

Ordinance 01-26-16

An ordinance of the city council of the City of Mona amending provisions of the City of Mona Land Use regulations.

Whereas, the planning commission has identified some areas of the land use that are needing to be amended and has forwarded such amendments to the city council, and

Whereas, the city council of the City of Mona has held a public hearing and now desires to adopt regulations and amendments relating to land use as identified in this ordinance.

Now, Therefore, Be It Ordained by the city council of the City of Mona, Utah as follows:

Section 1. Section 10-3-8 shall be added as follows:

10-3-8: Occupancy Permit

An Occupancy Permit may be issued after a final inspection has been completed, and all other conditions set forth by the Planning Commission and City Council are met. No structure may be lived in or occupied until an Occupancy Permit is obtained. Buildings occupied before a permit is issued are subject to a \$1500 fine and utility shut off. Utilities will remain off until the fine is paid, and an occupancy permit is issued.

Section 2. Section 10-6-2 shall be amended by deleting the entry for multifamily dwellings. All other uses shall remain as originally adopted:

Section 3. Section 10-6-8 shall be added as follows:

10-6-8: Water Requirements

All lots and subdivisions shall be required to provide 0.5 acre-foot (AF) of culinary water for indoor use per equivalent residential connection (ERC).

The requesting subdivisions/lots will provide a minimum of 1 acre-foot of irrigation water per ERC which must be developed from sources not linked to the City's culinary delivery system. Water requirements are the responsibility of the developer and must be in place prior to any lots being sold.

All lot owners shall enter into a three-way agreement between the entity responsible for delivering irrigation water, Mona City, and the owner of the land/water, prior to the

issuance of a building permit. All water must be permanently dedicated to the individual property for the proper approved usage.

Ownership of culinary rights will be deeded to the City prior to issuance of a building permit. All water rights must be approved by the State Engineer and shall be in compliance with federal, state, county, and city laws and ordinances.

Section 4. Section 10-7-10 shall be added as follows:

10-7-10: Water Requirements

All lots and subdivisions shall be required to provide 0.5 acre-foot (AF) of culinary water for indoor use per equivalent residential connection (ERC).

The requesting subdivisions/lots will provide a minimum of 1 acre-foot of irrigation water per ERC which must be developed from sources not linked to the City's culinary delivery system. Water requirements are the responsibility of the developer and must be in place prior to any lots being sold.

All lot owners shall enter into a three-way agreement between the entity responsible for delivering irrigation water, Mona City, and the owner of the land/water, prior to the issuance of a building permit. All water must be permanently dedicated to the individual property for the proper approved usage.

Ownership of culinary rights will be deeded to the City prior to issuance of a building permit. All water rights must be approved by the State Engineer and shall be in compliance with federal, state, county, and city laws and ordinances.

Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Resolution shall be severable.

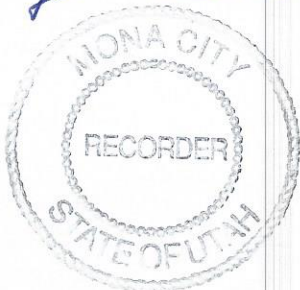
Effective Date. This Ordinance shall become effective thirty (30) days after passage.

Passed and Approved this 26 day of January, 2016.

By: [Signature]

Mayor

[Seal]



Voting: 5 Yea's

Councilmember Molli Graham

Yea X Nay

Councilmember Jeffrey Hearty

Yea X Nay

Councilmember Jonathan Jones

Yea X Nay

Councilmember Katrina Long

Yea X Nay

Councilmember Jeffrey Smith

Yea X Nay

Attest:

Tyla R Spence
Recorder

City Recorder

Deposited in the office of the City Recorder this 26 day of January , 2016

Recorded this 26 day of January , 2016