



Mona City
Planning & Zoning

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March 4, 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

Mayor & Councilmember(s) Present: Mayor Troy Painter, Councilmember Tony Openshaw, Councilmember Devan Ingram

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

Others Present: Jobina Davis, Joshua Davis, Tifinie McAfee, Rob McAfee, Tyler Henrie, Brenna Linton, Trevan Linton, Karen Young, Clayton Brothersen, Janae Bell, Pauline Smith, Laikyn Stevenson, Amy Stevenson, Tyler Voorhees, Jessica Voorhees, Richard Hatfield, Mike Kay, Josh Ermstsen, Alyson Ermstsen, Meadow Perides, Justin Christiansen, Jeanette Southworth

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

Approval of Public Hearing & Meeting Minutes:

Chair Gardner requested feedback on the minutes for the Public Hearing and Meeting from February 4, 2026. No additional changes were suggested. Chair Gardner called for vote to accept the meeting minutes. Commissioner Young made motion to approve the Public Hearing and Meeting minutes from February 4, 2026. Commissioner Riding second the motion. The roll call vote was as follows:

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

Discussion and Action Items:

Colby Stevenson – Property Inquiry – 461 S 300 E

Mr. Stevenson was unable to attend the meeting; however, his wife Amy Stevenson, attended on his behalf. She presented a concept plan for a proposed major subdivision located east of their existing home and requested feedback from the commissioners. The proposal includes 12 lots.

Chair Gardner noted that a primary concern is the lack of secondary water in the area where the subdivision is planned. He also wondered if there was enough space between her current property and the neighboring property to the south to accommodate a 66-foot road easement. Commissioner Young thought there was enough room.

Commissioner Young also stated, and Chad Phillips confirmed, that a 6-inch culinary water line runs between the two properties. Mr. Phillips added that the 6-inch line would need to be upgraded to an 8-inch line.

Chair Gardner reiterated that the most significant challenge would be securing irrigation water. He advised that the process should begin with submitting an application for a major subdivision, including plans to loop utilities and provide the necessary shares for both culinary and irrigation water. Secretary Henrie will forward the application to Mrs. Stevenson.

Chair Gardner also noted that any proposed roads must align with the existing grid system, so it would connect with roads to the north.

Herman Young & Sons/Brothersen Home – Building Permit – 278 S 300 N

Gordon Young was unable to attend the meeting however, his step-daughter Breana Linton addressed the commissioners with plans for a home to be built on lot 2 of Applewood Subdivision. Secretary Henrie noted some outstanding items that the inspector still needed to sign off on however all water certificates have been submitted and everything was good.

Chair Gardner called for contingent vote to approve the building permit at 278 S 300 N, waiting for the city inspector to sign off on final documents. Commissioner Boyd made motion to contingently approve the Building Permit. 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

Ryan Etherington – Accessory Building Addition – 420 S 300 E

Mr. Etherington was not present at the meeting; however, he is planning an addition to an existing accessory structure. The city inspector has approved the permit application.

Commissioner Young asked if the addition was less than 400 sq feet if a permit was needed. Chair Gardner replied that structural changes would require a permit.

Chair Gardner also asked if Mr. Etherington had signed the document acknowledging Mona City's regulations for accessory buildings. Secretary Henrie stated that she would send the document to him.

Chair Gardner called for vote to approve the Accessory Building Addition at 420 S 300 E. Commissioner Hellyer made motion to approve the accessory building 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

Josh Ernstsén/Mike Kay – Property Inquiry – 200 S 200 W

Mike Kay requested that the red-flag status on his property at 200 S 200 W be removed, as the property is currently for sale. He expressed concern that prospective buyers are receiving inaccurate information from the city and asked for clarification on applicable ordinances.

Chair Gardner noted that the issue stems from a boundary line adjustment. Secretary Henrie confirmed that, upon review, she had been misled on what Mr. Kay had originally done to the property but now understands after researching, it was truly a boundary line adjustment, which is perfectly legal. Mona City's previous attorney, Mr. Patterson, had provided Mr. Kay with a clarifying letter. Mr. Kay acknowledged receiving the letter but referenced additional correspondence from Planning & Zoning.

