



# Town of Genola

## Subdivision Review Application

74 W 800 S Genola, UT 84655

Phone: (801) 754-5300 - depclerk@townofgenola.org

Planning Commission meetings are held the 1st Thursday of each month at 7pm

Town Council meetings are held the 3rd Wednesday of each month at 7pm

**All Meetings are held at the Public Safety Building Located at 455 S Main Genola, Utah**

<b>Project Name:</b>		<b>Parcel(s) #</b>		<b>Project Address</b>	
<b>TO BE FILLED IN BY APPLICANT - Please print clearly or type</b>					
Date of Submission:		Owner Name:			
Acres:		Mailing Address:			
Units:		Phone:			
Zone:		Email:			
<b>Developer Information:</b>		<b>For Office Use Only</b>	<b>Amount</b>	<b>Initials</b>	<b>Date</b>
Company Name:		Vicinity/Preliminary Fee:			
Address:		State Division of Drinking Water			
Phone:		Public Land Survey System (PLSS)			
Email		County Sub Feasibility Approval			
<b>Engineer and/or Surveyor Information</b>		Pre-const Letter from Public Works:			
Company name:		Letter from Irrigation Company:			
Address:		Highline Canal Approval:			
City State Zip:		<b>For Final Review:</b>			
Phone:		Letter & Map from RMP:			
Contact:		Performance Bond Amount:			
Email:		Public Works Final Approval:			
Alternate phone:		Inspection Fees:			
<i>Notice: All submitted subdivision proposals shall be reviewed in accordance with the Town of Genola Ordinance. Submission of subdivision plans in no way guarantees placement of the application on to any agenda of any Town Reviewing Body. It is strongly advised that all plans be submitted well in advance of all agenda deadlines. A subdivision <b>must</b> be 1) signed off by the Public Works director 2) reviewed by the Planning Commission, and 3) recommended to the Town Council and approved by Town Council before any construction may begin. By signing this application the Developer/owner agrees to pay all fees incurred by the town on the developers behalf.</i>		Final Review Fee:			
		Recording Fee:			
		Owner Signature:			
		Date:			
		Developer Signature:			
<b>Preliminary - (\$500 + \$100 per lot) Inspections: \$50 per inspection</b>					
<b>Final Mylar Review (\$250 + \$50 per lot) plus any engineering, legal, or other costs incurred by the town</b>					
<b>Recording Fee - per Utah County fee schedule</b>			<b>All Subdivision Fees are non-refundable/non-transferrable</b>		





## Subdivision Information Sheet

This sheet is simply an information document, and all information was current at the time of publishing. Any questions should be clarified through the most recent version of the subdivision ordinance. **Current January 2023**

1. **What is a Subdivision:** Each time land is divided it is a Subdivision and it enacts the Subdivision Ordinance of the Town of Genola. This ordinance requires the landowner and/or developer to have a subdivision map and plan approved by the Town and recorded by Utah County prior to sale of and/or construction on any lot that falls under the Subdivision Ordinance. If the land in a proposed subdivision requires rezoning, the rezoning process must be completed prior to the submission of a proposed subdivision to the Town of Genola.
2. **You must meet with the Public Works Director:** Any person or entity desiring to have their subdivision reviewed by the Town of Genola's Planning Commission must first meet with the Public Works Director. The Public Works Director will review all plans and make sure that meet all Genola Development Standards. All changes that he/she requires must be updated on the plans before they may be submitted to the Planning Commission. The Public Works director can require that the proposed subdivision be reviewed by an engineer contracted by the Town, this cost will be the responsibility of the Developer.
3. **Subdivider must obtain approval from the Utah County Health Department:** The applicant must obtain a written approval from the Utah County Health Department prior to the Genola Town Council reviewing a subdivision for final approval. Once the approval of the County Health Department is obtained, the proposed subdivision will be placed upon the next appropriate Town Council meeting agenda.
4. **Subdivider must obtain approval from the State's Division of Drinking Water:** For any subdivision putting in more than 500 ft of culinary water lines, the subdivider must obtain a letter of approval from the Utah State Division of Drinking Water. This process is done through the Town.
5. **Public Land Survey System (PLSS)** clearance letter from the Utah County Survey Office (if there are PLSS monuments located on or adjacent to property, a monument excavation permit may be required).
6. **Rocky Mountain Power:** An approval letter and map from Rocky Mountain Power showing what power infrastructure will be installed. At the time of final approval you will need to submit a receipt of payment or a bond for the power infrastructure. *It is recommended that a copy of the power infrastructure be included with all lot sales.*
7. **Irrigation infrastructure:** The ordinances of Genola require that a Developer provide irrigation infrastructure to each and every lot that has had irrigation available to it in the past. The Subdivider shall prepare an irrigation infrastructure plan that meets the requirements of the private irrigation company and/or association that provides the irrigation water infrastructure for delivery of water to the proposed subdivision. Approval of such plan by the irrigation company and/or water association must be provided to the

Town of Genola prior to any approval action by the Planning Commission. The approval letter from Strawberry Highline must include how many shares of water are attached to the proposed subdivision and how many shares will be attached and sold with each individual lot. A signed by strawberry highline company and notarized plat map must also accompany the approval letter. If the proposed subdivision is part of a water association (pond company) the subdivider must also include an approval letter from said water association. The proposed plan must be bonded for or installed to the satisfaction of the irrigation company and/or water association prior to the recording of the Final Plat Map.

8. **You must be placed on the Planning Commission's Agenda:** Any person or entity desiring to have a subdivision reviewed by the Town of Genola must first request to be placed upon the agenda of the Planning Commission. To be placed upon the agenda to address the Planning Commission you must request in writing and have all preliminary documents turned in. **This must be done at least seven days prior** to the Planning Commission meeting you wish to attend. Just because you request that meeting though does not guarantee that you will be on that agenda. The Planning Commission Chairperson will place you on the agenda that is most appropriate depending upon workload and meeting schedule which may not be the next meeting date.
9. **Prepare for and attend the Planning Commission meeting:** You must be prepared to present to the Planning Commission a Preliminary Subdivision Plan. This plan must be engineered, and must show each lot to be created, approximate acreage for each lot, frontage, proposed address for each lot, proposed roads, any existing infrastructure, proposed temporary addresses, and indicate what infrastructure will be installed as part of the subdivision. The proposed subdivision plat must include all required signage, and road widths must match the current proposed road map. If a developer needs more information regarding requirements for a plat, please refer to the most recent copy of the subdivision ordinance.
10. **The Planning Commission may require more information:** The Planning Commission will address any issues it sees with the proposed subdivision. The subdivision applicant must recognize that all infrastructure requirements within the proposed subdivision are the financial responsibility of the Subdivider. These improvements must be indicated on the Preliminary Plat Map that is prepared by a licensed surveyor and must include among other things: water, fire hydrants, irrigation service, communications, proposed roads, including all proposed roads required by the Town from the most recent proposed roads map, and electricity.
11. **The Planning Commission will make a recommendation:** Once the Planning Commission is satisfied, it will make a recommendation to the Town Council either in favor of or opposition to the proposed subdivision.
12. **Town Council review of the proposed subdivision:** The Town Council will review the recommendation of the Planning Commission and will evaluate the issues associated with the proposed subdivision. At the Town Council's discretion, the Town Council may have the municipal engineer review the proposed subdivision for infrastructure requirements. If this occurs, the applicant is responsible for all costs associated with this engineering review.
13. **Completion of all infrastructure:** Once approval from all the town council is obtained the Subdivider must complete all infrastructure installation or Bond for the Infrastructure.



All Infrastructure must be approved by the Public Works Department. Inspections will be performed on all installations. A Paper Copy and electronic copy of the As-Built/Redlined/Record Plans must be submitted and approved by the Public Works Department including the location of all public utilities which are within or in close proximity to the proposed subdivision including but not limited too; previously existing and newly installed roads, water lines (culinary and secondary including Fire Hydrants, Valves, Water Services, etc.), communications conduit, power, and signage. The As-built plans must be accompanied by a list of all contractors who worked on the project, the services that they performed, and their contact information.

14. **The Final Plat Map:** The final plat map must be prepared by a licensed surveyor and be based upon the actual legal description of the land being subdivided, it must show exact acreage for each lot, dedications for all roads within the subdivision, utility easements around each lot, a place for the approval or denial of the Utah County Health Department regarding septic tanks and any other items deemed necessary by the Planning Commission. Once the final plat map is prepared, the applicant must again meet with the Planning Commission. The final plat map and subdivision must be satisfactory to the Planning Commission or the Subdivider will be required to make alterations to the Final Plat Map until it is acceptable.
15. **Subdivision Fees:** Before a subdivision can be approved, the associated fees must be paid. They can be found on the Town of Genola's Fee Schedule. These fees may/will include any application, recording, engineering, inspection, and any legal fees incurred by the town
16. **Performance Bond and Improvements Guarantee:** The applicant must provide to the Town a Performance Bond to ensure that all required infrastructure is properly installed by the applicant. An Improvements Guarantee will also be required for one year from the date all improvements are declared complete by the Town of Genola. A detailed quantities list must be submitted for all infrastructure installed and needs to be submitted two weeks prior to the requested planning commission date. All infrastructure that is installed must be installed by a licensed and insured contractor and paid for by the applicant. A contract must be signed with the Town of Genola for all bonds provided to the Town. All bonds and improvement guarantees must be paid before an applicant can be put on the agenda.
17. **Final Plan on Mylar:** The final subdivision must be printed on Mylar in order for the subdivision to be recorded. Signatures need to be signed before turning it into the city. The Subdivider shall dedicate all roads and other required dedications to the Town of Genola. The applicant is responsible for obtaining all non-town employee/representative signatures before turning in the Mylar to the Town of Genola. All signatures must be signed and printed with titles and names clearly printed on the Mylar. All stamps must be clear and legible.
18. **Final approval and recording:** Once the subdivision is approved, fees are paid, bonds and guarantees have been provided and appropriate signatures are in place, the Town of Genola shall record the subdivision at the Utah County Recorder's Office. Please note that it is not uncommon for the County to send back a plat to have either information clarified or verified. Recording could take several weeks to finalize.

TOWN OF GENOLA  
SUBDIVISION DOCUMENT REQUIREMENTS CHECKLIST

- \_\_\_\_\_ Fill out a request form at the Town Office to be placed on the agenda at the next Planning Commission meeting. Must be at least one week in advance.
- \_\_\_\_\_ Prepare and bring **3 paper copies & 1 Electronic Copy (1 8.5"x11" and 1 24"x36")** of a **Vicinity Plan** to the Planning Commission meeting.
- \_\_\_\_\_ The **Vicinity Plan** must include:
  - A simple sketch drawn to scale of the proposed layout of streets, lots and other features in relation to existing and planned streets within ¼ mile of the subdivision. The vicinity plan may be a pencil sketch or may be made directly on an aerial photograph. The plan shall be prepared at a scale of not smaller than one inch = 500 feet.
- \_\_\_\_\_ Receive approval of the **Vicinity Plan** by the Planning Commission.

