



# Town of Genola

## Building Permit Application

74 W 800 S Genola, UT 84655  
Phone: (801) 754-5300 - genolapz@gmail.com

### Plan Check Deposit

Residential: \$25.00  
Commercial: \$500.00

Application Date:	Issued Date:	Type of Permit		Permit Number:
		<input type="checkbox"/> Residential <input type="checkbox"/> Commercial		BP GT-
TO BE FILLED IN BY APPLICANT - Please print or type				
Parcel#		Job site Address: (temporary)		
Subdivision:	Plat	Lot		
Owner:	Phone:	email:		
Mailing address:	City:	State UT	Zip	
General Contractor:	Phone:	Email:		
Fax:				
Contractor's Mailing Address:	City	State UT	Zip	
Description of project: Residential Home				
Basement SQ FT	First Floor SQ FT	Second Floor	Garage	Other
Crawl/space				
All Applicants		Residential Applicants		
Electrical Meter Size: N/A	Water Meter Size:	# of Finished Bedrooms:	# of Finished Bathrooms:	

*By signing below, I agree to comply with all City, County, and State Building and Zoning laws that the representations in the application are true and accurate. Any misrepresentations or errors herein are the sole responsibility of the applicant, and shall in no way incur or accrue liability or obligation to enforcing officers or agents.*

**Licensed Contractor Declaration:** I hereby affirm that all work will be performed by contractors licensed under the Construction Trades and Licensing Act whose licenses are in full force and effect.

Contractor's Signature:

Date:

**Owner/Builder Declaration:** I hereby affirm that I am exempt from the contractor's license law because I am building or altering the above structure for my own personal, non-commercial, non-public use. Said structures shall not be rented, leased or used by the public. I understand and acknowledge that any other person who engages in work on this structure must be licensed under the provisions of the Construction Trades Licensing Act, unless otherwise exempted, and I may be subject to prosecution under the provisions thereof.

Owner's Signature:

Date:

Office Use only			
Type of Fee		Fees	
Building Permit:	Plan Check:		
1% to State:	Water Meter:	Total Fee =	
Road Impact Fee \$1,700.00	Park Impact Fee \$2,200.00	Fees Paid By:	
Water Impact Fee \$3,000.00	Total Fee: 6,900.00		
Current Zone: R-1	Application/Deposit: (\$25.00)	Date Paid:	



74 W 800 S  
Genola, Utah 84655

Building Permits: A building permit shall be required for any construction, alteration, or removal of any building or structure in the Town of Genola.

*Packets missing any items will be returned*

**The Procedure for obtaining a building permit:**

- 1- Obtain a building permit application from the Genola Town Office.
- 2- Submit a building permit package to the Town Office that includes all of the following:
  - a. The completed **building permit application**
  - b. A permit application review fee of twenty-five dollars (\$25). This fee is nonrefundable but will be applied to the permit fee if a building permit is issued.
  - c. Two (2) copies (24x36) and One (1) (11x17) of the **building plans which must be wet stamped engineered** and must include the following:
    - i. Footing and foundation plan,  $\frac{1}{4}'' = 1'0''$
    - ii. Proposed basement layout,  $\frac{1}{4}'' = 1'0''$
    - iii. Floorplans,  $\frac{1}{4}'' = 1'0''$
    - iv. Framing Plans,  $\frac{1}{4}'' = 1'0''$
    - v. Elevations,  $\frac{1}{4}'' = 1'0''$
    - vi. Building section & details as needed
    - vii. Electrical Layouts
    - viii. Floor and roof framing plans, with all structural members identified and sized
    - ix. Structural Engineering books (2 total copies)
  - d. One **copy of deed** to the property. This can be obtained from the title company or the Utah County Recorder's office.
  - e. Three (3) copies of the **site plan**. The site plan must be drawn  $1''=10'$  or larger on unlined or graph paper no smaller than  $11''\times 17''$  and must include the following:
    - i. North arrow & scale of site plan
    - ii. Property line & dimensions
    - iii. Existing and proposed utilities
    - iv. Existing and proposed easements
    - v. Proposed roads if any
    - vi. Proposed building dimensions to property lines (where the structure will be on the property and all measurements from the structure to the property lines north, south, east, west)
    - vii. Required setback measurements (front, side, rear)
    - viii. Existing buildings on the property if any and how far they are from the main dwelling and property lines or any building **within 200 feet of the property.**