Mr. Kay stated he has informed potential buyers that water must be obtained but questioned why a 2.25-acre lot requires a full allocation of irrigation water. Secretary Henrie explained that the boundary adjustment left all existing water shares with the home, making the remaining parcel unbuildable under city code due to the lack of water. Mr. Kay argued the parcel never had water and was only expanded.

Chair Gardner reiterated that city code requires water for buildable lots. Per MCC 10.6.3, lots over 0.5 acres must provide 0.45 acre-feet of culinary water and ¼ share of irrigation water per half acre. Secretary Henrie noted that Mr. Kay's parcel would require approximately 1.14 shares of irrigation water.

Mr. Kay questioned whether neighboring properties met the same requirements and asked about alternatives, such as purchasing less water or metering irrigation use. Secretary Henrie explained that irrigation water is not metered and that neighboring properties provided water at the time of development.

Mr. Kay also inquired about private drive requirements, including emergency vehicle access. Chair Gardner stated that a turnaround was recommended and a fire hydrant within 500 feet was required.

Mr. Kay requested that the city stop stating he illegally subdivided the property. Secretary Henrie referenced a letter from the city attorney addressing the matter. The discussion concluded with both parties indicating they would consult legal counsel.

Joe Humphrey/Richard Hatfield – Mona Commercial Preliminary Application Review – Parcel at approximately 600 S. Old Hwy 91

Richard Hatfield applied for a preliminary plan approval to begin the development process for the Mona Commercial property. Chair Gardner asked if the DRC had reviewed the plans. Secretary Henrie explained that Mr. Humphrey chose not to submit the plans for DRC review and instead proceeded directly to Planning & Zoning.

Secretary Henrie presented the plans, noting they differed from earlier versions. Commissioner Riding requested clarification on the plans. Mr. Hatfield explained that the property will remain a single parcel. Mr. Humphrey intends to own the buildings and lease them as professional office spaces.

Commissioner Riding asked about a turn lane from Old Hwy 91, parking lot lighting, and safety concerns with roadside parking. Mr. Hatfield stated there would be some road widening with asphalt but couldn't recall specifics from the curb and gutter. He stated that the parking lot would be lit if required and that the lighting would reflect downward. Chair Gardner noted that restricting roadside parking would require red curbing and signage.

Discussion then focused on water requirements. Mr. Hatfield was unsure how much water Mr. Humphrey currently has but noted plans for zero-scaping. Secretary Henrie explained that determining the culinary water needs is challenging without knowing the specific building uses, as requirements vary by business type. Mr. Hatfield thought that Mr. Humphrey would just dedicate water for the first phase and then wait to see what the use would be for the other phases to decide how much water would be needed. Secretary Henrie replied that approval would need to come from City Council before moving forward on that approach.

Chair Gardner thought perhaps asking for more water upfront and then adjust the number dependent on what businesses lease from there. Chair Gardner replied to Mr. Hatfield that he should see how much water Mr. Humphrey has upfront. Chair Gardner stated that if Mr. Hatfield could take care of those concerns that the next meeting, we could have a Public Hearing and get the public's questions answered.

Secretary Business

Secretary Henrie mentioned that Mona City staff has discussed the water needs for the East Hills Meadows Subdivision and the demands on the culinary system. That discussion was relayed to a few council members where they asked for a Work Session between City Council and Planning & Zoning to discuss further on March 10th at 6 pm. Jonathan Jones would also be invited attend.

Secretary Henrie noted the R6 Growth Summit was on May 6th in Richfield and recommended getting signed up for classes.

Secretary Henrie noted that HB184 had been updated at the legislature and would keep an eye on it. Chair Gardner stated that water would still be a requirement.

Secretary Henrie discussed updating code to have a radius of how many recovery centers could be in an area.

Secretary Henrie noted that the city was currently in mediation with Mr. Christiansen and was awaiting resolution from the city attorney.

Public Comment

Jobina Davis asked for the code regarding roads be sent to her.

Pauline Smith asked if there was a city ordinance for when a commercial property develops if they are required to install fencing around it. Chair Gardner stated that he thought there were plans for a vinyl fence.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:48 p.m.
Commissioner Riding made a motion to adjourn the meeting. Commissioner Hellyer second the motion. The roll call vote to adjourn the meeting at 8:48 p.m. was as follows:

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

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary