



Mona City  
Planning & Zoning

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## January 7, 2026 Planning and Zoning Meeting Minutes

**Members Present:** Chair Dennis Gardner  
Commissioner Jack Boyd  
Commissioner Nate Cieslak  
Commissioner Wayne Hellyer  
Commissioner Frank Riding  
Commissioner Kevin Young

**Members Absent:** none

**Councilmember(s) Present:** Councilmember Kevin Squire

**Staff Present:** Secretary Lori Henrie

**Others Present:** Jobina Davis, Joshua Davis, Councilmember Elect Tony Openshaw, Gay Williams, Brock Williams

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 November 5, 2025. No additional changes were suggested. Chair Gardner called for vote to accept the meeting minutes. Commissioner Boyd made motion to approve the meeting minutes from November 5, 2025. Commissioner Hellyer second the motion. The roll call vote was as follows:

Commissioner Boyd: Aye  
Commissioner Cieslak: Aye  
Commissioner Hellyer: Aye  
Commissioner Riding: Aye  
Commissioner Young: Aye

### **GayDean Williams – Home Addition – 90 W 200 S**

GayDean Williams plans to add some rooms to the back of her home. Mrs. Williams arrived late to the meeting and was not present during the initial discussion. There were questions regarding the square footage for the remodel. Secretary Henrie would need clarification on that. Secretary Henrie noted that the city inspector had approved the site plans.

Chair Gardner called for vote to approve the home addition at 90 W 200 S. Commissioner Riding made motion to approve the home addition. Commissioner Boyd second the motion. The roll call vote was as follows:

Commissioner Boyd: Aye  
Commissioner Cieslak: Aye  
Commissioner Hellyer: Aye  
Commissioner Riding: Aye  
Commissioner Young: Aye

\*\* After the approval, Mrs. Williams arrived to the meeting. Chair Gardner asked the distance between her addition and her accessory building. Mrs. Williams thought that it was about 32-feet. Secretary Henrie inquired about the square footage of the remodel. It was thought that it was 370 sqft. Secretary Henrie will double check because it drastically would change the cost of the permit. Chair Gardner also noted that the addition was approved.

### **Secretary Business**

Secretary Henrie asked the commissioners about the mailing that went to all of the residents by someone who was selling water. She noted a discussion she had with an individual on a phone call and determined that it was the same person. Secretary Henrie stated that he was a water broker and has been referred to Jonathan Jones, who helps the city with water rights. Chair Gardner thought that the individual had purchased the irrigation water that was supposed to be deeded to the High Meadows Subdivision and is trying to sell it as “Mona shares” but it’s not in the Mona irrigation system.

Secretary Henrie stated that the next meeting in February would be a Public Hearing for the East Hills Meadows Subdivision where Planning & Zoning had given a contingent preliminary approval in August 2025. She mentioned that the next step would be a Public Hearing to notify the surrounding neighbors of the proposed subdivision. Secretary Henrie clarified for those in attendance of the meeting that it was a 5-lot subdivision that would be installing an irrigation pond system located on 750 East. Chair Gardner stated that there would be an HOA to maintain the pond system, so the maintenance would not fall on the city to take care of. Each home would need a booster pump to handle the secondary line.

Secretary Henrie mentioned that along with the previous mentioned Public Hearing that we would add to it Ordinance 2026-2 which would amend the water requirements from .5 acre-feet of water needed for culinary in a residential development to .45 acre-feet. It also updates other various.

Secretary Henrie mentioned that plans were submitted for the commercial development on Main Street. She stated that the 30-business day turn-around time would not be official until they decide if they want the optional Development Review Committee (DRC) review or start with Planning & Zoning and pay the fees related to those reviews. Secretary Henrie invited the commissioners to review the set of plans.

Secretary Henrie noted that parts of the Wilkerson property has been listed for sale. She mentioned to the commissioners that the property had been illegally subdivided at the county and would need to bring the lots into compliance prior to anyone being able to build on them.

Secretary Henrie asked the commissioners to attend the Open Public Meeting Act (OPMA) Training that would be held with the City Council on Tuesday, January 27<sup>th</sup>. The city is required to have training yearly and this would cover one of them.

Secretary Henrie mentioned a home that was being updated and the city inspector had concerns for. She wasn't sure if there was a permit for the work being done. The commissioners requested she reach out to the property owner and ask for them to apply for a permit.

**Public Comment**

No comment from the public.

**Adjournment**

Chair Gardner called for vote to adjourn the planning and zoning meeting at 7:59 p.m. Commissioner Young made a motion to adjourn the meeting. Commissioner Riding second the motion. The roll call vote to adjourn the meeting at 7:59 p.m. was as follows:

- Commissioner Boyd: Aye
- Commissioner Cieslak: Aye
- Commissioner Hellyer: Aye
- Commissioner Riding: Aye
- Commissioner Young: Aye

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Dennis Gardner  
Planning & Zoning Chair

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Lori Henrie  
Planning & Zoning Secretary