**BEFORE YOU CAN GO BEFORE THE PLANNING COMMISSION YOU MUST COMPLETE THE FOLLOWING STEPS**

- \_\_\_\_\_ Approval Letter and Plan from Rocky Mountain Power with primary & secondary
- \_\_\_\_\_ Approval from The Division of Drinking Water for any new culinary lines in excess of 500 feet.
- \_\_\_\_\_ Public Land Survey System (PLSS) Clearance letter is required.
- \_\_\_\_\_ County Subdivision Feasibility Approval Letter
- \_\_\_\_\_ Approval Letter from the Pond Company
- \_\_\_\_\_ Approval letter and stamped plans from Highline Canal Company
- \_\_\_\_\_ Approval from the Public Works Department

**The Preliminary Plan**

Prepare and bring **3 copies (1 11"x17" and 2 24"x36")** of a **Preliminary Plan** and **Engineering Drawings** to the Planning Commission.

The **Engineered Drawings** must meet Genola Town Standards and shall show:

1. Existing and proposed water mains, fire hydrants, and services to each lot.
2. Existing and proposed streets.
3. Road Dedication.
4. Easements.
5. Existing and proposed irrigation water infrastructure.
6. Provisions for drainage.

The **Preliminary Plan** must be in compliance with the Town's Master Plan and meet Genola Town Standards and the requirements of any applicable Genola Zoning Ordinance. The **Preliminary Plan** shall contain all of the land owned, controlled, or represented by the developer that is contiguous to the land being subdivided. It shall identify the portion to be developed immediately and the portion to be held for future development. The **Preliminary Plan** shall be drawn to a scale of one inch = 100 feet or larger and shall show:

- \_\_\_\_\_ The proposed name of the subdivision.
- \_\_\_\_\_ The location of the subdivision as forming a part of a larger tract or parcel where the plan submitted covers only a part of the sub divider's tract.
- \_\_\_\_\_ Sufficient information to locate accurately the property shown on the plan.
- \_\_\_\_\_ The names and addresses of the sub divider, the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided.
- \_\_\_\_\_ Contour maps at appropriate intervals where required.
- \_\_\_\_\_ The boundary lines of the tract to be subdivided.
- \_\_\_\_\_ The location, width, and other dimensions of all existing or platted streets and other important features such as water courses; exceptional topography and buildings within the tract and within 200 feet of the tract to be subdivided.
- \_\_\_\_\_ Existing sanitary sewers, storm drains, water supply mains, and bridges within the tract or within 200 feet.
- \_\_\_\_\_ The location, width and other dimensions of planned streets (those proposed by the sub divider and those proposed by the Town of Genola), alleys, easements, parks, and other open spaces, with proper labeling of spaces to be dedicated to the public or to be reserved for common use and benefit of development residents.
- \_\_\_\_\_ North Point, scale and date.
- \_\_\_\_\_ Proposed addresses for each proposed lot.
- \_\_\_\_\_ Engineering drawings, including typical cross sections and plans and/or written statements regarding the width and type of proposed streets; location, (both on site and off site), size, and other proposed improvements such as sidewalks, curbs and gutters, parks, and fire hydrants.
- \_\_\_\_\_ Does the proposed subdivision meet with the Town Master Plan and Town Proposed Road Map.

**Secondary Water Requirements:**

Included in the Preliminary Plan are these Secondary Water requirements, if applicable:

- \_\_\_\_\_ If construction is required on Strawberry High Line Canal Company's existing infrastructure, **a letter of approval** from SHLCC must be obtained, the letter must also include how many water shares the property has and how many shares will be sold with each lot. A signed and notarized plat map from Strawberry Highline must also be submitted.
- \_\_\_\_\_ Does the Strawberry Highline Map and the plat map submitted to the Town of Genola match?
- \_\_\_\_\_ If construction is required on a local pond company's pressurized system outside the tract to be subdivided, **a letter of approval** must be obtained from that pond company. If changes will be made on local pond company's pressurized system inside the tract to be subdivided, a letter of notification must be sent to the local pond company.
- \_\_\_\_\_ The **Preliminary Plan** must include the location of all secondary water mains, meters, shutoff valves, and water risers.

*Note: It is necessary that all secondary water mains, meters, and shutoff valves within the subdivision must be installed in accordance with Genola Town water standards and inspected by personnel authorized by the Genola Town Council.*

## **FINAL PLAT**

**Final Plat:** Prepare and bring **1 sheet** of approved tracing linen or mylar. And one full and complete set of Construction plans showing all utilities and infrastructure as installed. The **Final Plat** shall be prepared to the outside or trim line dimension of 24"x36" and the border line of the plat shall be drawn in **heavy lines**, leaving a space of at least 1 ½" margin on the left-hand side of the sheet for binding, and not less than ½" margin in from the outside or trim line around the other 3 sides or edges of the sheet. The **Final Plat** shall also be drawn so that the top of the sheet either faces North or West, whichever accommodates the drawing best and drawn with approved waterproof black "India Drawing Ink" or the equivalent. The actual map shall be made on a scale large enough to clearly show all details, and workmanship on finished drawings shall be neat and readable.

**\*\*\*\* Items to be taken care of and turn into t the Town Office 2 weeks before the scheduled Planning Commission Meeting. If these conditions are not met the applicant will NOT be allowed on the agenda for the Planning Commission. \*\*\*\***

- \_\_\_\_\_ A Paper Copy and electronic copy of the As-Built/Redlined/Record Plans must be submitted and approved by the Public Works Department including the location of all public utilities which are within or in close proximity to the proposed subdivision including but not limited too; previously existing and newly installed roads, water lines (culinary and secondary including Fire Hydrants, Valves, Water Services, etc.), communications conduit, power, and signage. The As-built plans must be accompanied by a list of all contractors who worked on the project, the services that they performed, and their contact information.
- \_\_\_\_\_ All Bonds have been paid including but not limited to, performance, installation, etc.
- \_\_\_\_\_ Recording Fees have been paid which are charged per Utah County Fee Schedule
- \_\_\_\_\_ All Inspection Fees have been paid
- \_\_\_\_\_ Proof of Payment/Bond to Rocky Mountain Power and detailed description/map of what will be installed after the Final Plat has been recorded.

## **FINAL PLAT CHECKLIST**

The **Final Plat** shall include the following information:

- \_\_\_\_\_ Subdivision name and general location.
- \_\_\_\_\_ A North Point and scale on the drawings and the date.
- \_\_\_\_\_ Accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, property tied to the public survey monuments. Those lines should be **slightly heavier** than street and lot lines.
- \_\_\_\_\_ The names, widths, lengths, bearings, and curve data of the proposed planned streets (including proposed roads), alleys, and easements.
- \_\_\_\_\_ The boundaries, bearings, and dimensions of all portions within the subdivision,



as intended to be dedicated for the use of the public.

\_\_\_\_\_ The lines, bearings, and numbers of all lots, blocks, and parts reserved for any reason within the subdivision. All lots, blocks and parts are to be numbered consecutively under a definite system approved by the Town of Genola. All planned streets shall be named or numbered in accordance with and in conformity with the town's street naming and numbering system.

\_\_\_\_\_ The location of all required monuments.

\_\_\_\_\_ All addresses for the proposed lots.

\_\_\_\_\_ The description and locations of all monuments set and established by Utah County or the United States Government that are adjacent or near this proposed subdivision.

The standards forms approved by the Planning Commission lettered for the following:

\_\_\_\_\_ Description of land to be included in subdivision.

\_\_\_\_\_ Registered Professional Engineer and/or Land Surveyor's Certificate of Survey.

\_\_\_\_\_ Owner's dedication.

\_\_\_\_\_ Notary Public's Acknowledgment or Dedication.

\_\_\_\_\_ Planning Commission's Certificate of Approval.

\_\_\_\_\_ Public Works' Certificate of Approval.

\_\_\_\_\_ Approval of Public Health Official, including notation of any special requirements.

\_\_\_\_\_ The Town Council Certificate of Acceptance and Approval.

\_\_\_\_\_ **Town Council Approval:**

After obtaining a recommendation for approval of the **Final Plat** by the Town of Genola Planning Commission, the Mayor will then sign the Final Mylar

\_\_\_\_\_ **Recording Requirements:**

**Final Plats** must be recorded by the Town of Genola Clerk/Recorder or Deputy Town Clerk/Recorder in the Utah County Recorder's Office not more than 90 days from the date of the approval of the **Final Plat** by the Town Council, and *no lot shall be sold within such subdivision until the plat has been approved and recorded.* Any **Final Plat** which is not recorded within 90 days from the date of approval by the Town Council shall be null and void, unless a longer period of time is approved by the Town Council.

# **TITLE 20 - ZONING ORDINANCE OF GENOLA**

## **CHAPTER 08 SUBDIVISION ORDINANCE**

### Sections:<sup>i</sup>

20.08.01	Title and Purpose
20.08.02	Subdivision Regulations
20.08.03	Procedure for Obtaining Approval of a Subdivision
20.08.04	Guarantee of Performance
20.08.05	Design Standards and Requirements
20.08.06	Improvement Requirements
20.08.07	Costs and Charges in Connection with the Development of Subdivisions
20.08.08	Subdivision Amendments and Boundary Line Adjustments
20.08.09	General Requirements
20.08.10	Definitions
20.08.11	Penalties

### 20.08.01 **TITLE AND PURPOSE**

This Ordinance shall be entitled the Subdivision Ordinance of Genola Town and may be so cited and pleaded. The purpose of this Ordinance shall be to promote the health, safety, convenience, and general welfare of the present and future inhabitants of the town; to facilitate the orderly development of the town and to establish the rights, duties, and responsibilities of developers with respect to the subdivision of land.

### 20.08.02 **SUBDIVISION REGULATIONS**

1. Unless exempt as outlined under this section, no person shall subdivide any tract of land which is located wholly or in part within the limits of Genola, Utah, nor shall any person sell, exchange or offer for sale any parcel of land which is any part of a subdivision of a larger tract of land within the town, nor shall any person offer for recording any deed conveying such a parcel of land or any interest therein unless the person shall first make or cause to have made a final subdivision plat thereof which plat shall be approved in accordance with all of the requirements of this Ordinance and recorded in the office of the County Recorder.
2. **AGRICULTURAL EXEMPTION.** Notwithstanding Subsection (1), a lot or parcel resulting from a division of a tract of agricultural land is exempt from the plat requirements and improvement requirements of this Chapter if:
  - a. The original tract of land:
    - i. qualifies as land in agricultural use, meaning land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including:
      1. forages and sod crops;
      2. grains and feed crops;
      3. livestock;
      4. trees and fruits; or
      5. vegetables, nursery, floral, and ornamental stock; and

- b. the lots or parcels resulting from the division of the original tract of land:
  - i. qualifies as land in agricultural use, meaning land devoted to the raising of useful plants and animals with a reasonable expectation of profit, including:
    - 1. forages and sod crops;
    - 2. grains and feed crops;
    - 3. livestock;
    - 4. trees and fruits; or
    - 5. vegetables, nursery, floral, and ornamental stock;
  - ii. meet all the requirements of applicable land use ordinances; and
  - iii. excepting a preexisting single-family residence, will not be used for any nonagricultural purpose.

If a lot or parcel exempted under this subsection is later intended to be used for a nonagricultural purpose, the town shall require the lot or parcel to comply with the requirements of this Chapter before allowing its nonagricultural use.

The boundaries of each lot or parcel exempted under this subsection shall be graphically illustrated on a survey map, that after receiving the same approvals as are required for a plat under this Chapter, shall be recorded with the county recorder. The applicant will also prepare and submit to the Town Clerk for recording with the county recorder a notice of approval which:

- a. recites the legal descriptions of the original parcel and the parcels resulting from the exempt division;
- b. includes notice that the resulting parcels were divided according to a subdivision exemption and will not be approved for non-agricultural use without completing the Town's subdivision requirements in effect at the time of the application for the change in use;
- c. is approved by the Town attorney;
- d. is executed by each owner of the parcel of land and by the Planning Commission Chairperson; and
- e. contains an acknowledgement for each party executing the notice in accordance with the provisions of Utah Code Title 57, Chapter 2A, Recognition of Acknowledgment Acts, as amended.

- 3. **BUILDING PERMITS.** The Town shall not grant a permit for the construction of any building or structure on a lot within a proposed subdivision until a subdivision plat has been approved pursuant to this Chapter and recorded in the office of the County Recorder, as applicable. Any permit issued prior to recording shall be null and void.

(Amended by Ordinance 2022-01, passed on January 19, 2022.)

## 20.08.03      **PROCEDURE FOR OBTAINING APPROVAL OF A SUBDIVISION**

### 1.      **Vicinity Plan.**

- a. The Developer shall prepare a Vicinity Plan and shall submit three (3) copies of the same to the Planning Commission and pay the applicable application fee. ALL FEES PAID RELATED TO A SUBDIVISION APPLICATION ARE NONTRANSFERABLE AND NONREFUNDABLE. THE LANDOWNER IS RESPONSIBLE FOR ALL FEES.



- b. The Vicinity Plan shall show a simple sketch drawn to scale of the proposed layout of streets, lots, and other features, in relation to existing and planned streets (planned streets include both those proposed by the developer as part of the subdivision as well as those proposed by the Town of Genola) within one-fourth mile of the subdivision. The plan may be a pencil sketch or may be made directly on an aerial photograph. The plan shall be prepared at a scale of not smaller than one inch = 500 feet.
- c. The Planning Commission shall review the Vicinity Plan and shall approve or disapprove the general design of the subdivision or approve it subject to required changes or alterations.

**2. Preliminary Plat and Plan Set.**

- a. The Developer shall prepare a Preliminary Plat of the subdivision for review by the Planning Commission and Town Council. The Preliminary Plat may be presented to the Planning Commission at the same time as the Vicinity Plan. Presentation of the Preliminary Plat will NOT be added to the Planning Commission Meeting Agenda until all of the following have been provided to the Town Office:
  - i. Three Copies of the Preliminary Plat;
  - ii. A Subdivision Feasibility Letter from the Utah County Health Department;
  - iii. A Public Land Survey System (PLSS) clearance letter from the Utah County Survey Office (if there are PLSS monuments located on or adjacent to property, a monument excavation permit may be required);
  - iv. An approval letter and notarized plans from their Secondary Water supplier (if any lot is not serviceable with secondary water by the Highline Canal company or local pond company, see town specifications for additional requirements regarding secondary water service and/or water dedication).
  - v. An approval letter from Rocky Mountain Power that is consistent with the obligations in Paragraph 6 of Section 20.08.06, indicating that primary and secondary power must be provided to each lot in the subdivision as part of the improvement requirements.
  - vi. If over 500 feet of culinary water line will be installed, a hydraulic analysis approved by the Town Public Works Director
  - vii. A signed agreement with the Town of Genola regarding permission, terms and conditions for extensions and connections to the Town of Genola's water system
  - viii. Payment of all Town fees and costs through the Preliminary Plat Approval, including consultation fees for engineering and legal services.
- b. The Preliminary Plat shall be drawn to a scale of one inch equals 100 feet or larger and shall show:

- i. the proposed name of the subdivision;
- ii. sufficient information to locate accurately the property shown on the plat;
- iii. the location of the subdivision as forming a part of a larger tract or parcel where the plan submitted covers only a part of the Developer's tract;
- iv. the boundary lines of the tract to be subdivided, including temporary addresses of each lot;
- v. the names and addresses of the Developer(s), the engineer or surveyor of the subdivision, and the owners of the land immediately adjoining the land to be subdivided;
- vi. the location, width, and other dimensions of all existing or platted streets and other important features such as water courses; exceptional topography, and buildings within the tract and within two hundred (200) feet of the tract to be subdivided;
- vii. all existing and proposed water mains, fire hydrants, and services to each lot;
- viii. all existing and proposed irrigation water infrastructure;
- ix. all existing and proposed roads within the proposed plat map, including all applicable road signage, with road widths matching the Town's current proposed road map;
- x. all roads within the proposed plat that will be dedicated to the Town, with road widths matching the Town's current proposed road map;
- xi. all easements;
- xii. provisions for drainage;
- xiii. contour map at appropriate intervals where required by the Planning Commission;
- xiv. existing sanitary sewers, storm drains, water supply mains, and bridges within the tract, or within two hundred (200) feet thereof;
- xv. The location, width, and other dimensions of planned streets (planned streets include both those proposed by the developer as part of the subdivision as well as those proposed by the Town of Genola), alleys, easements, parks, and other open spaces, with proper labeling of spaces to be dedicated to the public or to be reserved for common use and benefit of development residents.
- xvi. North Point, scale, and date;
- xvii. Engineering drawings, including typical cross sections and plans and/or written statements regarding the width and type of proposed streets;

- location, (both on site and off site), size, and type of proposed drainage facilities, and other proposed improvements such as sidewalks, curbs and gutters, parks, and fire hydrants;
- xviii. The location of all required monuments;
  - xix. The Preliminary Plat shall demonstrate that all required improvements will meet the Genola Town Standards; and
  - xx. The Developer shall provide any other material or information required by the Planning Commission.
- c. **Planning Commission Recommendation of Preliminary Plat.** The Planning Commission shall review and shall make a good faith effort to recommend or deny the Preliminary Plat, or recommend it with modifications, within sixty (60) days from the date of the submission of the Preliminary Plat to the Planning Commission, but in no case shall the Planning Commission take more than ninety (90) days from the date of the submission of the Preliminary Plan for such recommendation or denial. Recommendation or denial shall be based upon compliance with the Master Plan, the Genola Town Standards, the requirements of the Genola Zoning Ordinance, any other applicable Genola Town Ordinance, the standards and conditions of approval as set forth herein, and any reasonable requirements made by the Planning Commission. The action of the Planning Commission shall be recorded in the minutes of the meeting during which such action was taken and if desired by the Developer, such action shall be written and signed by the chairman of the Planning Commission and provided to the Developer. If denied, the Planning Commission shall state on the record the reasons for such denial.
- d. Upon the recommendation of the Planning Commission, the Developer shall submit the Preliminary Plat to the Town Council at the Town Council's next regularly scheduled meeting for Town Council review and approval. Approval or denial shall be based upon compliance with the Master Plan, the Genola Town Standards, the requirements of the Genola Zoning Ordinance, any other applicable Genola Town Ordinance, the standards and conditions of approval as set forth herein, and any reasonable requirements made by the Town Council. The action of the Town Council shall be recorded in the minutes of the meeting during which such action was taken and if desired by the Developer, such action shall be written and signed by the chairman of the Town Council and provided to the Developer. If denied, the Town Council shall state on the record the reasons for such denial.
- e. Where a Developer owns or controls more land than he wishes to develop immediately, the Developer shall prepare a Preliminary Plat that contains all of the land owned, controlled or represented by the Developer that is contiguous to the land being subdivided. The Preliminary Plat shall identify the portion to be developed immediately and the portion to be held for future development. Any portion identified as future development shall be required to comply with this Ordinance prior to its being developed.
- f. After approval of the Preliminary Plat has been obtained from the Planning Commission and Town Council, the developer shall submit to the Town Office



construction drawings with all contractor information including but not limited to General Contractors and all Subcontractors working on the project. A contractor form may be obtained from the Town Office. Information that will need to be submitted must include: contractor name, contact name, address, phone number, and license number. The Town of Genola may verify license numbers to confirm contractors are in good standing with the State of Utah.

**3. Final Plat and Plan Set.**

- a. After the Preliminary Plat has been approved, the Developer shall prepare and submit one (1) tracing of the final plat of the subdivision to the Planning Commission.
- b. The Final Plat shall be prepared on a sheet of approved tracing linen or mylar to the outside or trim line dimension of twenty-three (23) by thirty-six (36) inches and the border line of the plat shall be drawn in heavy lines, leaving a space of at least one and one-half (1½) inches margin on the left-hand side of the sheet for binding, and not less than one-half (1/2) inch margin in from the outside or trim line around the other three sides or edges of the sheet. The plat shall be so drawn that the top of the sheet either faces North or West, whichever accommodates the drawings best. All lines, dimensions, and marking shall be made with approved waterproof black "India Drawing Ink," or equivalent. The actual map shall be made on a scale large enough to clearly show all details, and workmanship on finished drawings shall be neat, clean cut, and readable.
- c. Presentation of the Final Plat will NOT be added to the Planning Commission Meeting Agenda until all of the following have been provided to the Town Office:
  - i. Final Plat on mylar;
  - ii. Either
    1. An approval letter from the Town Public Works Director for the installed improvements, OR
    2. Proof of deposit for the required Installation Guarantee for the remaining improvements;
  - iii. Proof of deposit for the required Installation Guarantee, Improvement Warranty, and Road Resurfacing Fee, if applicable
  - iv. Payment of all Town fees and costs through the Final Plat Approval, including consultation fees for engineering and legal services
  - v. One paper copy and one electronic copy of Record Drawings (a.k.a. As-Builts or Redlines)
- d. The Developer shall also furnish the Planning Commission with two (2) prints of the Final Plat when submitting the tracing. The final plat shall contain the following information:
  - i. Subdivision name and general location of the subdivision.
  - ii. A North Point and scale on the drawings and the date.

- iii. Accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, properly tied to the public survey monuments. Those lines should be slightly heavier than street and lot lines.
- iv. The names, widths, lengths, bearings, and curve data of the proposed public streets, alleys, easements; also the boundaries, bearings and dimensions of all portions within the subdivision, as intended to be dedicated to the use of the public; the lines, dimensions, bearings, and numbers of all lots, blocks, and parts reserved for any reason within the subdivision. All lots and blocks are to be numbered consecutively under a definite system approved by the Planning Commission. All proposed streets shall be named or numbered in accordance with and in conformity with the town's street naming and numbering system.
- v. The location of all required monuments.
- vi. The description and locations of all monuments set and established by the County or the United States Government that are adjacent or near this proposed subdivision.
- vii. The standard forms approved by the Planning Commission lettered for the following:
  - 1. Description of land to be included in subdivision.
  - 2. Registered Professional Engineer and/or land surveyor's 'Certificate of Survey.'
  - 3. Owner's dedication of land.
  - 4. Notary Public's Acknowledgment of Dedication.
  - 5. Planning Commission's Certificate of Approval.
  - 6. Town Engineer's Certificate of Approval.
  - 7. Approval of Public Health Official, including notation of any special requirements.
  - 8. The Town Council Certificate of Acceptance and Approval.

