



Mona City
Planning & Zoning

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November 6, 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: none

Staff Present: Secretary Lori Henrie

Others Present: Helen Durall, Chris Neilsen, Troy Park, Roanne Park, RaDawna Day

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

Approval of Work Session Minutes:

Chair Gardner requested feedback on the work session minutes from October 2, 2024. No further changes were needed for the minutes. Chair Gardner called for vote to accept the meeting minutes for October 2, 2024. Commissioner Newton made motion to approve the meeting minutes from October 2, 2024. Commissioner Young second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Newton: Aye
Commissioner Stinger: Abstain from vote
Commissioner Young: Aye

Approval of Minutes:

Chair Gardner requested feedback on the minutes from October 2, 2024. It was noted that Mr. Brannin will no longer be installing a second sewer connection. No additional changes were suggested. Chair Gardner called for vote to accept the meeting minutes, with the clarification that Mr. Brannin will not be proceeding with the second sewer connection. Commissioner Young made motion to approve the meeting minutes from October 2, 2024 with the clarification regarding Mr.

Branin's sewer connection. Commissioner Cieslak second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Newton: Aye
Commissioner Stinger: Abstain from vote
Commissioner Young: Aye

Helen Durall – Land Use Inquiry – 30 S. Main

Helen Durall along with her brother, Chris Neilsen, representing the Neilsen family, requested a meeting with the commissioners regarding their family home located at 30 S Main. Their intention is to keep the home in the family while finding a way to generate revenue to support its upkeep. Mrs. Durall asked if there were specific types of businesses the property is zoned for that might interest the city, such as renting rooms, operating a childcare center, or setting up small cabins for short-term rentals. It was noted that the property is located in a combined-use zone. Mr. Neilsen emphasized that the home is historic and they wish to preserve its character. Mrs. Durall specifically inquired about the possibility of tiny cabins. Chair Gardner explained that the city ordinance does not allow for such use as only one dwelling per 0.5-acre is permitted. However, the commissioners expressed support for the idea of a childcare service.

Secretary Henrie referred to the Land Use Matrix in the city code (10-6-1), which outlines what types of businesses are allowed in the combined-use zone. They also discussed potential plans for the other half of the property and whether it might be developed in the future. Secretary Henrie asked if the family owns additional shares of water for culinary and irrigation use. It was believed they have irrigation shares, which could potentially be transferred to the culinary water system.

RaDawna Day – More Dayz Minor Subdivision – approximately 725 N Main

RaDawna Day has annexed her property that surrounds 725 N Main into the city and intends to develop it into a minor subdivision, creating three parcels. The addresses for the three parcels are 685 N Main, 688 N 100 W, and 726 N 100 W.

The commissioners discussed the location of sewer lines and secondary water with Mrs. Day but it was determined that further consultation with the City Water and Gas Operator is necessary to clarify the specific requirements.

Chair Gardner called for vote to approve the More Dayz Minor Subdivision at approximately 725 N Main, contingent upon gaining a clearer understanding of the utility requirements. Commissioner Newton made motion to approve the More Dayz Minor Subdivision contingent on understanding the utility requirements. Commissioner Young second the motion. The roll call vote was as follows:

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

Troy & Roanne Park – Accessory Building – 451 S 200 E

Troy & Roanne Park plan to install a 50X24 accessory building. There will be electrical to the building but no other utilities. Chair Gardner mentioned regulations for building the accessory building and that they will need to sign acknowledging they agree to adhere to the regulations.

Chair Gardner called for vote to approve the Accessory Building Permit at 451 S 200 E. Commissioner Stringer made motion to approve the accessory building. Commissioner Newton 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.

Adjournment

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