

**MONA CITY  
ORDINANCE 2022-20**

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

**SECTION 1:**        **AMENDMENT** “11-4-2 PRELIMINARY DESIGN PLAN (PRELIMINARY PLAT)” of the Mona City Code is hereby *amended* as follows:

**AMENDMENT**

**11-4-2 PRELIMINARY DESIGN PLAN (PRELIMINARY PLAT)**

- A. Submission Requirements: The subdivider shall submit a complete preliminary plat application to the Planning and Zoning Secretary at least twenty-eight (28) days prior to the meeting at which the applicant desires to have their application considered. Submission does not guarantee review at the next scheduled meeting. The application shall consist of the following:
1. An electronic copy in a compatible format as specified by staff;
  2. Three D size copies (22 inches by 34 inches);
  3. Six 11-inch by 17-inch or 12-inch by 18-inch copies (drawn to scale);
  4. Other informational material required by this chapter;
  5. Required fees and two copies of an application for approval of preliminary design plan. Planning Commission rules for submission of proposals shall be followed. Prints submitted pursuant to this section shall be presented on black

based on national geodetic survey area level data. In cases of predominantly level topography throughout a subdivision, one-foot interval contours may be required.

4. Lot and street layout with accommodation of streets proposed by the city major street plan and land use element of the general plan.
5. Dimensions of all lots to the nearest foot.
6. Dimensions of all building pads when required.
7. Total acreage of entire proposed subdivision and acres of open space.
8. Lots, blocks or cluster or complex units numbered consecutively.
9. Locations and identification of all existing and proposed public and private easements.
10. Existing and proposed street names.
11. Street profiles to show proposed grades, including centerline grades of existing streets in adjacent properties for a minimum distance of 100 feet.
12. The plat shall be drawn to a scale no smaller than one inch equals 100 feet, and shall indicate the basis of bearings, map north, name of subdivision, name of county, name of municipality, township, range, section and quarter section, block and lot number of the property under consideration.
13. General location in the subdivision area of trees over four inches in diameter, measured at four and one-half feet above the ground. In cases of heavily wooded areas, indication of the outline of wooded area and location of trees which are to remain.
14. An affidavit (certificate for clear title) that the applicant is the owner, the equitable owner, or authorized by the owner in writing to make application for the land proposed to be subdivided.
15. Sites, if any, to be reserved or dedicated for parks, playgrounds, schools, trails or other public uses.
16. Sites, if any, for multi-family dwellings, shopping centers, community facilities, industry or other uses, exclusive of single-family dwellings, as may be permitted by the city zoning ordinance.
17. A map showing soil types and their boundaries in the area proposed for subdivision.
18. The map shall include a table of interpretation for the soil types shown. The soil map shall conform to AASHTO guidelines.
19. A description of the type of water system proposed.
20. Soils profiles for the tract proposed for subdivision where there are geologic hazards known to the subdivider or the city.
21. Location, function, ownership and manner of maintenance of common open space not otherwise reserved or dedicated for public use (in compliance with the city open space zone).
22. Location of water and sewer lines and storm drainage system.
23. Location of waterways and ditches. Where improvements to irrigation ditches are required, written approval from the irrigation company, or private ditch owner, or easement holder must be submitted.
24. Location and type of street lighting, street signs, street planting, and U.S. Post

Office central box unit.

25. Location of high water (spillway) elevation line for Mona Reservoir and the sensitive lands overlay (SLO) line, if applicable.
26. Location of buildings with animals in the proximity.
27. A map at suitable scale showing the following:
  - a. Proposed future street layout in dashed line for any portion or parcel of the plan which is not being subdivided at the present time.
  - b. Proposed sewer lines where required.
  - c. Watercourses and proposed stormwater drainage systems, including culverts, water areas, streams and areas subject to occasional flooding.
  - d. Approximate boundaries of areas subject to inundation or stormwater overflows of an intensity estimated to occur with a return frequency of once every one hundred (100) years.
  - e. Existing buildings, other easements, telephone lines, gas lines, power lines and other features located on the subdivision or adjacent to its boundaries.
  - f. A composite utilities easement plan showing location, size and proposed use of all easements. All utilities must be constructed within approved easements.

g. Total distance of roads must be shown and documented.

- C. Supporting Documents: Six copies of the following shall accompany and be part of the submission. The Planning Commission may specifically determine that any one of the following documents may not be required:
1. A vicinity map, showing the following (at scale of one inch equals 500 feet should be attached to the application on an eight-and-one-half-inch by 17-inch sheet):
    - a. Related existing and planned streets and highway systems within 100 feet.
    - b. Subdivision boundary lines.
    - c. Zones within 100 feet.
  2. The substance of all other covenants, grants of easements or restrictions to be imposed upon the use of the land, buildings and structures.
  3. Geologic maps and investigation reports regarding area suitability for the proposed development.
  4. An "environmental impact study," as defined in MCC 11-1-2, shall be delivered 14 days prior to the Planning Commission meeting for public inspection. It shall be prepared by an independent consultant approved by the city, with such licenses, education, experience, and skills as are customary for experts in that field. It shall address the following issues that impact the community and shall identify remedies to any of the issues. The plan must be accepted and approved by the City Engineer and Planning Commission.
    - a. Impact on Environment:
      - (1) Faults and Earthquake Hazards: A hazard inherent in the crust of the earth which is dangerous or potentially dangerous to life, property or improvements, due to the movements, failure

or shifting of the earth. Distances to major geological fault lines must be shown.

