

**MONA CITY
ORDINANCE 2022-11**

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

SECTION 1: AMENDMENT “10-6-5 PROPERTY DEVELOPMENT STANDARDS” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

10-6-5 PROPERTY DEVELOPMENT STANDARDS

- A. Water Systems: Sufficient culinary and irrigation water rights and/or systems must be provided to each new lot created within this zone. Public or private water sources may be utilized dependent upon delivery means and proximity to public sources. If public sources will be utilized, water rights shall be dedicated and infrastructure constructed to handle any new demands on the system. All proposed systems and/or water rights must be approved for adequacy by the city Engineering Department prior to acceptance by the City Council.
- B. Sewer Systems: All development within the city must connect to the public system.
- C. Nonresidential or Mixed Use Developments: All landscaping, parking and other applicable development standards shall apply.
- D. Access: All properties must be accessed from improved public or private roads that comply with all public safety accessibility standards. Private roads may only be approved where documentation of a permanent maintenance and funding plan is provided. Though private roads are not encouraged, they are allowed with City Council approval, whether or not a public road could be constructed with property development constraints.
- E. Development Agreements: Any property owner wanting to develop within this zone must enter into a development agreement with the city prior to final development approvals being granted. Such agreements should address the above development standards and any other criteria deemed appropriate by the property owner or city.

(Ord. passed 4-13-2021)

AFTER AMENDMENT

10-6-5 PROPERTY DEVELOPMENT STANDARDS

- A. Water Systems: Sufficient culinary and irrigation water rights and/or systems must be provided to each new lot created within this zone. Irrigation water must be developed and delivered from a reputable and functioning irrigation company with a governing board that confirms ownership and delivery of the water. ~~Public or private water sources may be utilized dependent upon delivery means and proximity to public~~

~~sources. If public sources will be utilized, water rights shall be dedicated and infrastructure constructed to handle any new demands on the system. All proposed systems and/or water rights must be approved for adequacy by the city Engineering Department prior to acceptance by the City Council.~~

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- E. Development Agreements: Any property owner wanting to develop within this zone must enter into a development agreement with the city prior to final development approvals being granted. Such agreements should address the above development standards and any other criteria deemed appropriate by the property owner or city.
- F. Establishment of Homeowners' Associations: A HOA shall be established for the general maintenance, upkeep and enforcement of those areas held in common or limited common ownership. The following standards must be met in establishing a HOA:
 - 1. A feasibility study shall be provided to the city which evaluates:
 - a. A maintenance plan for all common or limited common areas within the development and areas for which the HOA is responsible.
 - b. Estimated annual maintenance costs of common or limited common areas.
 - c. Cost of replacing common or limited common structures, facilities, roads, amenities, etc., in a five (5), ten (10), and fifteen (15) year period.
 - d. Recommended minimum HOA fees per unit necessary to handle annual maintenance and replacement costs.
 - e. Upfront capital necessary for a maintenance fund to be sustained until sixty percent (60%) of the planned units are owner occupied/leased.
 - 2. The developer shall provide the upfront capital to the HOA, which is necessary for the maintenance fund to be sustained through project development and for a period of at least one year upon completion. This is in addition to any bonding requirements for the development.
 - 3. If a secondary irrigation system is to be implemented and maintained by a HOA, fees must be collected and managed by the HOA.
 - 4. The HOA must maintain the common or limited common areas within the planned unit development in accordance with the approved development plan or agreement. Failure to do so will constitute a violation of this section. Furthermore, no deviation by the HOA from the approved development plan can be made without prior approval from the city, including termination of the HOA.
 - 5.

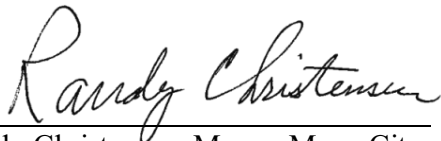
Codes, covenants, and restrictions (CC&Rs) for the development must be approved by the city council to assure compliance with the above standards.
(Ord. passed 4-13-2021)

PASSED AND ADOPTED BY THE MONA CITY COUNCIL .

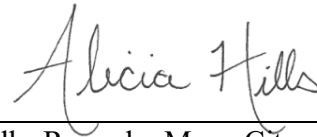
	AYE	NAY	ABSENT	ABSTAIN
Councilmember Jay Christensen	_____	_____	_____	_____
Councilmember Amy Stanley	_____	_____	_____	_____
Councilmember Ron Warren	_____	_____	_____	_____
Councilmember Jay Mecham	_____	_____	_____	_____
Councilmember TJ Pace	_____	_____	_____	_____

Presiding Officer

Attest



Randy Christensen, Mayor, Mona City



Alicia Hills, Recorder Mona City

