



Mona City  
Planning & Zoning

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## November 5, 2025 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:** none

**Staff Present:** Secretary Lori Henrie

**Others Present:** Jobina Davis, Joshua Davis, Chelsie Durden

Planning and Zoning Chair Dennis Gardner called the Public Hearing to order at 7:32 p.m.

### **Public Hearing:**

Chair Gardner asked for a motion to open the Public Hearing. The purpose of the Public Hearing is to receive public comments for Mona City Ordinance 2025-23, Amendment to MCC 3-5-5, 3-6-3, 10-5-1, 10-6-1 and 10-6-4. Commissioner Boyd made motion to open the Public Hearing. Commissioner Hellyer second the motion.

### **Public Comment**

Chair Gardner asked for comment from the public in attendance. No comments made.

Chair Gardner asked for a motion to close the Public Hearing. Commissioner Young made motion to close the Public Hearing. 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

**Close Public Hearing:**

Chair Gardner closed the Public Hearing at 7:35.

### **Planning & Zoning Meeting:**

The Planning & Zoning meeting resumed at 7:35.

### **Approval of Minutes:**

Chair Gardner requested feedback on the minutes from October 1, 2025. No additional changes were suggested. Chair Gardner called for vote to accept the meeting minutes. Commissioner Riding made motion to approve the meeting minutes from October 1, 2025. Commissioner Cieslak second the motion. The roll call vote was as follows:

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

### **Approval of Mona City Ordinance 2025-23:**

Chair Gardner called for vote to accept Mona City Ordinance 2025-23, amending MCC 3-5-5, 3-6-3, 10-5-1, 10-6-1 and 10-6-4. Commissioner Hellyer made motion to approve Ordinance 2025-23 amendment. 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

### **Chelsie Durden – Life Balance Recovery Facility – Inquiry of Land Use**

Chelsie Durden, a licensed substance abuse counselor and owner of Life Balance Recovery, is seeking a Conditional Use Permit to open a 14-bed residential treatment facility in Mona City. The facility would serve adults (ages 25-39) with mental health, trauma and substance abuse, all of which are protected under the ADA. A 14-bed capacity allows eligibility for Medicaid funding and supports gender-specific programming. The program is regulated by the Department of Human Services, the Department of Professional Licensing and would be regulated by Mona City with the ability to be licensed to do business in the city.

The proposed facility would provide 24-hour care with a required staff-to-client ratio of 1:4. Clients are voluntary participants, medically cleared, and pre-screened; typical stays last 30-45 days. It is not a halfway house or detox center, and individuals with violent criminal histories or sex-offender status are not permitted. The facility would offer 10-15 local jobs, maintain the property with a groundskeeper, and contribute community service – such as park or cemetery clean-up.

Ms. Durden has found a suitable home within city limits on 1.5 acres in a combined-use zone and believes the location would offer clients a quiet, healing environment. Mona City Code was reviewed and Ms. Durden discussed how it applied to her business and provided feedback to the commissioners how her facility would comply.

Chair Gardner expressed concerns stemming from past issues with a youth facility, such as runaways and theft. Ms. Durden clarified that her program serves adults, is voluntary rather than

court-ordered, and maintains strict confidentiality with no exterior signage. If a client chooses to leave, staff will transport them to where they need to go. Chair Gardner also raised concerns about the level of emergency services Mona City can provide compared to larger municipalities.

Chair Gardner recommended that city officials visit Ms. Durden's existing facilities, consult with Spanish Fork officials about similar programs, review the submitted materials, and schedule a work session with City Council.

### **Secretary Business**

Secretary Henrie provided the proposed 2026 meeting schedule.

Chair Gardner called for vote to accept the proposed 2026 meeting schedule. Commissioner Young made motion to approve the proposed 2026 meeting schedule. Commissioner Riding 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

Secretary Henrie discussed with the commissioners the meeting she attended at Juab County regarding HOA's and that the Department of Commerce has opened a new division called the Office of the Homeowners' Association Ombudsman. They are now actively tracking all HOA's in the state. Each HOA will pay a \$90 fee to be registered. The office will act similar to the Land Use Ombudsman Office by providing help to HOA's when needed.

Secretary Henrie also mentioned the County Commission meeting she attended asking for the road at 300 S 100 E be deeded over to Mona City. That has been approved and Secretary Henrie will work with Juab Title to get the deed ready and then the city attorney will help write up a resolution that will be presented in City Council.

### **Public Comment**

No comment from the public.

### **Adjournment**

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:21 p.m. Commissioner Cieslak made a motion to adjourn the meeting. Commissioner Riding second the motion. The roll call vote to adjourn the meeting at 9:05 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