Note: It is necessary that all dimensions and calculations made by the Engineer shall show proper closure in all boundaries of the subdivision, and no plat will be accepted that shows a plus or minus distance for closure, unless agreed by the Planning Commission or other person duly empowered by Resolution.
- e. Prior to the approval of the Final Plat by the Planning Commission, the Developer shall post an installation guarantee and a performance guarantee with the Town Clerk in the amounts designated by the town public works director, as outlined in Section 20.08.04 below.
- f. The Planning Commission shall review the final plat and shall approve or disapprove the final plat and approve it with modification, within ninety (90) days of submission.
- g. After obtaining approval by the Planning Commission, the Developer shall submit the final plat to the Mayor for signature. Final Plats must be recorded in the office of the County Recorder not less than one hundred eighty (180) days

from the date of approval of the Final Plat by the Planning Commission, and no lot shall be sold within such subdivision until the plat has been so approved and recorded. A final plat of any subdivision which is not recorded within one hundred eighty (180) days from the date of approval by the Planning Commission shall be null and void, unless a longer period of time is approved by the Planning Commission. Approval of the Final Plat by the Planning Commission shall not be deemed as the acceptance of the dedication of any street, public way, or ground. Such acceptance shall be obtained by signature of the Mayor.

- h. Sale of Lots Before Improvements Prohibited. A Developer may not sell any lot in a subdivision until the required improvements are made to such lot regardless of the Developer providing a guarantee for such improvements.

(Amended by Ordinance 2022-08, passed on December 14, 2022.)

#### 20.08.04 GUARANTEE OF PERFORMANCE

1. INSTALLATION GUARANTEE: The Installation Guarantee is an amount of money or money equivalent, as described below, given to Genola Town by a Developer to ensure that the required improvements are installed.
  - a. Type and Amount of Installation Guarantee: The type of guarantee shall be in the form of a bond, mortgage, or a cash deposit. If a bond or cash deposit, the amount shall be equal to one hundred twenty-five percent (125%) of the cost of the required improvements, as determined by the Town Public Works Director. If a mortgage, the amount shall be equal to at least two hundred percent (200%) of the cost of the required improvements, as determined by the Town Public Works Director. The design engineer shall submit an opinion of probable construction cost containing an itemized listing of all public improvements as well as other costs required to construct them (i.e. construction staking, mobilization, etc.).
  - b. Duration: The duration of the bond or other assurance shall be for two years from the date of approval of the subdivision by the Town Council. An extension of time may be granted by the Town Council upon application by the Developer. Provided such application is submitted at least sixty (60) days prior to the expiration of the bond, and provided the issuer of the bond is willing to extend the time of the assurance.
  - c. Partial Completion: If the Developer completes portions of the required infrastructure improvements and such completions are inspected and accepted by the Town Public Works Director, the Town shall release a portion of the installation guarantee equal to the cost of the completed, accepted infrastructure improvements, minus the amount of the Warranty set forth in Subsection 2 below.
  - d. Default: In the event the Developer is in default or fails or neglects to satisfactorily install the required improvements within two years from the date of approval of the plat by the Town Council, or to pay all liens in connection therewith, the Town Council may declare the bond or other assurance forfeited and the town may install or cause the required improvements to be installed using the proceeds from the collection of bond or other assurance to defray the expense thereof.
  - e. Final Disposition and Release: The Developer shall be responsible for the quality of all materials and workmanship. At the completion of the work, or not less than ten days prior to the release date of the bond or other assurance, the Town Public Works



Director shall make a preliminary inspection of the improvements and shall submit a report to the Town Council, setting forth the conditions of such facilities. If all liens are paid, and other conditions thereof are found to be satisfactory, the Town Council shall release the bond or other assurance, minus the amount of the Warranty set forth in Subsection 2 below. If the condition of material or workmanship shows unusual depreciation or does not comply with the acceptable standards of durability or if any outstanding liens are not paid, the Town Council may declare the Developer in default.

2. **IMPROVEMENT WARRANTY:** The Improvement Warranty is an amount of money or money equivalent, as described below, given to Genola Town by a Developer to cover the costs of inadequate quality of improvements or the early failure of the same.
  - a. **Type and Amount of Warranty:** The type of warranty shall be in the form of a bond, mortgage, or a cash deposit or other valuable consideration acceptable to the Town Council in an amount equal to ten percent (10%) of the cost of the required improvements, as determined by the Town Engineer (or contracted engineering firm) or the developer's reasonable estimated cost of completion. The developer shall submit a report of the construction cost containing an itemized listing of all public improvements as well as other costs required to construct them (i.e. construction staking, mobilization, etc.) in order to determine the amount of the warranty.
  - b. **Duration:** The duration of the bond or other assurance shall be for one calendar year from the date the Town of Genola accepts the improvements as completed in accordance with Town specifications. The Town of Genola may extend the duration of the assurance if the Town of Genola:
    - i. Determines for good cause that a one-year period would be inadequate to protect the public health, safety, and welfare; and
    - ii. has substantial evidence, on record:
      1. that the area upon which the infrastructure will be constructed contains suspect soil and the Town of Genola has not otherwise required the Developer to mitigate the suspect soil; OR
      2. of prior poor performance by the Developer; OR
      3. there is reasonable evidence that the improvements may be of unacceptable quality but additional time would be helpful to determine the extent of such unacceptable quality.
  - c. **Default:** In the event the improvements made by the Developer fail in any manner or show unusual wear or the Developer fails to pay all liens in connection therewith, the Town Council may declare the bond or other assurance forfeited and the Town may repair, replace or cause the deficient improvements to be installed or replaced or pay any liens that remain using the proceeds from the collection of bond or other assurance to defray the expense thereof.
  - d. **Final Disposition and Release:** The Developer shall be responsible for the quality of all materials and workmanship. At the conclusion of the bond performance guarantee period, the Town Public Works Director shall make an inspection of the improvements and shall submit a report to the Town Council setting forth the conditions of such facilities. If all liens are paid, and all improvements are found to be satisfactory, the Town Council shall release the bond or other assurance within 60 days upon written request from the Developer.

3. ROAD RESURFACING FEE. New roads within a development will be resurfaced (e.g. chip sealed) approximately two years after the installation of the road. Before a final plat will be recorded, the Developer must pay the Town of Genola the estimated cost for resurfacing all new roads within the development. The cost estimate shall be determined by the Town Public Works Director.

(Amended by Ordinance 2022-08, passed on December 14, 2022.)

#### 20.08.05 DESIGN STANDARDS AND REQUIREMENTS

1. Minimum Area of Subdivision: There shall be no minimum area for a subdivision except as required to meet the minimum lot size and requirements as provided in the Zoning Ordinance for the area in which the subdivision is located.
2. Streets and Alley Widths, Cul-de-sacs, and Easements:
  - a. Street Widths: All streets shall conform to the required widths as found in the Genola Town Road standards as adopted by the Town of Genola. Where the Town of Genola has designated a future road that is located within a subdivision that is to be developed by the Developer, the corresponding road dedication shall conform to the width requirements of such planned road. The dedicated road shall be graded and paved and culverts installed in accordance with town standards. Wider areas of roads for fire truck turn arounds shall be required as determined by fire code standards and by the Town Fire Chief.
  - b. Alleys: Alleys shall have a minimum width of twenty-six (26) feet. Alleys may be required in the rear of business lots, but will not be accepted in residential blocks except under unusual conditions where such alleys are considered necessary by the Planning Commission.
  - c. Reverse Curves: Reverse curves shall have a tangent of at least one hundred (100) feet, unless in the opinion of the Planning Commission such is not necessary.
  - d. Street Intersection: Streets shall intersect each other as near as possible at right angles. Minor streets shall approach the major or collector streets at an angle of not less than eight (80) degrees. Offsets in street alignment of more than ten (10) feet or less than one hundred twenty (120) feet shall be prohibited.
  - e. Street Grades: Minimum street grades of one percent (1.0%) will be required with the maximum grade being 7 per cent for collector streets and 10 per cent for minor streets. Where the observance of this standard is unfeasible, the Town Council shall have the power to grant an exception when special pavement surfaces and adequate leveling areas are installed or in the opinion of the Town Council the best subdivision of the land is thereby secured.
  - f. Street Curves: Where the street lines within a block deflect from each other at any one point more than ten (10) degrees, there should be a connecting curve. The radius of the curve for the inner street line should be not less than 350 feet for major streets, 250 feet for an important neighborhood street, and 100 feet for minor streets.

- g. Street Names: New street names should not duplicate those already existing. A street obviously a continuation of another already in existence should bear the same name. Before the street is named, the proposed name must be submitted to and approved by the Town Council.
  - h. Relations to Adjoining Street System: The arrangement of streets in new subdivisions shall make provisions for the continuation of the existing streets in adjoining areas (or their proper projection where adjoining land is not subdivided) at the same or greater width (but in no case less than the required minimum width) unless variations are deemed necessary by the Town Council, for public requirements. The street arrangement must be such as to cause no unnecessary hardship to owners of adjoining property when they plat their own land and seek to provide for convenient access to it. Where, in the opinion of the Planning Commission, it is desirable to provide for street access to adjoining property, proposed streets shall be extended by dedication to the boundary of such property.
  - i. Cul-de-sacs: Cul-de-sacs (dead end streets) shall be used only where unusual conditions exist which make other designs undesirable. Each cul-de-sac shall have a minimum right-of-way width of sixty (60) feet and must be terminated by a turnaround of not less than one hundred ten (110) feet in diameter or a hammerhead turnaround with a minimum width of sixty (60) feet. Surface water must drain away from the turn-around, except that where surface water cannot be drained away from the turn-around along the street, due to grade, necessary catch basins and drainage easements shall be provided.
  - j. Easements: Where alleys are not provided, easements of not less than eight (8) feet on each side of all lot lines will be required where necessary for poles, wire, conduits, storm or sanitary sewers, gas and water mains, and other public utilities. Easements of greater width may be required along property lines where necessary for surface overflow or for the extension of main sewers or similar utilities.
3. Blocks:
- a. Length: The maximum length of blocks, generally, shall be two thousand six hundred forty (2640) feet and the minimum length of blocks shall be three hundred and thirty (330) feet. Where the length of a block exceeds thirteen hundred feet (1,300) feet where the street dead ends, the Planning Commission may establish additional requirements to ensure the general safety and future road connectivity.
  - b. Width. The width of blocks generally shall be sufficient to allow two (2) tiers of lots.
  - c. Use: Blocks intended for business or industrial use shall be designed especially for such purposes with adequate space set aside for off-street parking and delivery facilities.
4. Lots:
- a. Building Sites: The lot arrangement, design, and shape shall be such that lots will provide satisfactory and desirable sites for buildings and be properly related to topography and conform to requirements set forth herein. Lots shall not contain peculiarly shaped elongations solely to provide necessary square footage which would be unusable for normal purposes.

