 if the East Wall needs to be a fire wall and that this accessory building shall not
97 be a secondary dwelling. Commissioner Norm Beagley **Second** and the Motion
98 **Passed** all in favor.

- 99 i. Chairman Daron Hughes - Yes
100 ii. Vice-Chair – Bruce Nieveen - Yes
101 iii. Commissioner Brent Carter - Yes
102 iv. Commissioner Norm Beagley - Yes
103 v. Commissioner Mike Maughan – Absent
104 vi. Commissioner Kent Argyle – Yes
105 vii. Commissioner Nate Quist - Yes
106

107 **6. Discussion and possible action on the truck traffic and a proposed truck route.**

- 108 a. The Commission discussed that the permit for the CMC gravel pit had been
109 obtained from the county by Carolyn Greenwood and shared with the
110 commission and the Town. In the Permit it states that the owner will direct all
111 traffic away from Genola. The commission believes that this pit is the source of
112 most of the semi truck traffic that travels through town. They discussed being
113 able to set a truck route and the most popular opinion is to create the truck route
114 as Highway 6 and State Street. The Chairman feels that it is the responsibility of
115 the Town Council to work with County to enforce the permit.
116 b. The City Attorney Josh Nielsen stated that he has some concerns with setting
117 State St as the truck route as it would require any trucks coming from west side
118 of west mountain would have to drive all the way around west mountain to
119 access State Street. He feels that this could be concerned as an overburden on
120 the trucking company and could open up the Town to a potential lawsuit.
121 c. Commissioner Beagley had concerns that the city should not just set a truck
122 route because we simply do not like big trucks but instead can prove a reason to
123 not allow trucks on certain roads. He feels that without that kind of
124 documentation, the city would then open itself up to lawsuits. Other
125 commissioners expressed that we shouldn't worry about a lawsuit until we have
126 a lawsuit and should ere on the side of safety instead. Mr. Nielsen brought up
127 that in the eyes of the law it isn't considered a safety issue until someone is hurt,
128 and as far as he is aware no one has been hurt. There was a one traffic
129 accident with a parked car, but there was no It was suggested to ask the Town
130 council to fund an engineering study on our Key Roads to see if the Town's
131 standards and are holding up to heavy truck traffic, it was suggested that Main
132 Street and 800 east be included.
133 d. Commissioner Norm Beagley made a Motion to ask the town Council to fund an
134 engineering study on the town's Key Roads. Commissioner Brent Carter
135 **Second** and the motion **Passed** all in favor.
136 i. Chairman Daron Hughes - Yes
137 ii. Vice-Chair – Bruce Nieveen - Yes
138 iii. Commissioner Brent Carter - Yes
139 iv. Commissioner Norm Beagley - Yes
140 v. Commissioner Mike Maughan – Absent

- vi. Commissioner Kent Argyle – Yes
- vii. Commissioner Nate Quist - Yes

7. Discussion, Public Hearing, and possible action on a proposed new zoning ordinance and the creation of a Public Facilities Zone and Ordinance.

- a. The Commission discussed the need for this new proposed zone. They discussed that it would be important to be able to put public facilities like our parks, cemetery, water tanks and water wells, etc. There were lots of questions about the proposed requirements including frontage, side setbacks, etc. They would like to see no frontage requirements, lessen the side setbacks, lot size requirements etc. the commission then opened the public hearing on this proposed new zone and ordinance
- b. Commissioner Norm Beagley made a **Motion** to open the public hearing on the new public facilities zone and ordinance. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
 - i. Chairman Daron Hughes - Yes
 - ii. Vice-Chair – Bruce Nieveen - Yes
 - iii. Commissioner Brent Carter - Yes
 - iv. Commissioner Norm Beagley - Yes
 - v. Commissioner Mike Maughan – Absent
 - vi. Commissioner Kent Argyle – Yes
 - vii. Commissioner Nate Quist – Yes
- c. There was no one signed up for the public hearing
- d. Commissioner Norm Beagley made a **Motion** to close the public hearing on the public facilities zone and ordinance. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
 - i. Chairman Daron Hughes - Yes
 - ii. Vice-Chair – Bruce Nieveen - Yes
 - iii. Commissioner Brent Carter - Yes
 - iv. Commissioner Norm Beagley - Yes
 - v. Commissioner Mike Maughan – Absent
 - vi. Commissioner Kent Argyle – Yes
 - vii. Commissioner Nate Quist – Yes
- e. Commissioner Norm Beagley made a **Motion** to table this agenda item until next month. Commissioner Brent Beagley **Second** and the motion **Passed** all in favor.
 - i. Chairman Daron Hughes - Yes
 - ii. Vice-Chair – Bruce Nieveen - Yes
 - iii. Commissioner Brent Carter - Yes
 - iv. Commissioner Norm Beagley - Yes
 - v. Commissioner Mike Maughan – Absent
 - vi. Commissioner Kent Argyle – Yes
 - vii. Commissioner Nate Quist – Yes