- (2) Subsurface Rocks and Soils: Rock formation and soil types should be shown. Areas shall be identified that may be susceptible to slippage or other problems related to stability. The report must also address potential impacts of development on adjacent areas.
- (3) Slope and Elevations: Contours of the land in two-foot intervals. Minimum five-foot contour on steep hills or at two-foot intervals on a larger scale map.
- (4) Groundwater Recharge: Identify potential impacts on the purity of groundwater or subsurface aquifers that may result from the planned development.
- (5) Flood Hazards: A hazard to land or improvements due to inundation or overflow water having sufficient velocity to transport or deposit debris, scour the surface soil, dislodge or damage buildings, or erode the banks of watercourses. Any increases in potential downstream flooding or silt flows as a result of development must be identified, along with impacts on downstream areas of any planned runoff diversions. All handling of water flows must be in accordance with the federal water pollution control act (FWPCA).
- (6) Floodplains: Areas identified by the Federal Emergency Management Agency (FEMA) as floodplain areas must be specifically noted, along with anticipated impacts. Proposals which include alteration to any established creek, stream or other natural watercourse must include approval from the U.S. Army Corps of Engineers and Division of Water Resources.
- (7) Erosion Hazards: Areas defined by the City Engineer as being subject to erosion.
- (8) Wildlife Habitat: Specific types of wildlife that are to be found at the site prior to development, including reptiles, birds and mammals. Animal movement corridors must be identified, along with any barriers that development might present to existing animal movement and migration patterns. Special attention should be devoted to any species listed as endangered or protected by the Environmental Protection Agency.
- (9) Air Quality: Address any changes in air quality that are to be anticipated beyond those that would be expected as a result of normal residential development and resulting traffic flows. Any features of development, such as large structures, which might alter existing air current must also be identified.
- (10) Flora: Information on the existing vegetation in the area to be

developed, as well as plans to retain the natural flora. Types of trees, shrubs, grasslands and crops must be identified, with special attention devoted to any species listed as endangered or protected. An estimate will be provided of the percentage of natural vegetation to be retained.

b. Impact on Infrastructure:

- (1) Traffic and Transportation: Information on anticipated traffic impacts resulting from a new development. Such analysis shall address traffic increases on residential streets, addition to traffic flows during peak period (such as the morning commute) and any anticipated needs created for new traffic corridors.
- (2) Culinary Water and Sewer: Impacts on the sewer and culinary water supply must be addressed. Utility accesses should be noted and any potential impacts discussed as they relate to health, safety or barriers to movement of residents or wildlife.
- (3) Storm Drainage: In addition to the drainage plan required with subdivision submission, the report must address any potential impacts on the purity of groundwater or subsurface aquifers that may result from the planned development. Point sources of any discharge to public waterways must be shown and nonpoint sources shall be identified if changes are anticipated as a result of the proposed development. Any increases in potential downstream flooding or silt flows must be identified, along with the impacts on downstream areas of any planned runoff diversions. All handling of water flows must be in accordance with the Federal Water Pollution Control Act (FWPCA).
- (4) Public Safety/Fire Protection: Identify water supply, water lines, fire hydrants and other protective devices as may be required in accordance with the provisions of this title.

c. Impact on Quality of Life:

- (1) Aesthetics and Cultural: Address aspects of development that may impact the rural environment of the city, including any landscape design features that may be inconsistent with retention of views or a rural atmosphere. Any features of development that will contrast with surrounding land uses will also be addressed, including population densities that are significantly different from adjacent areas or any anticipated changes in cultural patterns in the area.  
The report must also note any sites of historical significance either on or within a one-quarter mile of the development site.
- (2) View Scapes: Address aspects of development that may impact view sheds, including any landscape design features that may be inconsistent with retention of views. This section

should also include any unusual cuts or fills required and any development on hillsides or prominent rises.