- b. Building Lot Sizes and Frontage Requirements: All lots shall meet the lot size and frontage requirements for the zone in which it is located.
- c. Building Lots Must Abut on Public Streets: Each lot shall abut on a street dedicated by the subdivision plat or an existing publicly dedicated street. Interior lots having frontage on two streets shall be allowed, except where topographic conditions make such design undesirable.
- d. Corner Lots: Corner lots shall have extra width sufficient for maintenance of required building lines on both streets.
- e. Angle of Lots: Side lines of lots shall be approximately at right angles, or radial to the street line, except where topographic conditions make it advisable to have side lot lines deflect at sharper angles.
- f. Parts of Lots: All remnants of lots below minimum size left over after subdividing of a larger tract must be attached to adjacent lots rather than allowed to remain as unusable parcels.
- g. Divided Lots: Where the land covered by a subdivision includes two or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to single ownership before approval of the final plat, and such transfer recorded in the County Recorder's office before being certified to the Planning Commission by the Developer.

(Amended by Ordinance 2022-01, passed on January 19, 2022.)

#### 20.08.06 IMPROVEMENT REQUIREMENTS

Improvements shall be installed in all subdivisions in accordance with standards and requirements hereinafter set forth and in accordance with the standards adopted by the Town of Genola for infrastructure and utilities, provided, however, that actual construction of required improvements in the subdivision may be delayed up to two years where a suitable bond or other assurance is furnished to the Town by the Developer as provided for elsewhere in this ordinance. (See particularly Section 20.13.08)

Said improvements shall be as follows:

- 1. Streets and Travel Easements: All streets and travel easements, including proposed roads within the subdivision, shall be dedicated to the Town and shall be graded and paved and culverts installed in accordance with Town Standards as directed by the Town Public Works Director.
- 2. All Sewage Disposal Systems: Systems shall conform to Genola Town and Utah County Board of Health specifications.
- 3. Water Mains: Both "off-site" and "on-site" water mains shall be installed in accordance with Genola Town standards.
- 4. Fire Hydrants: Fire hydrants shall be installed in accordance with town specifications.



5. Permanent Monuments: Permanent monuments shall be installed in accordance with town specifications.
6. Utilities: Primary and secondary power must be provided to each lot in the subdivision. Communications conduit shall be located underground except when the Developer can show the Planning Commission that underground lines are not feasible.
7. Environmental Hazards: Environmental hazards must be eliminated as required by the Town Council as follows:
  - a. Cut and fill slopes must be covered with top soil and reseeded.
  - b. Location of streets and buildings on unstable soil shall be avoided.
  - c. Surface water shall be confined to the subdivision or shall be drained into natural channels in a manner that will prevent the soil within and outside of the subdivision from eroding.
  - d. Natural drainage channels shall be adequately taken into account in laying out the subdivision.
  - e. Other environmental hazards must also be eliminated or adequately handled as directed by the Town Council.
8. Secondary Water

Letter of approval and letters of notification,

- a. If construction is required on Strawberry High Line Canal Company's existing infrastructure, a letter of approval from SHLCC must be obtained.
  - b. If construction is required on local pond company's pressurized system outside the tract to be subdivided, a letter of approval must be obtained from that pond company. If changes will be made on local pond company's pressurized system inside the tract to be subdivided, a letter of notification must be sent to the local pond company.
  - c. The location of all secondary water mains, meters, shutoff valves and water risers.
  - d. Note: It is necessary that all secondary water mains, meters, and shutoff valves within the subdivision must be installed in accordance with Genola Town water standards and inspected by personnel authorized by the Genola Town Council.
9. Regulatory signs: All traffic and road signage required by the Genola Town Public Works Director.

(Amended by Ordinance 2023-01, passed on April 19, 2023.)

#### **20.08.07 COSTS AND CHARGES IN CONNECTION WITH THE DEVELOPMENT OF SUBDIVISIONS**

Except as noted below, costs and charges in connection with the planning and development of subdivisions in Genola, Utah, shall be paid for by the Developer.

**Reimbursement for Public Improvements.** Any Developer who expends funds to install municipal services or public improvements (i.e., water lines, asphalt or concrete pavement,

road base, etc.) ("Installed Improvements") associated with an approved development may receive reimbursement of part of that expense under the following conditions:

1. The Developer shall enter into a written reimbursement agreement with the Town prior to the Installed Improvements being installed.
2. The amount of the reimbursement shall be limited to the Installed Improvement addressed in the reimbursement agreement which:
  - a. are municipal services or public improvements,
  - b. provide a direct benefit to property adjacent to the Installed Improvements, and
  - c. are greater than the roughly proportional share of improvements needed to service the original development.
3. If within five (5) years from the date of the reimbursement agreement, a party ("Subsequent Developer") develops property that: (a) is adjacent to the property with the Installed Improvements and (b) directly benefits from the Installed Improvements in order to meet its obligations for development, the Subsequent Developer shall pay to the Town a developer reimbursement payment for the Installed Improvements. The developer reimbursement payment for installed municipal services or public improvements, street, curb, gutter, sidewalk, and pavement (including road base and sub-base) shall be at a rate per linear foot of street frontage as indicated in the written reimbursement agreement with the Town and based on the Developer's actual costs for such public improvements per linear foot. The Subsequent Developer shall pay 50% of the indicated per linear foot rate for the portion of the improvements that benefit the Subsequent Developer. The developer reimbursement payment is separate from and in addition to the payment of any other required fees or improvements.
4. After payment is received from the Subsequent Developer and after completion of the subsequent development, the Town of Genola will withhold ten percent (10%) of the collected developer reimbursement payment for administrative purposes, and the Town of Genola will pay the Developer up to 50% of the cost of the Installed Improvements, less the administrative fee. In no event shall the amount paid to the Developer exceed the amount actually collected by the Town from the Subsequent Developer less the administrative fee.
5. If the Town installs public improvements at the Town's expense, the Town may receive reimbursement from developing parties pursuant to this Section as though the Town were a private party. The agreement described in Subsection (1) of this Section shall not be required for reimbursement to the Town.
6. The developer reimbursement payment described in Subsection (3) of this section shall be paid to the Town in its entirety prior to final plat approval of the subsequent development.

(Amended by Ordinance 2018-01, passed on January 10, 2018.)

## **20.08.08 SUBDIVISION AMENDMENTS AND BOUNDARY LINE ADJUSTMENTS**

**Subdivision Amendments.** A Developer desiring to amend a recorded subdivision may file a written application with the Town of Genola to request an amendment to the recorded plat. Except for Boundary Line Adjustments described below, the application to vacate, alter, or

amend an entire plat, portion of a plat, or a street or lot contained in a plat shall be accompanied by the following:

1. The name and address of all owners of record of the land contained in the entire plat;
2. The name and address of all owners of record of land adjacent to any street that is proposed to be vacated, altered, or amended; and
3. The signature of each of these owners who consents to the application.

The application to amend a recorded subdivision shall be submitted to the Planning Commission for review in accordance with the following:

1. The Town shall provide notice of the petition by mail to the owners within the plat and each affected entity that provides a service to an owner of the record of the portion of the plat that is being vacated or amended at least ten (10) calendar days before the Planning Commission will first discuss the vacation or amendment of the plat.
2. The Planning Commission shall hold a public hearing within forty five (45) days after the day on which the petition is filed if:
  - a. Any owner within the plat notifies the Town of the owner's objection in writing within ten (10) days of mailed notification; or
  - b. A public hearing is required because all of the owners in the subdivision have not signed the revised plat.
  - c. The public hearing requirement does not apply and the Planning Commission may consider at a public meeting an owner's petition to vacate or amend a subdivision plat if the petition seeks only to:
    - i. join two (2) or more of the petitioning fee owner's contiguous lots;
    - ii. Subdivide one or more of the Developer's lots, if the subdivision will not result in a violation of a land use ordinance or a development condition;
    - iii. Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner and are not designated as a common area.
3. The Planning Commission shall make a recommendation as to the application to the Town Council. The Town Council will then review and make a decision on the application.

If an application is submitted containing a request to vacate or alter any portion of a street or alley within a subdivision the following shall apply:

1. The Planning Commission shall hold a public hearing, after providing notice to property owners within three hundred feet (300') of the area being petitioned for vacation or alteration. After the public hearing and review by the Planning Commission, the Planning Commission shall make a recommendation to the Town Council. The Town Council may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way, or easement if it finds that good cause exists for the vacation or alteration and neither the public interest nor any person will be materially injured by the vacation. If the Town Council vacates or alters any portion of a street or alley, the Town Recorder shall ensure that the plat is recorded in the Office of the Recorder of the County in which the land is located.
2. The action of the Town Council vacating or narrowing a street or alley that has been dedicated to public use shall operate to the extent to which it is vacated or narrowed,

upon the effective date of the vacating plat, as a revocation of the acceptance thereof, and the relinquishment of the Town's fee therein, but the right-of-way and easements therein, if any, of any lot owner and the rights of any public utility may not be impaired thereby.

**Boundary Line Adjustments.** The owners of record of adjacent parcels that are described by a metes and bounds description may exchange title to portions of those parcels if properly executed and acknowledged as required under the provisions of Utah Code § 10-9a-523 and Utah Code § 10-9a-524. If a parcel that is the subject of a boundary line agreement contains a dwelling unit, the boundary line adjustment is exempt from the plat requirements and improvement requirements of this Chapter, subject to the review of the boundary line adjustment by the Planning Commission Chair in accordance with the following criteria:

1. No additional parcel results from the boundary line adjustment;
2. The boundary line adjustment does not result in remnant land that did not previously exist;
3. The adjustment does not result in violation of applicable zoning requirements;
4. The proposed boundary does not materially affect any approved public utility easements, or an agreement with and between any and all affected utility agencies or entities is formed to maintain or realign the easement.

The owners of record shall submit the following in their application for a boundary line adjustment:

1. A document of conveyance (see below)
2. A notice of approval (see below)

Failure to submit either document will be considered an incomplete application.

**Document of Conveyance.** A document of conveyance shall be recorded in the Office of the County Recorder to effectuate the boundary line adjustment. The document of conveyance may be either a quit claim deed or boundary line agreement. An exchange of title by either quit claim deed or by boundary line adjustment under this section shall include:

1. a legal description of the original parcels, and the parcels created by the exchange of title;
2. the signature of each owner included in the exchange;
3. a sufficient acknowledgement for each party executing the notice in accordance with the provisions of Utah Code 57-2a, Recognition of Acknowledgements Act; and
4. the address of each owner for assessment purposes.

**Notice of Approval.** The application for a boundary line adjustment shall include a notice of approval for recording in the office of the county recorder, if approved by the Town. The Notice of Approval shall:

1. recite the descriptions of both the original parcels and the parcels created by the exchange of title;
2. be executed by each owner included in the exchange;
3. contain a signature block for the Planning Commission Chairperson; and
4. contain a sufficient acknowledgment for each party executing the notice in accordance with the provisions of Utah Code 57-2a, Recognition of Acknowledgements Act.

**Unapproved, Recorded Boundary Line Adjustments.** The Town of Genola may withhold approval of a land use application for property that is subject to a recorded boundary line

agreement or other document used to adjust a mutual boundary line if the Planning Commission or the Town Council determines that the lots or parcels, as adjusted by the boundary line agreement or other document used to adjust the mutual boundary line, are not in compliance with the Town of Genola's land use ordinances in effect on the day on which the boundary line agreement or other document used to adjust the mutual boundary line is recorded.

(Amended by Ordinance 2022-01, passed on January 19, 2022.)