8. Discussion, Public Hearing, and possible action on a proposed amendment to the Land Use Appendix.

- 187 a. This discussion came because of a question about private cemeteries. The
188 current ordinance doesn't clarify between private and public cemeteries. The
189 draft shown to the planning commission had a proposal with adding the public
190 facilities zone. The commission decided that they would look at the other
191 proposed changes and completely disregard the other proposed changes that
192 were tied to a new public facilities zone. The commission discussed that they
193 didn't want to see private cemeteries in the town and feel that it is important that
194 they pass those changes today and readdress the needed changes when the
195 public facilities zone is ready. They asked the city officials if there was already
196 an existing application. We told them there was someone who asked about it,
197 we told them that it is currently allowed under the conditional use ordinance, but
198 there had been no application presented to the Town at the time of the meeting.
- 199 b. Commissioner Norm Beagley made a **Motion** to open the public hearing on the
200 new public facilities zone and ordinance. Chairman Brent Carter **Second** and
201 the motion **Passed** all in favor.
- 202 i. Chairman Daron Hughes - Yes
 - 203 ii. Vice-Chair – Bruce Nieveen - Yes
 - 204 iii. Commissioner Brent Carter - Yes
 - 205 iv. Commissioner Norm Beagley - Yes
 - 206 v. Commissioner Mike Maughan – Absent
 - 207 vi. Commissioner Kent Argyle – Yes
 - 208 vii. Commissioner Nate Quist – Yes
- 209 c. There was no one signed up for the public hearing
- 210 d. Commissioner Norm Beagley made a **Motion** to close the public hearing on the
211 public facilities zone and ordinance. Commissioner Brent Carter **Second** and
212 the motion **Passed** all in favor.
- 213 i. Chairman Daron Hughes - Yes
 - 214 ii. Vice-Chair – Bruce Nieveen - Yes
 - 215 iii. Commissioner Brent Carter - Yes
 - 216 iv. Commissioner Norm Beagley - Yes
 - 217 v. Commissioner Mike Maughan – Absent
 - 218 vi. Commissioner Kent Argyle – Yes
 - 219 vii. Commissioner Nate Quist – Yes
- 220 e. Commissioner Norm Beagley made a **Motion** to recommend to the Town
221 Council the land use appendix with only the private and public cemetery
222 changes. Commissioner Nate Quist **Second** and the **Passed** all in favor.
- 223 i. Chairman Daron Hughes - Yes
 - 224 ii. Vice-Chair – Bruce Nieveen - Yes
 - 225 iii. Commissioner Brent Carter - Yes
 - 226 iv. Commissioner Norm Beagley - Yes
 - 227 v. Commissioner Mike Maughan – Absent
 - 228 vi. Commissioner Kent Argyle – Yes
 - 229 vii. Commissioner Nate Quist – Yes
- 230

231 **9. Discussion, Public Hearing, and possible action on a proposed Building,**
232 **Construction, and Fire Code Ordinance.**

