



Mona City  
Planning & Zoning

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## July 18, 2024 Development Review Committee Meeting Minutes

**Members Present:** Water & Gas Operator – Chad Phillips  
City/County – Mona City Councilmember Kevin Squire  
Fire – Wade Woolstenhulm  
Planning & Zoning – Chairman Dennis Gardner

**Members Absent:** Streets – Lynn Ingram

**Staff Present:** Planning & Zoning Secretary Lori Henrie

The Development Review Committee meeting began at 6:30 p.m.

### **Development Review Committee (DRC)**

The meeting was called to address the proposed East Hills Meadows Subdivision. The committee reviewed the plat map and highlighted to show the necessary utility improvements for the subdivision, which are color coded as follows:

- **Green:** 8-inch sewer line
- **Blue:** 8-inch water main tie-in
- **Yellow:** 2-inch gas line

### **Gas**

The yellow-highlighted gas line is a 2-inch line. The developer must connect to the existing gas line between 50 South and Center Street, extending it from Center Street north to its end. It will also run from 750 East eastward along the east side of Center Street to its end.

### **Sewer**

The sewer extension, marked in green, will involve tearing up half the road on 750 East, installing approximately 1000 feet of 8-inch pipe. An existing sewer line runs from 50 South to Center Street, but an extended line will be needed from Center Street north. Manholes will be required every 400 feet. Additionally, a manhole will be required east on Center Street.

## **Water**

The committee requested the design and engineering of the proposed irrigation pond be provided and the engineering firm responsible for the design. They would like to know specifics of the psi, the pond's depth, how the pond will be lined, as well as safety measures suggesting an 8-foot chain-link fence around the pond. The committee emphasized that the water share owners are responsible for the water, and that Mona City will not handle any maintenance or issues. Per MCC 10-6-5, an active HOA committee must manage the system. The committee expressed concern for the responsibility of overflow issues with the pond, specific to flooding to the west.

As noted on the plat map, each lot owner must install and maintain a maximum 1 hp booster pump for the secondary water.

The committee requested a water study to determine pressure (psi) for both culinary and irrigation water for each house. The committee asked for details on the irrigation line to be used and proof of the irrigation water which is required per MCC 10-6-3.

The committee made note that there is an existing 2-inch secondary line along 750 East feeding the property at 823 E. Platt Lane, however the precise location of that line is unknown.

The main culinary water line marked in blue, is a 12-inch line coming from SR 54 and connecting to Center Street on 750 East. There should be adequate pressure for connection. Additionally, proof of culinary water is needed prior to preliminary approvals per MCC 10-6-3.

## **Roads**

According to the transportation master plan, 750 East is classified as a minor collector. As a minor collector street, the roadway will need to be paved 33-feet wide.

750 East will need to extend through the entire subdivision to provide frontage for the lot as it will need to be accessed by service vehicles. There will need to be a turnaround for city services. MCC 11-5-4. Additionally, all utilities will need to be run to the end of the subdivision, including an additional manhole.

Asphalt work must comply with current city specifications per Mona City Code 11-10-4, including providing 16-inch "ribbon" curb and gutter/waterway on the east side of 750 East. 750 East will require many patches and an overlay once construction is complete. The committee inquired about the storm drain system and how runoff water will be managed.

The committee also discussed the extension of Center Street. Utilities will need to be run through Center Street and stubbed off, with the road paved afterward with the 16-inch "ribbon" curb and gutter/waterway on both sides of road. The road width 24-feet. This will include a manhole. While the current fire hydrants on 750 East are deemed sufficient, a new hydrant will be needed at the northeast corner of Center Street.

Mona City's Transportation Master Plan indicates a continuation of 100 North. Because of this, a 33-foot right of way (ROW) is required to the north side of the pond to accommodate a future road, which may need to shift the location and/or design of the irrigation pond.

As the proposed subdivision is a major development, per Mona City ordinance, the developer must provide a traffic study as well as pressure study for both culinary and secondary water for each home.

Finally, the plat map specifies that existing buildings are to remain, though it doesn't indicate their locations. Please be aware MCC 10-6-1, outlines the required setbacks for all structures, which must be adhered to.

### **Adjournment**

The Development Review Committee meeting adjourned at 7:17 p.m.

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Lori Henrie  
Planning & Zoning Secretary