#### 20.08.09 GENERAL REQUIREMENTS

1. Standards and specifications: The Town Public Works Director shall recommend specifications and standards for the design and quality of all required improvements. Said specifications and standards shall be adopted by resolution by the Town Council. Said requirements shall be considered minimum and shall apply to all subdivisions under all ordinary circumstances; provided, however, that where the Developer can show that a provision of these general requirements and design standards would cause unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, in the opinion of the Town Council, a departure may be made without destroying the intent of such provisions, the Town Council may authorize such departure.
2. Improvement Standards: All improvements shall be installed in accordance with the town specifications, as directed by the Town Public Works Director.
3. Parks, School Sites, Other Public Spaces: In subdividing property, consideration shall be given to sites for schools, parks, playgrounds, and other areas for public use as shown on the Master Plan. Any provision for such open spaces should be indicated on the Preliminary Plan in order that it may be determined in what manner such areas will be dedicated to, or acquired by, the proper agency.
4. Amended Plats: Amended plats must be filed. When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this Ordinance. No change shall be made in approved plats unless approval thereof has been obtained by the Planning Commission and the Town Council.
5. Enforcement and Permits: No officer of the town shall grant any permit or license for the construction or use of any building or land unless and until the requirements hereof shall have been complied with.
6. Construction and Maintenance of Private Roads and Driveways in Town Prohibited: All officials of the town shall refrain from opening, accepting, grading, paving, or lighting a street, authorizing the laying of sewers and water mains, or making connections to public water or sewer lines in a street which:
  - a. Has not received the status of a public street prior to the taking effect of this Ordinance, or
  - b. Has not been approved by the Planning Commission as a part of appropriately submitted preliminary plans, or
  - c. Having been submitted to the Planning Commission and disapproved by it, has not been accepted by the Town Council.
7. No town officer or employee shall enter upon private driveways or roads for the purpose of maintaining or constructing the same, unless and until such private driveways or roads shall have first been made to comply with the standards for public streets for width and



improvements, as set forth in this Ordinance, and shall have been accepted as a public street or road by the Planning Commission and Town Council.

(Amended by Ordinance 2022-01, passed on January 19, 2022.)

#### 20.08.10 DEFINITIONS

For the purpose of this Ordinance, the following definitions shall apply:

1. Easement: The quantity of land set aside or over which a liberty, privilege or advantage in land without profit, existing distinct from the ownership of the land, is granted to the public or some particular person or part of the public.
2. Final Plat: A map or chart of the land-division which has been accurately surveyed and such survey marked on the ground so that streets, alleys, blocks, lots and other divisions thereof can be identified.
3. Intervening Property: Property located between the existing service facility and the property under development.
4. Major Street: A street existing or proposed, which serves or is intended to serve as a major traffic-way, and is designated as a collector or arterial street on the Master Plan.
5. Metes and Bounds: The description of a lot or parcel of land by courses and distance.
6. Minor Street: A street existing or proposed which is supplementary to a collector street and of limited continuity which serve, or is intended to serve, the local needs of a neighborhood.
7. Off-Site Facilities: Facilities designed or located so as to serve other property outside of the boundaries of the subdivision – usually lying between development and existing facilities.
8. On-Site Facilities: Facilities installed within or on the perimeter of the subdivision.
9. Over-Size Facilities: Facilities with added capacity designed to serve other property, in addition to the land within the boundaries of the subdivision.
10. Preliminary Plan: A map or chart of a proposed land-division.
11. Subdivision: "Subdivision" means any land that is divided, re-subdivided or proposed to be divided into two or more lots, parcels, sites, units, plots, or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

"Subdivision" includes:

- a. The division or development of land whether by deed, metes and bounds description, devise and testacy, map, or other recorded instrument; and
- b. Divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

"Subdivision" does not include:

- c. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of un-subdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;

- d. A recorded agreement between owners of adjoining un-subdivided properties adjusting their mutual boundary if no new lot is created and the adjustment does not violate applicable land use ordinances;
  - e. A recorded document, executed by the owner of record revising the legal description of more than one contiguous un-subdivided parcel of property into one legal description encompassing all such parcels of property; or joining a subdivided parcel of property another parcel of property that has not been subdivided, if the joining does not violate applicable land use ordinances; and
  - f. The joining of a subdivided parcel of property to another parcel of property that has not been subdivided does not constitute a subdivision.
12. Vicinity Plan: A map or chart showing the relationship of streets within a proposed subdivision to streets in the surrounding area.

**(Amended by Ordinance 2022-01, passed on January 19, 2022.)**

#### **20.08.11 PENALTIES**

Any person, firm or corporation who shall transfer or sell any lot of land in a subdivision as defined in this Ordinance, which subdivision has not been approved by the Planning Commission and also approved by the Town Council and recorded in the office of the County Recorder, shall be guilty of an infraction for each lot or parcel of land transferred or sold, and the description of such lot or parcel of land by metes and bounds in the instrument of transfer or other document used in the process of selling or transferring, shall not exempt the transaction from such penalties, or from the remedies herein provided. The Town may enjoin such transfer or sale or agreement by action for injunction brought in any court or equity jurisdiction, or may recover the said penalty by civil action in any court of competent jurisdiction. Any person, firm, or corporation violating any of the provisions of this Ordinance shall be guilty of an infraction and upon conviction thereof shall be punishable by a fine and/or imprisonment at the discretion of the court.

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<sup>i</sup> Historical versions:

- 2023-01, Passed April 19, 2023
- 2022-08, Passed December 14, 2022
- 2022-04, Passed July 20, 2022
- 2022-01, Passed January 19, 2022
- 2019-04, Passed March 13, 2019
- 2018-01
- 2016-06
- 2008-05
- 2006-02

# **TITLE 20 – ZONING ORDINANCE OF GENOLA**

## **CHAPTER 5 DEVELOPMENT STANDARDS**

### Sections:<sup>i</sup>

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 remove 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:
  - a. the parcel is zoned in the Agricultural (A-1) Zone
  - b. the parcel is not larger than 10 acres, and
  - c. the parcel was already existing prior to, and has not had any boundary modifications since, January 1, 2023.

**(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)**

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<sup>1</sup> 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)

# GENOLA STANDARD DRAWINGS AND SPECIFICATIONS

## DIVISION 1 ENGINEERING AND PUBLIC WORKS

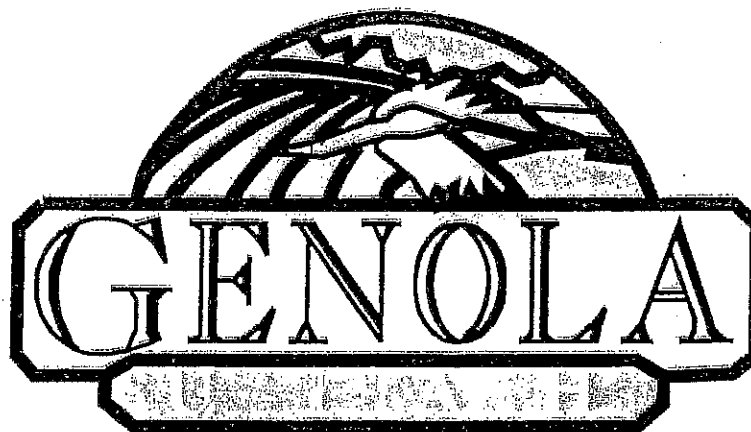
1. GENOLA CITY CULINARY STANDARDS
2. GENOLA ROADS STANDARDS
3. CULINARY SERVICE DETAIL
4. FIRE HYDRANT DETAIL
5. TYPICAL TRENCH SECTION
6. THRUST BLOCK DETAIL
7. ROAD CROSS-SECTION & CLEAR ZONE DETAIL

## DIVISION 2 PLANNING AND ZONING (examples)

1. BUILDING SETBACK DIAGRAM
2. COMMERCIAL AND INDUSTRIAL LANDSCAPE DIAGRAM
3. TRASH ENCLOSURE SPECIFICATIONS
4. PLANNING COMMISSION AND CITY COUNCIL MEETING SCHEDULE FOR 2005

## DIVISION 3 BUILDING AND BUILDING PERMITS (examples)

1. SAMPLE SITE PLAN - SEE BUILDING SETBACK DIAGRAM
2. BUILDING PERMIT FORM EXAMPLE
3. INSPECTION FORM EXAMPLE



## GENOLA CITY STANDARDS

### NOTE!!!!

ABSOLUTELY NO CONSTRUCTION WILL BE PERMITTED BEFORE A PRE-CONSTRUCTION MEETING IS HELD.

### CULINARY WATER SYSTEM

1. ALL NEW WATER MAINS MUST BE C900 PVC (UNLESS OTHERWISE APPROVED BY PUBLIC WORKS AND CITY COUNCIL) W/ 14 GA. TRACER WIRE NEXT TO PIPE AND DETECTION TAPE ABOVE.  
(SEE STANDARD DRAWING NO. 5).
2. ALL CULINARY MAINLINES MUST BE INSTALLED ON THE NORTH OR EAST SIDE OF ROADS.
3. ANY CULINARY LINES WITH THE POTENTIAL FOR FUTURE EXPANSION BEYOND A CURRENT SUBDIVISION BOUNDARY MUST HAVE A GATE VALVE INSTALLED WITHIN 20'-0" OF THE END OF THE LINE. THIS WILL BE DECIDED BY PUBLIC WORKS AND CITY COUNCIL.
4. POTENTIAL 4 WAY INTERSECTIONS MUST HAVE A CROSS AND A GATE VALVE INSTALLED EACH DIRECTION OF THAT CROSS. SIZE TO BE DETERMINED BY PUBLIC WORKS AND CITY COUNCIL.
5. GENOLA PUBLIC WORKS MUST TAP ALL NEW SERVICES (EXCLUDING NEW SUBDIVISION UNDER CONSTRUCTION).
6. WATER MAIN SIZES WILL BE DETERMINED BY PUBLIC WORKS, CITY COUNCIL AND OR ENGINEER.
7. FIRE HYDRANTS SHALL BE PLACED AT A DISTANCE NOT TO EXCEED 500 FEET FROM EACH OTHER.
8. THERE SHALL BE A HYDRANT PLACED AT THE END OF ANY DEAD END CULINARY LINE.
9. FIRE HYDRANTS SHALL BE PLACED ON THE SAME SIDE OF ROAD AS THE MAIN LINE AND 3 FEET FROM PROPERTY LINE.
10. FIRE HYDRANT GATE VALVES SHALL BE FLAGGED TO THE TEE ON THE MAIN LINE WITH MEGA LUGS BETWEEN THE VALVE AND HYDRANT.
11. ONE CUBIC YARD OF DRAIN ROCK IS REQUIRED UNDER EACH FIRE HYDRANT. (SEE PG. 4).
12. SERVICE LINE SPECS ARE AS FOLLOWS:
  - 1" POLY CTS FROM MAIN TO SETTER
  - 4" SETTER - VHC 7224-11-33
  - 405 JCM SADDLE X 1" DIST.
  - 1" CORP. FB-1100 CTS
  - 1" SHUT OFF VALVE B11444 ON THE CITY SIDE OF SETTER
  - 1" MALE COMP. COUPLER CB444 CTS
  - MAPLETON CAN 21" X 30" W/LID
  - 1" X 3/4" BRASS BUSHING
  - 3/4" X 4" BRASS NIPPLE
  - STIFFENERS ON ALL POLY.



