

DRAFT

MONA CITY ORDINANCE 2024-5

NOW THEREFORE, be it ordained by the Council of the Mona City, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “11-4-1 CONCEPT PLAN” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

11-4-1 CONCEPT PLAN

- A. Prior to application for any subdivision plat, a pre-application and concept plan review with city staff and the DRC will be required, as set forth in 10-12-3. The concept plan shall include the following information:
1. A simple layout of existing and proposed streets, trails, lots, major buildings, planned residential developments, utilities, drainage channels, ditches and waterways.
 2. A description of the proposed development, including a vicinity map, proposed number of lots and lot sizes, proposed uses, proposed park and open space, and other zoning considerations.
 3. Information on important features that may require additional mitigation or preservation efforts, such as natural vegetation, ponds, streams, ditches, wetlands, wildlife habitats, view sheds, trees, green spaces, scenic points, historic sites or other City assets, and the applicant's plan for addressing the same.
 4. Information regarding the scope and need for public improvements, public utilities, water supply and demand requirements, and the applicant's plan for providing for the same.
 5. Information regarding adjacent property owners for notice purposes.
 6. Proof of usable culinary and secondary water sources which have been verified by the Mona City Irrigation secretary as well as the Mona City Water Engineer.
- B. The DRC may, and at the request of the applicant shall, submit the concept plan to the Planning Commission for additional feedback, guidance, and direction. Such review shall not grant any vested rights in the concept plan or application, shall not be considered preliminary or final plat review or approval, and may not be appealed.
- C. After the pre-application and concept plan review, the applicant may apply for preliminary design plan approval. If preliminary design plan approval for a proposed subdivision has not been obtained within six months of the date the pre-application and concept plan review was completed, a resubmittal of the concept plan to the DRC shall be required prior to filing an application for preliminary design plan approval.

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AFTER AMENDMENT

11-4-1 CONCEPT PLAN

- A. Prior to application for any subdivision plat, a pre-application and concept plan review with city staff and the DRC will be required, as set forth in 10-12-3. The concept plan shall include the following information:
1. A [simple 24 X 36 inch](#) layout of existing and proposed streets, trails, lots, major buildings, planned residential developments, utilities, drainage channels, ditches and waterways.
 2. A description of the proposed development, including a vicinity map, proposed number of lots and lot sizes, proposed uses, proposed park and open space, and other zoning considerations.
 3. Information on important features that may require additional mitigation or preservation efforts, such as natural vegetation, ponds, streams, ditches, wetlands, wildlife habitats, view sheds, trees, green spaces, scenic points, historic sites or other City assets, and the applicant's plan for addressing the same.
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- C. After the pre-application and concept plan review, the applicant may apply for preliminary design plan approval. If preliminary design plan approval for a proposed subdivision has not been obtained within six months of the date the pre-application and concept plan review was completed, a resubmittal of the concept plan to the DRC shall be required prior to filing an application for preliminary design plan approval.