- 233 a. City Attorney Josh Nielsen explained that this ordinance is simply codifying the
234 current building, construction code that were passed back in the 1980's and
235 adding the state required Wildland Urban Interface code. This is required for a
236 contract that would have the state working with the fire department in case of
237 larger fires.
- 238 b. Commissioner Norm Beagley made a **Motion** to open the public hearing on the
239 Building, Construction, and Fire Code Ordinance. Chairman Brent Carter
240 **Second** and the motion **Passed** all in favor.
- 241 i. Chairman Daron Hughes - Yes
242 ii. Vice-Chair – Bruce Nieveen - Yes
243 iii. Commissioner Brent Carter - Yes
244 iv. Commissioner Norm Beagley - Yes
245 v. Commissioner Mike Maughan – Absent
246 vi. Commissioner Kent Argyle – Yes
247 vii. Commissioner Nate Quist – Yes
- 248 c. There was no one signed up for the public hearing
- 249 d. Commissioner Norm Beagley made a **Motion** to close the public hearing.
250 Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
- 251 i. Chairman Daron Hughes - Yes
252 ii. Vice-Chair – Bruce Nieveen - Yes
253 iii. Commissioner Brent Carter - Yes
254 iv. Commissioner Norm Beagley - Yes
255 v. Commissioner Mike Maughan – Absent
256 vi. Commissioner Kent Argyle – Yes
257 vii. Commissioner Nate Quist – Yes
- 258 e. Commissioner Norm Beagley made a **Motion** to recommend to the Town
259 Council the Building Construction and Fire Code. Commissioner Brent Carter
260 **Second** and the motion **Passed** all in favor.
- 261 i. Chairman Daron Hughes - Yes
262 ii. Vice-Chair – Bruce Nieveen - Yes
263 iii. Commissioner Brent Carter - Yes
264 iv. Commissioner Norm Beagley - Yes
265 v. Commissioner Mike Maughan – Absent
266 vi. Commissioner Kent Argyle – Yes
267 vii. Commissioner Nate Quist – Yes
268

269 **10. Discussion on a proposed amendment to the Development Standards Ordinance**
270 **requiring developers to add the town as a co-owner to the secondary water**
271 **shares.**

- 272 a. City Attorney Josh Nielsen explained that originally this had been proposed to
273 be put into the Subdivision ordinance and was noticed for a public hearing, so
274 this will only be a discussion. Mr. Nielsen explained that this was something
275 that Mayor Brown proposed as he was extremely worried about the opportunity
276 that people can now sell their water off the land, and the town could be put in a
277 position where it no longer has enough secondary water shares, Chairman Daron
278 Hughes expressed his concern about the proposed changes where the town is
279 listed as a co-owner of secondary water shares at the time of development. He

expressed his concern with this as he felt it wasn't fair that the town is taking ownership over his water when the town isn't paying for it. Commissioner Norm Beagley stated he was concerned over the approach but understood the intent. He spoke about how water is so valuable, and he understands that the town needs to protect this resource, because once it is gone you can't get it back. They discussed that the current Strawberry Highline policy requires that 2 acre feet per acre be left on the property but if there is more water shares those can be sold, however, there is fear that the policy could change and that would be very harmful to the town. The commission all agreed that they weren't certain that this is the right answer, but they aren't certain what the solution is. They asked the clerks to publish for a public hearing on it next month to receive public comment on this subject.

11. Commission Comments – there were no other comments.

12. Motion to Adjourn

- a. Commissioner Norm Beagley made a **Motion** to adjourn. Commissioner Brent Carter **Second** and the motion **Passed** all in favor.
- b. The meeting was adjourned at 9:04pm

Minutes prepared by Deputy Clerk Nicole Preston

Approved on:

Lucinda Thomas, City Recorder



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 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:

1. shall add the Town of Genola as a co-owner of at least two (2) acre feet per acre of Strawberry Valley Project Water;
2. 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
3. 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.

(Proposed Amendments in April 2026)

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

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

¹ 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)

TITLE 20 – ZONING ORDINANCE OF GENOLA

CHAPTER 21 PUBLIC FACILITIES – P-F

Sections:ⁱ

20.21.01	Purpose
20.21.02	Permitted, Conditional, and Accessory Uses
20.21.03	RESERVED
20.21.04	Lot Area
20.21.05	RESERVED
20.21.06	RESERVED
20.21.07	RESERVED
20.21.08	RESERVED
20.21.09	RESERVED

20.21.01 PURPOSE:

The Public Facilities Zone P-F is established to provide for structures and areas for open spaces and where a governmental entity provides governmental services to the community.

20.21.02 PERMITTED, CONDITIONAL, AND ACCESSORY USES

The permitted, conditional and accessory uses for the Public Facilities (P-F) Zone are indicated on Appendix A to Title 20. The chart will specify whether each use is a permitted, conditional or accessory use. Unless specifically listed, any other use is not a permitted use in this zone.

20.21.03 RESERVED

20.21.04 LOT AREA:

There is no minimum lot area for land in the Public Facilities (P-F) Zone.

20.21.05 RESERVED

20.21.06 RESERVED

20.21.07 RESERVED

20.21.08 RESERVED

20.21.09

RESERVED

ⁱ Previous Versions amended by Ordinance:

-