STANDARD  
DRAWING NO.

## GENOLA CITY STANDARDS

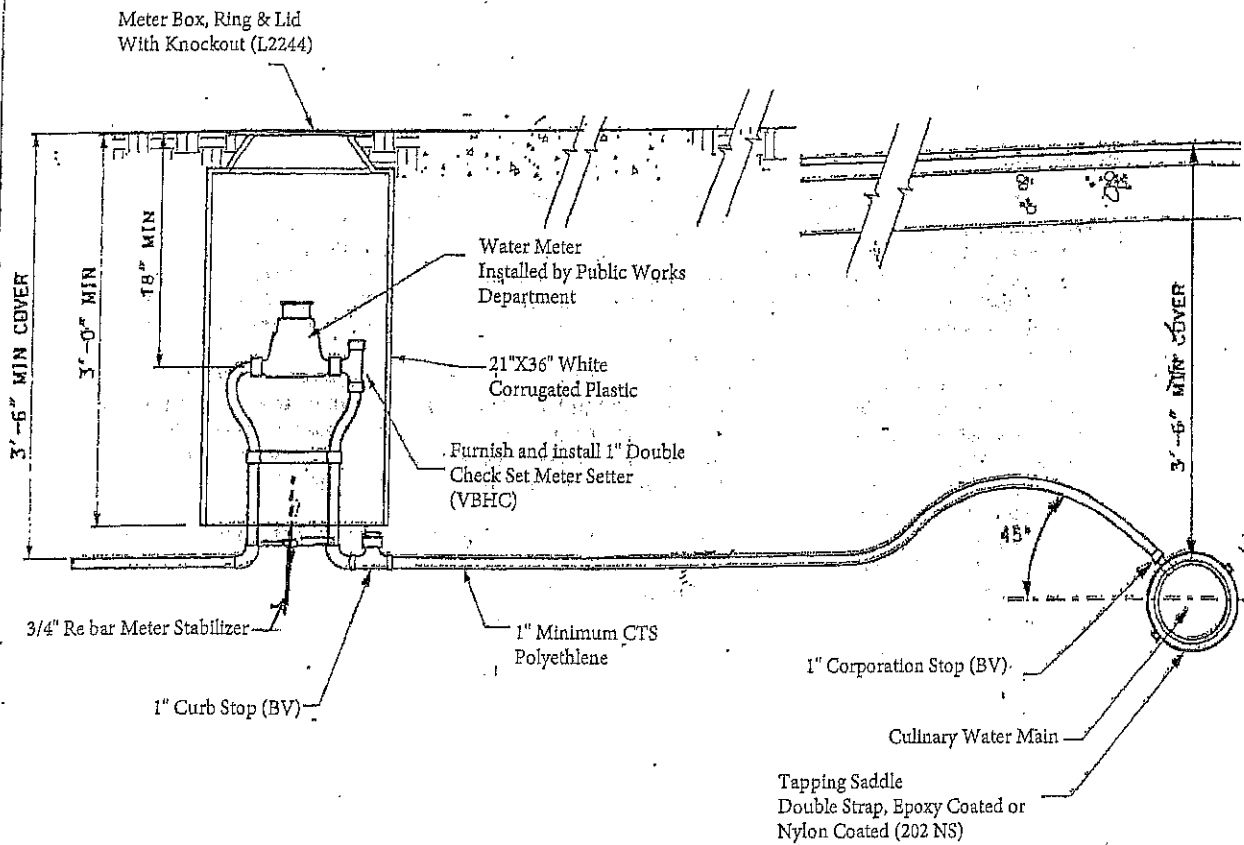
### ROAD STANDARDS

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 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 INSPECTOR AND OR ENGINEER AND NOT TO EXCEED 4 (FOUR) EVERY 500 LINEAL FEET.
5. THERE SHALL BE NO UTILITIES INSTALLED WITHIN THE CITY RIGHT-OF-WAY EXCEPT FOR CULINARY WATER. SPECIAL CONDITIONS WILL NEED APPROVAL FROM PUBLIC WORKS AND CITY COUNCIL.
6. ANY EXCAVATION IN ROADWAY SHALL BE COMPACTED IN 6 INCH LIFTS AND COMPACTION TEST REQUIRED.
7. POWER, PHONE AND PRIVATE IRRIGATION ARE TO BE INSTALLED IN THE PUBLIC UTILITY EASEMENT.
8. A 2% GRADE IS REQUIRED FROM THE CROWN TO ROAD EDGE: (SEE STANDARD DRAWING NO. 7).
9. A MINIMUM OF 3 INCHES OF ASPHALT IS REQUIRED.
10. UPON COMPLETION OF ASPHALT, ROAD BASES SHALL BE IMPORTED TO RAISE SHOULDER ELEVATION FLUSH WITH ASPHALT.
11. ALL SIGNAGE MUST MEET ENGINEER GRADE OR HIGHER.
12. PUBLIC WORKS WILL ASSIGN SIZE AND LOCATIONS FOR SIGN PLACEMENT.



STANDARD  
DRAWING NO.

2



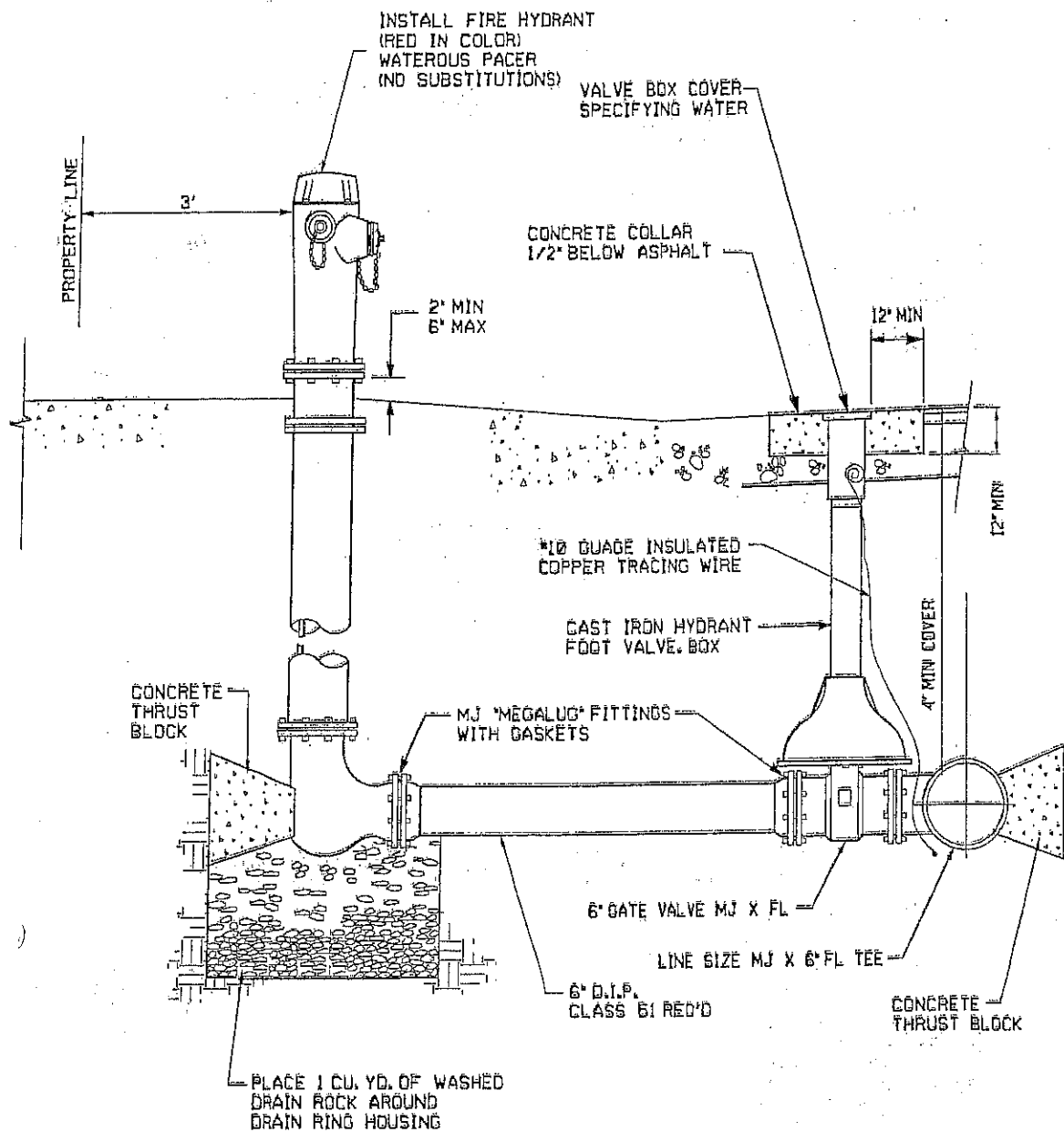
CULINARY WATER SERVICE  
CONNECTION DETAIL