- (3) Parks, Trails and Recreational Facilities: Address the impact on demand for existing city recreational facilities in accordance with MCC 11-5-20, and indicate what features or facilities, if any, will be included in the development to contribute to the recreational needs of both residents and nonresidents of the development. The following specific recreational aspects will be considered and any significant impacts addressed:
  - (A) Hiking, walking and jogging;
  - (B) Access to mountains;
  - (C) Location of parks;
  - (D) Open space;
  - (E) Picnicking;
  - (F) Sports activities.
- (4) Noise: Proposed developments that include other than residential uses must contain an evaluation of the potential for increased noise. If an increase is anticipated in the ambient noise level as a result of the development, all other land uses within a one-half mile radius must be identified, and the potential impact of the noise increase on those existing uses will be evaluated. Intermittent noise that may result from uses anticipated at the completed development must be identified if it will be out of character, whether due to intensity or frequency, with noise generated by existing uses within a one-half mile radius.
- (5) Survey Notes: Survey notes of subdivision perimeter survey.
- (6) Soil Classification: American Society Of State Highway Transportation Officials (AASHTO) soil classification for subgrade material within proposed street area (i.e., A-1, A-2...A-7).
- (7) Utility Companies Statements: A statement, obtained by the developer, from each utility company involved, stating that they have reviewed the plan and are setting forth their comments concerning the extent of services and the design of utility easement.

D. Description of Proposal: A description of the proposal shall be prepared by the subdivider and submitted with the preliminary design plan submittals. The description shall include:

1. Location of the subdivision.
2. Total development area, lot sizes, current zoning, number of proposed dwelling units, and number of acres in public and/or private open space.
3. Estimated number of gallons per day of water requirements, culinary and irrigation, and method of providing for the same. Information must include

description of proposed connections to existing distribution systems and source of water rights or shares to be dedicated.

4. Estimated number of gallons per day of sewage to be treated.
  5. Itemized construction cost estimate and proposed method of financing of the streets and related facilities; water distribution system; sewage collection system; storm drainage facilities; and such other utilities as may be necessary, including trails, landscaping and revegetation and erosion control.
  6. Survey notes of subdivision perimeter survey, and copies of all monument records.
  7. Plan, profile and typical cross section drawings of roads, bridges, culverts, sewers and other drainage structures.
  8. Grading and drainage plan. The proposed grading plan shall be indicated by solid line contours superimposed on dashed line contours of existing topography for the area of the preliminary plat. Such contours shall be at two-foot intervals for predominant ground slopes within the tract between level and 5% grade, and five-foot contours for predominant ground slopes within the tract over 5% grade. In case of predominantly level topography throughout a subdivision, one-foot contour intervals may be required.
  9. Erosion control plan, when required, to be submitted as result of plan review.
  10. A letter from all utilities (power, cable, gas, phone, irrigation, fire marshal and post office) agreeing to service the subdivision.
  11. Proof of usable culinary and irrigation water shares as well as how they will be implemented, and the water delivered for the lots.
- E. Review Procedure for Preliminary Design Plan: The subdivider shall distribute copies of the plan for review by other government agencies and public utilities as required by the city to ensure adequate public services will be provided to the subdivision.
- F. Planning Commission Approval:
1. The Planning Commission shall determine whether the preliminary plan conforms to the zoning ordinance, general plan, design standards, and other ordinances, regulations, and standards adopted by Mona City.
  2. The Planning Commission, upon the advice of the City Engineer or other advisors, shall determine from a review of the preliminary design plan whether the soil, slope, vegetation and the drainage characteristics of the site are such as to require substantial cutting, clearing, grading and other earthmoving operations in the construction of the subdivision, or otherwise entail an erosion hazard, and, if so, the Planning Commission shall require the subdivider to provide soil erosion and sedimentation control plans and specifications. Such control plans and specifications shall be prepared by a person trained and qualified in such matters, as is determined by the Planning Commission using the county conservation standards, with the costs of preparation of such plans and specifications being borne by the subdivider and to be approved by the City Engineer.
  3. When, in the opinion of the Planning Commission, public facilities should be constructed within the boundaries of a proposed subdivision to achieve

community standards established in the city general plan, the subdivider shall reserve a site appropriate in area and location for such public facility. Such site shall be reserved by the subdivider for a period of not less than two years from the date of preliminary design plan approval, to provide the appropriate public agency an opportunity to purchase the site. A determination by the Planning Commission to require such a reservation by a subdivider shall be made in writing and shall state the reasons for such requirement.

4. After review of the preliminary plan at a public meeting, the Planning Commission shall approve, disapprove or approve with conditions the preliminary design plan, and notify the subdivider in writing of such action, or may postpone action to allow the subdivider time to provide material or additional information needed by the Planning Commission to then determine appropriate action.
5. Planning Commission approval of the preliminary plan shall expire one year after the date of approval. Extensions may be granted by the Planning Commission.

PASSED AND ADOPTED BY THE MONA CITY COUNCIL

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	<b>AYE</b>	<b>NAY</b>	<b>ABSENT</b>	<b>ABSTAIN</b>
Councilmember Jay Christensen	_____	_____	_____	_____
Councilmember Amy Stanley	_____	_____	_____	_____
Councilmember Ron Warren	_____	_____	_____	_____
Councilmember Jay Mecham	_____	_____	_____	_____
Councilmember TJ Pace	_____	_____	_____	_____

Presiding Officer

Attest

\_\_\_\_\_  
Randy Christensen, Mayor, Mona City

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Alicia Hills, Recorder Mona City