



Mona City
Planning & Zoning

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August 7, 2024 Planning and Zoning Meeting Minutes

Members Present: Chair Dennis Gardner
Commissioner Nate Cieslak
Commissioner Ed Newton
Commissioner Mike Stringer
Commissioner Kevin Young

Members Absent: none

Councilmember(s) Present: Council Member Kevin Squire

Staff Present: Secretary Lori Henrie, Mona Gas & Water Operator Chad Phillips

Others Present: Jeff Kay, Mavanie Ariza, Kent Davis, Eric Hatfield

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:30 p.m.

Approval of Minutes:

Chair Gardner requested feedback on the minutes from July 3, 2024. No further changes were needed for the minutes. Chair Gardner called for vote to accept the meeting minutes for July 3, 2024. Commissioner Newton made motion to approve the meeting minutes from July 3, 2024. Commissioner Stringer second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Newton: Aye
Commissioner Stringer: Aye
Commissioner Young: Aye

Mavanie Ariza – Accessory Building – 582 S 200 E

Mavanie Ariza, a resident of Mona City, intends to relocate a 30x30 carport from another property to her lot. The current plan is to install a concrete pad and moved the structure to it. There are future plans to enclose it. The carport will comply with setback requirements. Chair Gardner mentioned that, upon approval, the city will ask Mrs. Ariza to sign a form acknowledging the outbuilding regulations

Chair Gardner called for vote to approve the accessory building permit for Mavanie Ariza at 582 S 200 E. Commissioner Young made motion to approve the accessory building permit. Commissioner Newton second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Newton: Aye
Commissioner Stringer: Aye
Commissioner Young: Aye

Jeff Kay – Main View Minor Subdivision – 640 Old Hwy 91

Jeff Kay is applying for a Minor Subdivision at 640 N Old Hwy 91, which will be named Main View. Chair Gardner verified with Chad Phillips, the Mona City Gas & Water Operator, that water and gas lines are located there. Mr. Kay has previously discussed the plan for boring under the old highway. Additionally, Chair Gardner confirmed with Mr. Kay that he has consulted with the irrigation company to ensure that the proposed subdivision falls within their serviceable area.

Chair Gardner called for vote to approve Main View Minor Subdivision at 640 Old Hwy 91 for Jeff Kay. Commissioner Stringer made motion to approve Main View Minor Subdivision. Commissioner Newton second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Newton: Aye
Commissioner Stringer: Aye
Commissioner Young: Aye

Jeff Kay – Building Permit – 628 N Old Hwy 91

Jeff Kay is planning to build a home at 628 N Old Hwy 91. The original plans were approved at the July 3, 2024, Planning & Zoning Meeting but later it was discovered that it didn't meet the setback requirements according to code, where the rear setbacks need to be a minimum of 30'. The home had 28' on the north side and 15' on the south side. Mr. Kay discussed with the home buyer and decided to move the plans to a different lot that he owned. Nothing changed on the set of plans, just the lot. The home will be built on Lot 2 of Main View Minor Subdivision.

Chair Gardner called for vote to approve the Building Permit for Jeff Kay at 628 N Old Hwy 91. Commissioner Young made motion to approve the Building Permit. Commissioner Cieslak second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Newton: Aye
Commissioner Stringer: Aye
Commissioner Young: Aye

Kent Davis – Subdivision Inquiry – East Hills Meadows – 750 E Center Street

Kent Davis has a proposed 5-lot subdivision at 750 E Center Street. The Development Review Committee (DRC) met on July 18, 2024 to discuss the proposal. Mr. Davis, accompanied by Eric Hatfield from Hatfield Engineering, had several questions based on the DRC's findings.

Mr. Davises first inquired about the need for a traffic study. He argued that, since this is a small 5-lot subdivision, a traffic study should not be required. However, Chair Gardner explained that according to city code, any subdivision with more than 3 lots requires a traffic study. This is to

assess how the new subdivision will impact the roads.

Mr. Davis also asked about the culinary water shares and noted that the purchase had not been finalized yet. He believed they were only required at the time of the final plat is submission. Chair Gardner confirmed this understanding.

Mr. Davis expressed concern about the costs associated with pond engineering and requested confirmation of subdivision approval before investing significant amounts of money. Chair Gardner explained that the city can't approve the subdivision without the required engineering designs, as requested by the DRC. The city wants to avoid potential problems with the pond system and ensure protection for Mona residents looking to build. Mr. Davis suggested using a bond system to mitigate the city's responsibility. Commissioner Newton pointed out that the Old Field Line that the developer is planning to connect to is old, thin pip pipe (over 35 years old).

Mr. Davis also questioned the city's plan to extend 750 East north of Center Street and requiring Mr. Davis to extend the utilities. Chair Gardner clarified that, according to Mona City's Transportation Plan, 750 East is intended to eventually connect to 200 North/SR54. Chad Phillips, Mona City's Gas & Water Operator, added that 750 East will be classified as a minor collector road, requiring the road to be 33-foot wide and a turnaround for service vehicles where the property presently terminates. Additionally, Mr. Phillips mentioned that the 33-foot right of way on 100 North should not be encroached upon by the pond.

Regarding resurfacing 750 East, Mr. Davis asked why it was necessary to resurface the road if only cutting laterals across it. Mr. Phillips explained that the city prefers to avoid multiple cuts in the road. Commissioner Gardner and Mr. Phillips noted that asphalt would need to be laid to the curb and gutter, through the Center Street continuation, and to the property termination on 750 East are necessary. Chair Gardner stated that while the city would like the road repaved, it cannot mandate it. However, and asphalt removed must be replaced and meet city code specifications.

Public Comment

No comments from the public were made.

Secretary Business:

Secretary Henrie mentioned that the City Council has approved a 6-month moratorium on major subdivision development. This decision is due to the need for improvements at the sewer plant to ensure it can accommodate additional developments

Secretary Henrie also noted significant interest in a recently listed parcel of land, which had generated numerous inquiries and phone calls. The property is outside city limits and which there were questions of the potential annexation into the city. Additionally, there are no existing services available to the land which led to further questions about how to acquire the services. Chair Gardner also received questions about the property by which he replied that the property would not be permissible for building in Mona.

Secretary Henrie also asked about land that was for sale on Platt Lane. The seller listed that there was irrigation water on the property. The city office researched the file for the Deerfield Subdivision and found where water had been dedicated for irrigation purposes. The prospective buyer was told to also contact the irrigation company to confirm. Commissioner Newton questioned the water and felt they are purchasing an unbuildable lot because it was on the old field line where it's the delivery of the water is not available 24/7. Would new development be required to be brought up to the current standard? Secretary Henrie would contact the city attorney for advice.

Secretary Henrie also mentioned that the city is in the process of hiring a water rights attorney.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:53 p.m. Commissioner Young made a motion to adjourn the meeting. Commissioner Stringer second the motion. The roll call vote to adjourn the meeting at 8:53 p.m. was as follows:

Commissioner Cieslak: Aye
Commissioner Newton: Aye
Commissioner Stringer: Aye
Commissioner Young: Aye

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary