



Mona City
Planning & Zoning

20 W Center St.
Mona, UT 84645

435-623-4913
www.monautah.gov

Mona City Planning and Zoning Commission Public Hearing
Wednesday, February 4, 2026
7:30 pm (City Council Room, 20 W. Center St.)

The Purpose of the Public Hearing is to receive public comments for the following:

- **Ordinance 2026-2** : Amendment to change wording in MCC 10-6-2, 10-6-3, 10-13-4, 8-1-1, 8-1-4, and 8-1-6. See attachment for more information.
- **East Hills Meadow Subdivision**
 - Opportunity for all interested parties to ask questions and receive information regarding a proposed 5-lot major subdivision, including an irrigation pond, located at approximately 750 East Center Street to 50 South. See Mona City website at www.monautah.gov for more information on the subdivision.

This agenda is hereby properly advertised this 22nd day of January, 2026, through posting of copies of this agenda at the Mona City Offices, at the United States Postal Office in Mona City, on the Mona City website at www.monautah.gov, and on the Utah Public Notice Website at www.utah.gov/pmn/index.html.

Lori Henrie, Planning and Zoning Secretary

Upon Request, in compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided.
For assistance, please call 435-623-4913.

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**MONA CITY
ORDINANCE 2026-2**

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

SECTION 1: **AMENDMENT** “10-6-3 RESIDENTIAL WATER REQUIREMENTS” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

10-6-3 RESIDENTIAL WATER REQUIREMENTS

- A. 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).
- B. The requesting subdivisions/lots will provide a minimum of 1/4 (one-fourth) share of Mona irrigation water per half acre, which must be developed from sources not linked to the city's culinary delivery system. 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. Water requirements are the responsibility of the developer and must be in place prior to final plat application approval and the issuance of a building permit for any lots.
- C. 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 final plat application approval and the issuance of a building permit. All water must be permanently dedicated to the individual property for the proper approved usage.
- D. Ownership of culinary rights will be deceded 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.

(Ord. passed 4-13-2021)

AFTER AMENDMENT

10-6-3 RESIDENTIAL WATER REQUIREMENTS

- A. All lots and subdivisions shall be required to provide 0.45 acre-foot (AF) of culinary water for indoor use per equivalent residential connection (ERC).
- B. The requesting subdivisions/lots will provide a minimum of 1/4 (one-fourth) share of Mona irrigation water per half acre, which must be developed from sources not linked to the city's culinary delivery system. 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. Water requirements are the responsibility of the developer and must be in place prior to final plat application

approval and the issuance of a building permit for any lots.

- C. 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 final plat application approval and the issuance of a building permit. All water must be permanently dedicated to the individual property for the proper approved usage.
- D. Ownership of culinary rights will be decided 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.

(Ord. passed 4-13-2021)

SECTION 2: AMENDMENT “10-6-2 COMMERCIAL WATER REQUIREMENTS” of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

10-6-2 COMMERCIAL WATER REQUIREMENTS

- A. Residential Water Requirements: All residential lots and subdivisions shall be required to provide 0.5 acre-foot (AF) of culinary water for indoor use per equivalent residential connection (ERC).
- B. The requesting subdivisions/residential lots will provide a minimum of 1/4 (one-fourth) share of Mona irrigation water per half acre, which must be developed from sources not linked to the city's culinary delivery system. Irrigation water must be developed and delivered from a reputable and functioning irrigation company with a governing board that confirms ownership and delivery of water. Water requirements are the responsibility of the developer and must be in place prior to final approval of the subdivision plat, site plan, or issuance of a building permit for any lots.
- C. Commercial Water Requirements: Sufficient culinary and irrigation water rights and/or systems must be provided to each business in this zone. Public or private (irrigation) water sources may be utilized dependent upon delivery means and proximity to public sources. All proposed systems and/or water rights must be approved for adequacy by city staff, the Planning Commission, the City Council, and, if applicable, the Mona Irrigation Company.
- D. 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.
- E. Ownership of culinary rights will be decided to the city prior to final approval of a subdivision, or 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.