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3





**GENERAL NOTES:**

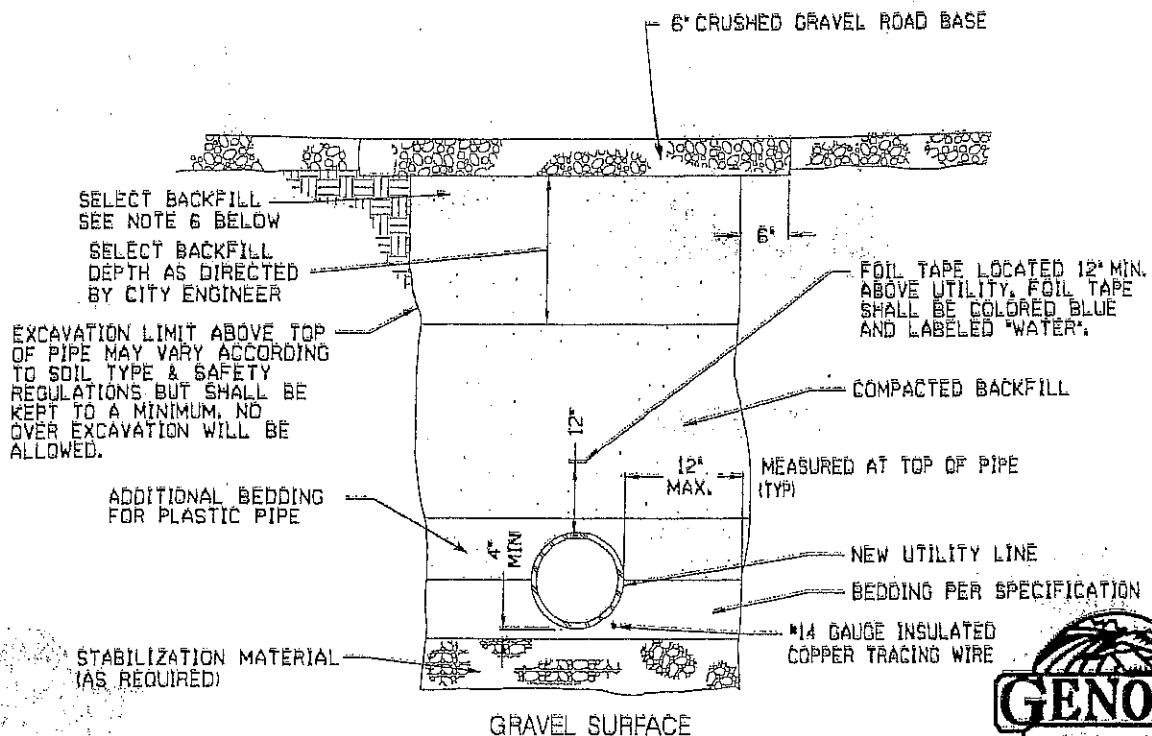
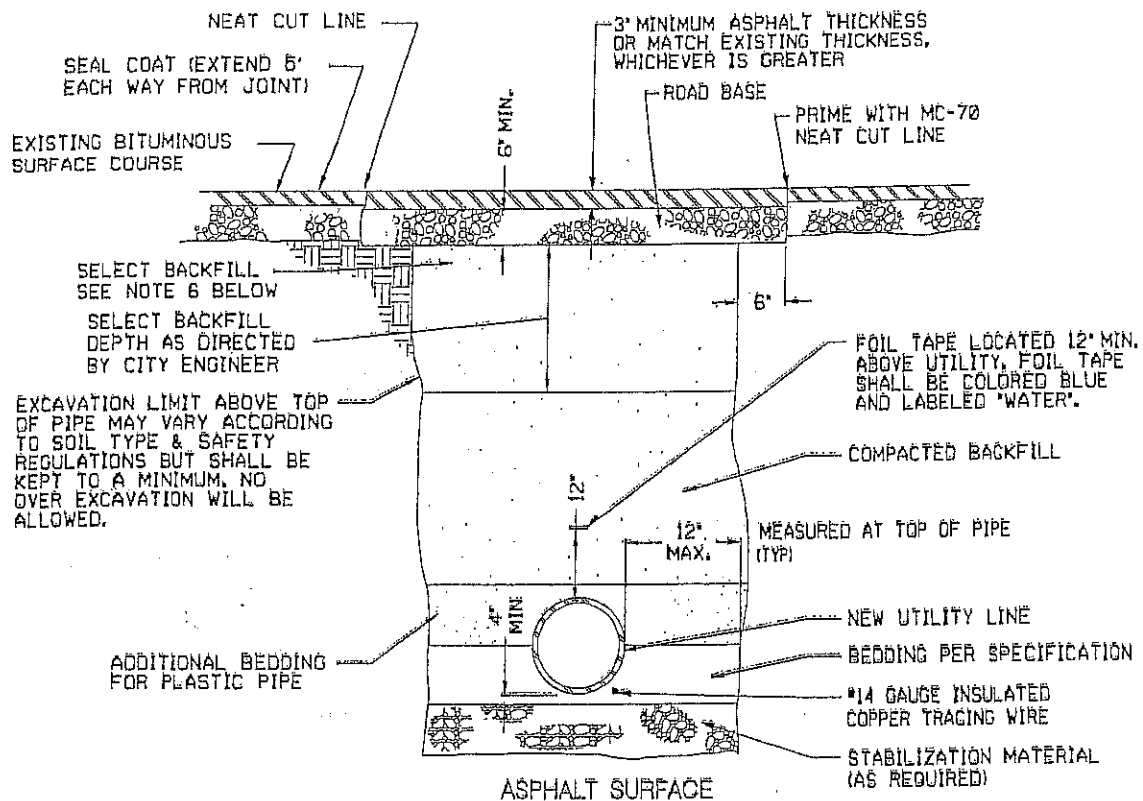
1. FM GRADE GREASE SHALL BE USED FOR ALL BOLTED FITTINGS.
2. WATER MAIN LINE TO BE INSTALLED 6 FEET FROM PROPERTY LINE.

**FIRE HYDRANT**



STANDARD  
DRAWING NO.

4

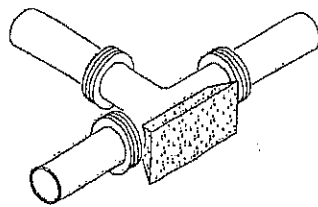


# UTILITY INSTALLATION AND ROAD REPAIR

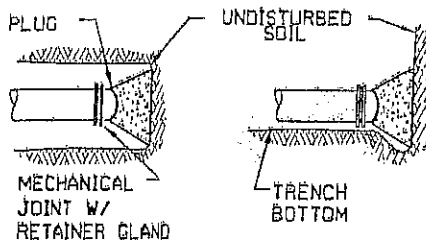
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5





THRUST BLOCK TYPICAL



PLAN

ELEVATION

PLUG DETAIL

SIZE	BENDS				TEES	GATE VALVES	DEAD ENDS	CROSS W/ 1 BRANCH PLUGGED	CROSS W/ 2 BRANCH PLUGGED
	3"	4"	22 1/2"	11 1/4"					
3	1.0	0.6	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20	102.0		102.0	102.0	102.0

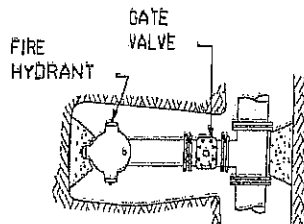
\* SIZE IS BRANCH SIZE

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I. AND A SOIL BEARING CAPACITY OF 1000 LBS. PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

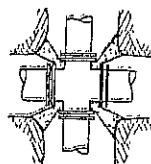
F =  $\frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS./SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$

TABLE OF BEARING AREAS IN SQ. FT. FOR  
CONCRETE THRUST BLOCKING

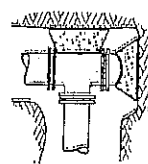
FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS. PER SQ. FT. SOIL BEARING CAPACITY, THRUST BLOCKS AGAINST NON-NATIVE MATERIALS MUST BE UPSIZED UNLESS A BEARING PRESSURE OF 1000 LBS. PER SQ. FT. IS PROVIDED.



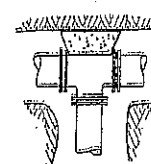
FIRE HYDRANT



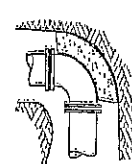
CROSS



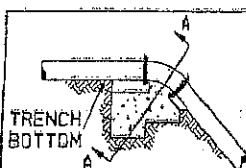
TEE (PLUGGED)



TEE

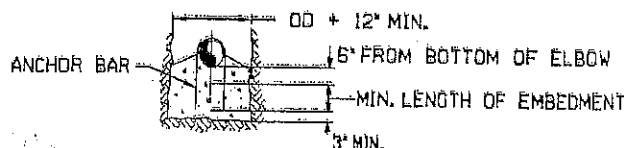


ELBOW



TOP OF VERT. BEND

BAR SIZES FOR 100 PSI		MIN. LENGTH OF EMBEDMENT
LESS THAN	NO. OF BARS & SIZE	
60 CF	NO. 4	8"
90 CF	NO. 5	12"
133 CF	NO. 6	16"



SECTION A-A

SIZE	BENDS		
	6"	22 1/2"	11 1/4"
3	3.7	1.9	1.4
4	6.5	3.3	1.7
6	14.6	7.5	3.7
8	26.0	13.2	6.6
10	40.5	20.7	10.3
12	58.5	30.0	14.8
14	79.5	40.7	20.2
15	91.0	46.6	23.2
16	104.0	53.0	26.5
18		67.3	33.4
20		83.0	41.0
21			45.5
22			50.0
24			59.5
30			
36			

SPECIAL DESIGN REQUIRED

TABLE OF VOLUMES OF CONCRETE (IN CU. FT.)

RED'D FOR VERT. BEND ANCHOR BLOCKS FOR 100 P.S.I. PRESSURE ADJUST VOLUMES BY MULTIPLYING TABULATED VALUES BY A CORRECTION FACTOR "F".

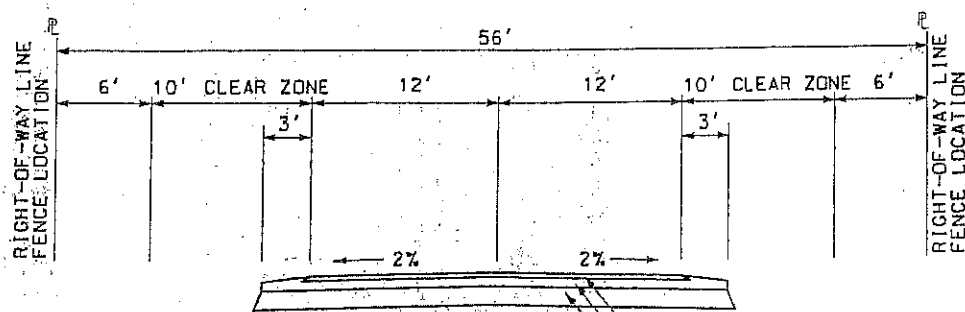
F =  $\frac{\text{ACTUAL SPECIFIED TEST PRESSURE}}{100}$



STANDARD  
DRAWING NO.

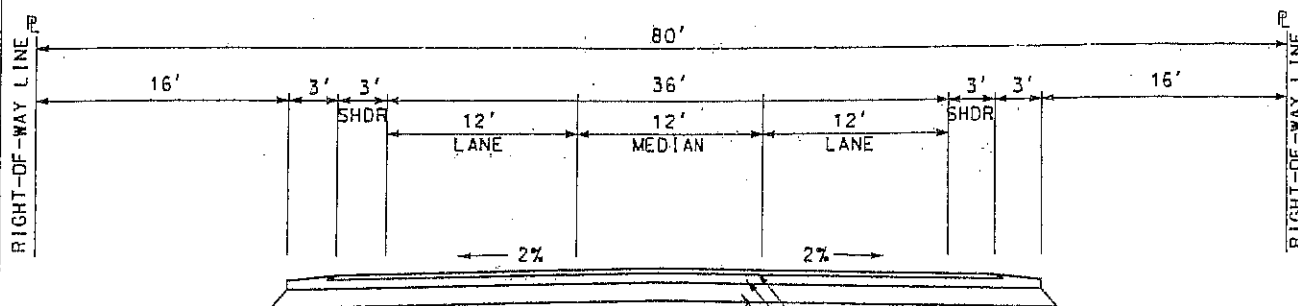
6

THRUST BLOCK DETAILS



RURAL DEVELOPMENT

12 in. minimum



RURAL COLLECTOR

12 inch minimum

NOTES:

1. NEW UTILITY POLES, TELEPHONE BOXES, ELECTRICAL JUNCTION BOXES, ETC., SHALL BE LOCATED AT THE R-O-W LINE.
2. NEW DITCHES AND DITCH STRUCTURES SHALL BE LOCATED OUTSIDE OF THE R-O-W LINE.
3. EXISTING UTILITY POLES, TELEPHONE BOXES, ELECTRICAL JUNCTION BOXES, ETC., MAY REMAIN IF THEY ARE LOCATED BETWEEN THE CLEAR ZONE AND THE R-O-W LINE. ON EXISTING ROADS.

*INTERMEDIATE Rural collector*  
*24" Asphalt*



TYPICAL ROADWAY  
CROSS SECTIONS

STANDARD  
DRAWING NO.