- f. Copy of **Septic System Approval** from the County Health Department
  - g. Verification for water flow requirements (**Hydrant within 250' of the property line or 500' of dwelling**)
- 3- After submittal, the complete building permit package will be reviewed:
  - a. The Planning Commission will review the site plan for compliance with the General Plan and the Zoning Ordinance requirements.
  - b. The Building Inspector will review the house plans for compliance with the Uniform Building Code. During this review the Building Inspector will determine final building permit fees. The typical plan review process will take approximately 1-3 weeks.
  - c. Once the building permit application meets all uniform building code and Municipal requirements and regulations. The Building permit fee and all associated fees must be paid in full before a building permit can be issued. All construction must comply with the approved plans.
- 4- Building Permits Shall Not Be Required for the Following:
  - a. One – story detached accessory building provided the roof area does not exceed two-hundred (200) square feet
  - b. Fences not over six (6) feet high.
  - c. Movable cases, counters, and partitions not over five (5) feet nine (9) inches in height.
  - d. Retaining walls which are not over four (4) feet in height.
  - e. Platforms, walks, and driveways not more than thirty inches about grade and not over any basement or story below.
  - f. Window awnings supported by an exterior wall when projecting not more than fifty four (54) inches
  - g. Prefabricated swimming pools accessory to a Group R division 3 occupancy in which the pool walls are entirely above the adjacent grade and if the capacity of the pools does not exceed 5,000 gallons.
  - h. Agriculture building that meets all provision of the Utah State Code 15-A-1-204, as amended or revised.

Unless otherwise exempted, separate plumbing, electrical and mechanical permits shall be required for the above exempted items.

Any construction that is exempt from the building permit requirements as set forth above must meet all provision of the Genola Town Ordinances as well as all applicable building codes. Exemptions from the permit requirements to the code shall not grant authorization for any work to be done in any manner in violation of the provisions of this Ordinance or any other law or ordinances of Genola.

**A certificate of occupancy is required prior to the occupancy of any building.** A building permit and a new certificate of occupancy will be required whenever the character and use of any building or land is changed from one use to another.





## Town Building Fees and Information Sheet

This is an information sheet and all information is accurate as of April 2021. All Building Permits are subject to the Town's Current Ordinance. Information in this document is subject to change at any time.

**Building Permits:** A building permit shall be required for any construction, alteration, or removal of any building or structure in the Town of Genola.

**Building Permit Fees are based on the square footage of the building according to the Uniform Building Code**

### Current Impact Fees:

Water Impact Fees-----	\$3000.00
Park Impact Fees-----	\$2200.00
Road Impact Fees-----	\$1700.00

### Zones Frontage acreage and Setback

#### **R-1 Residential:**

There is a minimum of 165' of frontage and 2.5 acres per building lot

Setbacks are:

Front Yard – is greater of 60' from the center of the public right-of-way or 35' as measure from the property boundary.

Side Yard Corner – contiguous of the street is the same as the front yard,

Side yard – minimum side yard for any dwelling is 20'

Rear yard – The rear yard setback is 30'

Side Yard Corner Lot – The side yard contiguous to the street not less than 40' as measured from the center of the public right-of-way

### A-1 Agriculture

There is a minimum of 330' of Frontage and 5 acres per building lot.

Setbacks are:

Front Yard- is the greater of 60' from the center of the public right-of-way or 35' as measured from the property boundary

Side yard – The minimum side yard for any dwelling will be 20'

Rear yard – the rear yard setback is 30'

Side Yard Corner lot: The side yard contiguous to the street not less than 40' as measured from the center of the public right-of-way.

Accessory Buildings which are used in conjunction with and are incidental to the uses and structure allowed in the R-1 Zone will be placed at least 6' to the rear of any main building may have a minimum side or rear yard of 1', provided no accessory building shall be located more than 10' to a dwelling on an adjacent lot. On a corner lot the side yard which is contiguous to the street shall not be less than 20' and no accessory buildings shall be located within such side yard. Accessory Buildings are subject to all front yard requirements for both Agriculture and Residential zones.

Any structure whose roof area is 200sq ft or larger needs a building permit

Corral, coop, or barn cannot be constructed any closer than one foot from a legal property line on 56' streets and 40' on the wider 80' streets and not constructed closer than 100 feet from an existing dwelling located on an adjacent lot or a lot situated across the street. A structure for swine cannot be closer than 200 feet from an existing dwelling located on an adjacent lot or a lot situated across the street.

Fences cannot be constructed any closer than 28' from the center of the street. There is 56' right-of-way on the streets and an 80' right-of-way on 350 East and designated wide roads.

Mailboxes need to be off the street far enough that the snow removal equipment will be able to plow the snow and not damage the boxes.

Any construction that is exempt from the building permit requirements as set forth above must meet all provision of the Genola Town Ordinances as well as all applicable building codes. Exemptions from the permit requirements to the code shall not grant authorization for any work to be done in any manner in violation of the provisions of this Ordinance or any other law or ordinances of Genola.