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(Ord. passed 4-13-2021)

AFTER AMENDMENT

10-6-2 COMMERCIAL WATER REQUIREMENTS

- A. Residential Water Requirements: All residential lots and subdivisions shall be required to provide 0.45 acre-foot (AF) of culinary water for indoor use per equivalent residential connection (ERC).
- B. The requesting subdivisions/residential lots will provide a minimum of 1/4 (one-fourth) share of Mona irrigation water per half acre, which must be developed from sources not linked to the city's culinary delivery system. Irrigation water must be developed and delivered from a reputable and functioning irrigation company with a governing board that confirms ownership and delivery of water. Water requirements are the responsibility of the developer and must be in place prior to final approval of the subdivision plat, site plan, or issuance of a building permit for any lots.
- C. Commercial Water Requirements: Sufficient culinary and irrigation water rights and/or systems must be provided to each business in this zone. Public or private (irrigation) water sources may be utilized dependent upon delivery means and proximity to public sources. All proposed systems and/or water rights must be approved for adequacy by city staff, the Planning Commission, the City Council, and, if applicable, the Mona Irrigation Company.
- D. 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.
- E. Ownership of culinary rights will be deeded to the city prior to final approval of a subdivision, or 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.

(Ord. passed 4-13-2021)

SECTION 3: AMENDMENT "10-13-4 RIGHTS ENSURED BY THIS CHAPTER" of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

10-13-4 RIGHTS ENSURED BY THIS CHAPTER

- A. Household Pets: Small animals and fowl that meet the standards outlined in this section may be kept as household pets in all residential single-family homes, and are subject to the following.
 - 1. To the extent reasonably possible, animals or fowl must be kept in pens, or

otherwise secured on the owner's property unless housed within the dwelling unit.

B. Animals on Residential Lots:

1. No more than two hogs are allowed per one-half acre single family residential lot. All piglets resulting from the care and keep of the hogs should be disbursed within three months from birth. An exception is granted for animals being raised to show at the County fair.
2. An agricultural exemption for noise, odor, disturbances, etc. is ensured for all farm animals, livestock, and agricultural activities as approved in this chapter within the city limits, as long as the location is maintained and cleaned regularly.

(Am. Ord. passed 4-13-2021)

AFTER AMENDMENT

10-13-4 RIGHTS ENSURED BY THIS CHAPTER

A. Household Pets: Small animals and fowl that meet the standards outlined in this section may be kept as household pets in all residential single-family homes, and are subject to the following.

1. To the extent reasonably possible, animals or fowl must be kept in pens, or otherwise secured on the owner's property unless housed within the dwelling unit.

B. Animals on Residential Lots:

1. No more than two ~~hogs~~ pigs are allowed per one-half acre single family residential lot. All piglets resulting from the care and keep of the ~~hogs~~ pigs should be disbursed within three months from birth. An exception is granted for animals being raised to show at the County fair.
2. An agricultural exemption for noise, odor, disturbances, etc. is ensured for all farm animals, livestock, and agricultural activities as approved in this chapter within the city limits, as long as the location is maintained and cleaned regularly.

(Am. Ord. passed 4-13-2021)

SECTION 4: **AMENDMENT** "8-1-1 DEFINITIONS" of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-1-1 DEFINITIONS

Unless the context specifically indicates otherwise, the following terms, as used in this chapter,

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CHAPTER OR THIS CHAPTER: This title, 8, chapter 2 of the MCC.

CUSTOMER: The person, authorized agent or employee of the person responsible for the gas service account for the premises being served.

DEPARTMENT OR GAS DEPARTMENT: The operating department of ~~Mona~~-Nephi City which is responsible for the operation and maintenance of the natural gas supply system of the city.

DISTRIBUTION LINE: A pipe transporting natural gas, high or low pressure, which is used for the purpose of general distribution of natural gas to the user.

DISTRIBUTION SYSTEM: That portion of the natural gas system of the city which is used primarily for the distribution of natural gas to the user.

FUEL PIPING: The piping downstream of the gas department's meter set, which is owned and maintained by the owner of the premises being served.

MAIN LINE: A distribution line that serves as a common source of supply for more than one service line.

MANAGER: The manager or supervisor of the gas department or his designated representative.

MASTER METER SYSTEM: Any system of distributing gas whereby an owner buys metered gas from the city, then distributes and sells the gas through the owner's own underground piping system to the ultimate user.

METER SET: The gas department's piping, fittings, service regulator, service meter, associated equipment and instruments installed downstream of the service riser shutoff valve and upstream of the connection to the owner's fuel piping.

NATURAL GAS: Any fuel consisting in whole or in part of natural gas or synthetic natural gas derived from petroleum liquids, coal organic wastes, etc.

NATURAL GAS SUPPLY SYSTEM OR NATURAL GAS SYSTEM:

- A. Any and all services, facilities, structures, equipment or works owned or used by the city for the purpose of the production, transmission, distribution or regulation of natural gas, including, but not limited to, natural gas main lines, service lines, regulators, meter set, valves and associated appurtenances;
- B. Any and all rights, property and obligations of the city concerning natural gas transmission and distribution facilities;
- C. Any and all standby or contingency equipment, facilities, devices or materials which may be necessary to provide reliable natural gas service;
- D. Any and all land or sites owned or used by the city for the purpose of measuring and regulating natural gas and/or providing natural gas service to users, including any and

shall pertain to, but shall not be limited to, installation, construction, operation and maintenance of the natural gas distribution system of the eCity and standards, specifications, procedures and guidelines for regulating the distribution and use of natural gas supplied by the eCity. In establishing such rules and regulations, the manager shall seek to assure the safe and efficient operation of the natural gas supply system, and the protection of such system, process, equipment and facilities appurtenant thereto.

B. Regulation of Natural Gas Service:

1. The rates, charges and regulations, including conditions for all classes of natural gas service, for customers and users inside and outside of the corporate limits of the city, shall be determined by the city council, except in the case of a sale of natural gas by the department to another public utility. The rates, charges and regulations, including conditions for all classes of natural gas service, shall be set forth in tariff sheets to be adopted by reference by resolution of the city council.
2. One copy of the current effective tariff sheets for natural gas service shall be kept on file with the city recorder and shall be open for public inspection during regular business hours. Copies thereof may be purchased by any person upon payment of the cost of reproduction.
3. Notice of any change in the base rates or regulations shall be mailed to all gas customers. This notice may be sent with utility bills.
4. All rates, as established by the city council shall be just, reasonable, sufficient and not unduly discriminatory. All rates and regulations shall be designated in tariff sheets as provided above and shall indicate an approval date and an effective date to be set by the city council.

C. Priority of Regulations: The use or connection to the natural gas supply system of the city by any person except a public utility shall be subject to one or more of the following as applicable:

1. All ordinances and resolutions of the city;
2. The provisions of the currently effective tariff sheets governing natural gas service for the various classes, including regulations set forth herein;
3. The most current ~~Mona-City~~ gas department service line design and construction specifications;
4. Applicable provisions of the United States department of transportation as published in the federal register concerning natural gas; and
5. Applicable provisions of the state adopted mechanical code and any other applicable codes adopted by the city council.

D. Special Contract for Service: The city may provide by special contract for the use of a connection to the natural gas supply system of the city by institutions, plants, districts, governments, municipal corporations or other similar users. Any connection outside municipal boundaries shall be supplied by gas surplus to the needs of the municipality.

E. Excavations for Service:

1. All excavations for natural gas service installation or repair shall be performed in accordance with the city ordinances and the rules and regulations of the department as applicable. Such excavations shall meet all applicable safety

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standards, including any requirements as to barricades and lights. Streets, sidewalks, parkways and other public property disturbed in the course of work shall be restored in a manner satisfactory to the city.

2. All gas main lines shall be a minimum of ~~two~~three feet (~~2'~~3 feet or 36") in depth.
3. Service lines depth shall be a minimum of 24 inches (24") ~~twelve inches (12") to eighteen inches (18") in depth.~~
4. All transmission lines having a pressure of over one hundred (100) pounds shall be a minimum of three feet (3') in depth.

SECTION 6: AMENDMENT "8-1-4 CONNECTION AND INSTALLATION OF SYSTEM" of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-1-4 CONNECTION AND INSTALLATION OF SYSTEM

- A. Connection to System: The owner or developer of premises shall notify the department when such premises is ready for connection to the natural gas distribution system of the city. No premises shall be supplied with permanent natural gas from the natural gas distribution system unless the same shall be designated by official street name and number and such official number shall be placed and maintained conspicuously thereon. Connection of such premises shall only be performed through the building permit application process and upon approval by the department. The city shall not be subject to any liability for any deficiency or defect which is not discovered by inspection, nor shall the owner or developer of such premises be absolved from liability for such deficiency or defect and any resulting damage or from responsibility to correct such deficiency or defect.
- B. Unauthorized Connection Prohibited: It shall be unlawful for any person to connect any line, pipe, hose or other instrument, device or contrivance to the natural gas supply system or any part thereof without the written consent of Mona City. Any person found in violation of this subsection shall be guilty of a misdemeanor. In addition to any other penalties that may be imposed, the court may order any person who is found guilty of violating the provisions of this subsection to pay estimated user charges for the period during which such violation existed.
- C. Unauthorized Connection; Recovery of User Charges: In addition to other penalties set out in this chapter, estimated user charges may be recovered by the city from any person who connects any line, pipe, hose or other instrument, device or contrivance to the natural gas supply system or any part thereof without the written consent of the manager.
- D. Main Lines Installation: The manager shall determine the location, type and capacity of all main lines. Easements may be required where deemed necessary by the manager to ensure the safety or efficiency of the operation or maintenance of the natural gas

certification process. The certification process shall be conducted in accordance with the gas department's service line certification procedures. The certification process shall be successfully completed by all persons engaging or proposing to engage on the installation of natural gas service lines destined to be connected to the city natural gas supply system. Upon successful completion of the certification process, the applicant shall be certified as a service line fitter.

4. Conditions for continued certification, recertification and issuance of violations or revocation of certification shall be as set forth by the department's service line fitter certification procedures. The department reserves the right to revoke certification of any person determined by the department to be inadequately qualified to install natural gas service lines.
5. As a condition precedent to receiving natural gas service, the owner of the premises being served shall grant the department permission to locate any portion of the natural gas supply system necessary to provide service, on or within the boundaries of the premises; and, further grant the department the irrevocable right of access for the purpose of reading the meter, and installation, removal, operation and maintenance of all such portions of the natural gas supply system, including permission to make necessary excavation for such purposes.

6. Noncompliance to this section can/will result in disconnection of services per manager discretion.

- F. Extension and Installation; Conformance with Rules and Regulations: All extensions of the natural gas supply system, including the installation of new main lines and service lines, shall be in conformance with all applicable rules and regulations of the department. The manager, in his discretion, may refuse to extend service to any person failing to so conform with such rules and regulations.

SECTION 7: AMENDMENT "8-1-6 CONTROL AND PROTECTION OF SYSTEM" of the Mona City Code is hereby *amended* as follows:

BEFORE AMENDMENT

8-1-6 CONTROL AND PROTECTION OF SYSTEM

A. Unlawful to Damage System:

1. It shall be unlawful for any person to interfere or tamper in any manner with any transmission or distribution line, service stub, service line, meter set or any appurtenance thereof connected to or part of the natural gas system without prior written permission obtained from the manager.
2. It shall be unlawful for any person to damage, impair or deface any part, appliance or appurtenance of the natural gas distribution system of the city.
3. It shall be unlawful for any person to excavate, obstruct or disconnect any

A. Unlawful to Damage System:

1. It shall be unlawful for any person to interfere or tamper in any manner with any transmission or distribution line, service stub, service line, meter set or any appurtenance thereof connected to or part of the natural gas system without prior written permission obtained from the manager.
2. It shall be unlawful for any person to damage, impair or deface any part, appliance or appurtenance of the natural gas distribution system of the city.
3. It shall be unlawful for any person to excavate, obstruct or disconnect any transmission or distribution facility of the city, or to do any act or thing to divert, damage or otherwise impede or hinder, or tend to impede or hinder, the flow of natural gas through the natural gas distribution system of the city.
4. It shall be unlawful for any person to excavate with other than hand tools within ~~eighteen~~ twenty-four inches (24~~18~~") of any underground natural gas pipeline or facility. Excavation near such facilities shall be in combination with careful probing. For the purpose of this subsection, "hand tools" shall include only nonmotorized tools.
5. It shall be unlawful for any person to excavate on a premises located within the city's certified natural gas service area which is served by natural gas, or within a street right of way or utility easement which contains natural gas facilities owned by the city, without first requesting utility locations from the city's central locating unit at least two (2) working days prior to beginning the excavation.
6. In the event that piping or equipment attached to or part of the city gas distribution system is exposed or damaged, it shall be the responsibility of the party causing exposure or damage to immediately notify the gas department of such exposure or damage, and further, to provide for the continued exposure of said facilities until the city can appropriately inspect or repair its facilities.

B. Prosecution; Restitution: Anyone found guilty of violating any of the provisions of subsection A of this section is guilty of a misdemeanor. As a condition of granting probation, deferred prosecution, deferred sentence or suspended sentence, the court may order any person who is charged with or found guilty of, as the case may be, to pay as restitution estimated or actual user charges for the period during which the violation existed, the cost of repairing or replacing any damaged utility equipment, and any other costs incurred by the city related to the violation, including, but not limited to, costs of investigation, disconnection, reconnection and service calls.

C. Disconnection for Unsafe Condition: The owner of the premises served by the gas distribution system of the city shall maintain all natural gas piping downstream of the meter set to the end use at the premises and shall keep other gas equipment and facilities of such premises in a safe condition in accordance with all ordinances, rules and regulations of the city; provided, however, that all the natural gas supply systems installed, owned or operated by the gas department shall be maintained by the department. In the event that the manager determines that any gas piping or other natural gas equipment or facility on a premises is unsafe, service to such premises may be disconnected and shall not be reconnected until the unsafe condition has been corrected by the owner of such premises and approved by the department.