



Mona City
Planning & Zoning

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July 3, 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, Brent Christiansen, Laurie Christiansen

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:34 p.m.

Public Hearing:

Chair Gardner called for motion to open the Public Hearing. Commissioner Young made motion to open the Public Hearing. Commissioner Stringer second the motion.

The Public Hearing was called to discuss zoning for the C. Day Annexation. The zoning map shows that Main Street is zoned for combined use.

Public Comment: No comment made.

Chair Gardner called for motion to close the Public Hearing. Commissioner Newton made motion to close the Public Hearing. Commissioner Young second the motion. The roll call vote was as follows:

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

Approval of Minutes:

Chair Gardner requested feedback on the minutes from June 5, 2024. Commissioner Newton asked about the water transfer for Herman Young & Sons building permit. Secretary Henrie confirmed that the change order had been submitted to the state and would keep checking on the status. Chair Gardner added that city council had conditionally approved the permit, and that no occupancy permit would be issued until the water transfer was finalized. No further changes were needed for the minutes. Chair Gardner called for vote to accept the meeting minutes for June 5, 2024. Commissioner Stringer made motion to approve the meeting minutes from June 5, 2024. Commissioner Young second the motion. The roll call vote was as follows:

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

Zoning Approval:

Chair Gardner called for approval of the combined use zoning recommendation for the C. Day Annexation. Commissioner Young made motion to approve the combined use zoning recommendation. Commissioner Cieslak second the motion. The roll call vote was as follows:

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

Brent & Laurie Christiansen – Subdivision Inquiry – Approximately 550 S 300 E

Brent & Laurie Christiansen own 11.33 acres of property they would like to subdivide. Mrs. Christiansen inquired about the road layout concerning the subdivision and how it would relate to the three properties she wants to develop. The potential cost of road construction may necessitate the sale of some lots to help finance the subdivision. The city grid layout was discussed and Mrs. Christiansen made mention that she has acquired Mona Town shares of irrigation water for her property.

The Commissioners discussed that the properties lie beyond the boundaries of the irrigation company, as the system lacks sufficient elevation to provide pressure for the secondary system. The Christiansen's asked for advice on what their options going forward were. Secretary Henrie noted an irrigation line on 300 E that could supply pressurized irrigation for one lot. The commissioners suggested that a home could be built facing west on 300 E, and suggested to have plans drawn up by an engineer to accommodate a future road.

Mr. Christiansen inquired about future irrigation service for the location. Chair Gardner stated that there is a need for updates to the system and indicated that it is something that is being evaluated.

Jeff Kay – Building Permit – 67 E 700 S

Jeff Kay is planning to build a home at 67 E 700 S. The proposed home will sit on lot 1 of Kayridge View Subdivision. Chair Gardner asked about the utility connections' route. Mr. Kay indicated they would run from 700 S. Commissioners raised concerns about obtaining county approval for a culvert installation. Mr. Kay stated that he would handle the necessary permissions. There were no additional questions.

Chair Gardner called for vote to approve the Building Permit for Jeff Kay at 67 E 700 S. Commissioner Cieslak made motion to approve the Building Permit. Commissioner Young second the motion. The roll call vote was as follows:

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

Public Comment

No comments from the public were made.

Secretary Business:

Secretary Henrie had a resident inquire about an outbuilding that is being moved to a different property and wanted to make sure she needed a permit. Commissioners replied that they wanted to see her plans and have inspections. Secretary Henrie will communicate that to the resident.

Secretary Henrie also provided copies of the subdivision ordinance from Hansen Planning Group and asked for the commissioners to look over the proposed code updates. A work session will be held August 7, 2024, to discuss further.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:45 p.m. Commissioner Newton made a motion to adjourn the meeting. Commissioner Stringer second the motion. The roll call vote to adjourn the meeting at 8:45 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