**A certificate of occupancy is required prior to the occupancy of any building. A building permit and a new certificate of occupancy will be required whenever the character and use of any building or land is changed from one use to another.**



Town of Genola  
74 West 800 South  
Genola, UT 84655  
(801)754-5300

I, \_\_\_\_\_, am requesting a Water Meter  
to be installed at the following address: \_\_\_\_\_

Owner's phone number: \_\_\_\_\_

Date Requested: \_\_\_\_\_

Fee paid: \_\_\_\_\_

Signature: \_\_\_\_\_

	<u>Fee's: Meter/MXU and Install</u>
Size of meter requested:	
_____ 3/4" meter	\$605.00
_____ 1" meter	\$665.00
_____ 2" meter	\$1150.00
_____ 3" meter	\$2195.00

**Prices may vary due to current cost of materials.**

Fire Hydrant	Current Cost
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Water Impact Fee	\$3000.00
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Date Installed: \_\_\_\_\_ Meter Reading: \_\_\_\_\_

Signature: \_\_\_\_\_



### **Application for Water Connection to the Municipality of Genola**

I hereby apply to the town of Genola, Utah for a culinary water connection from the City system to my property located at the following address:

\_\_\_\_\_

and hereby agree to the following:

1. (a) A licensed contractor shall make the requested connection from the water main to and including the water meter setter to meet the water standards of the Town of Genola. I agree to pay the municipality in advance the connection charges and fees that may be fixed by the governing body, by resolution or ordinance. The work of extending the water connection from the point to which the licensed contractor installs to the place at which the water is to be used shall be my responsibility and shall be performed at my sole cost.

(b) The connection so made by a licensed contractor including the meter and setter, shall remain the property of the Town of Genola and the City shall always have access thereto.

2. The City shall have the sole right to determine the location of the connection.

3. I understand that it is unlawful for me to close or open the valve on the front side or the city-side of the meter. (See 4-1). 1; I therefore, agree to install a stop cock, at my own expense, of a quality and size satisfactory to the water superintendent, immediately adjacent to the meter box in my flow line for my own private use in the event of emergency or other reasons. I understand this fixture to continue to be my own personal property.

4. (a) Before making connection with the water system, I shall cause the plumbing upon my premises to be inspected by the municipality and if the plumbing is not approved, I will cause the plumbing to be rectified at my own expense to meet the requirements of the municipality or of any other governmental agency having jurisdiction to regulate the water system within the municipality.

(b) I understand the municipality has authority to inspect all plumbing upon my premises to determine whether same meets standards of the state health department regarding cross-connection and for back-flow, and that I must, at my own expense, improve/change my plumbing to meet such standards as directed by the water superintendent.

5. I will be bound by the rules, regulations, resolutions, or ordinances enacted now or hereafter by the municipality's water system.

6. The purpose for which the water connection will be used is \_\_\_\_\_.

7. The municipality shall have free access to the lines and meters installed under this agreement and, at reasonable times, through my property if necessary.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

## **Notice of Right to Agricultural Activities**

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 or agricultural lands.

You may be subject to inconveniences 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 air craft) at any time during the day or night.

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. If you 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.

Lawful ground rig or aerial application of pesticides, herbicides and fertilizers occur in farming operations.

The Town of Genola's Right to Agricultural Activities Ordinance does not exempt farmers or others from compliance with 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.

### **RIGHT TO AGRICULTURAL ACTIVITIES ORDINANCE**

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

**Acknowledgement of reading the Right to Agricultural Activities Ordinance:**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**





## SITE PLAN CHECKLIST

Property Owner: \_\_\_\_\_

Date: \_\_\_\_\_

1. Three (3) copies of the site plan. The site plan must be drawn 1" = 100' or larger on unlined or graph paper no smaller than 11"X17" and must include the following:
  - \_\_\_ a. North arrow & scale of site plan
  - \_\_\_ b. Property line & dimensions
  - \_\_\_ c. Existing and proposed easements
  - \_\_\_ d. Existing and proposed utilities
  - \_\_\_ e. Proposed roads if any
  - \_\_\_ f. Proposed building dimensions to the property lines (where the structure will be on the property and all measurements from the structure to the property lines.  
(north, south, east, west)
  - \_\_\_ g. Required setback measurements (front, side , rear)
  - \_\_\_ h. Existing buildings on the property if any and how far they are from the main dwelling and property lines or any building within 200 feet of property.
  - \_\_\_ i. Existing or Proposed Fire Hydrant within in 500 feet of the dwelling or 200 feet of the property line.
  - \_\_\_ j. Needs to be an aerial view of property.
  - \_\_\_ l. Is it part of a legal subdivision

Contingencies: