



Mona City
Planning & Zoning

20 W. Center St
Mona, UT 84645
435-623-4913

www.monautah.gov
lori.henrie@monacity.org

November 6, 2024 Planning and Zoning Work Session Minutes

Members Present: Chair Dennis Gardner
Commissioner Nate Ciezslak
Commissioner Ed Newton
Commissioner Mike Stringer
Commissioner Kevin Young

Members Absent: none

City Council Member Present: none

Others Present: Secretary Lori Henrie

Planning and Zoning Chair Gardner called the Work Session to order at 6:30 p.m.

Minutes:

The objective of the work session is to discuss Mona's subdivision code before legislation changes take effect in December 2024.

Subdivisions

With upcoming legislation changes set to take effect in December 2024, the commissioners have reviewed the proposed modifications from the consultants. Secretary Henrie pointed out that the minor subdivision ordinance (11-3) had been removed from the code. She recommended that it should remain intact. The consultants had suggested removing it, citing that its structure mirrors the major subdivision format. Secretary Henrie said that 11-2 is currently set as reserved in the code and that the minor subdivision code will go there.

Regarding section 11-3-1, Secretary Henrie noted that the clause stating "no lots may be sold until final acceptance of the subdivision" appeared to be removed. This issue had been raised in a previous meeting, as it had caused problems in an earlier subdivision where infrastructure was incomplete and yet homes were being built. Secretary Henrie planned to discuss with the consultants ensuring that this clause remains in the ordinance.

Chair Gardner emphasized the importance of securing water certificates before the preliminary review. While water doesn't need to be dedicated to the lot at this stage, proof of water certificates must be submitted with the application. Secretary Henrie added that all required documents should be submitted prior to the preliminary meeting, or the approval process would reset, causing delays for the developer. If no progress is made within 180 days, the approval

timeline will also reset.

Secretary Henrie noted that most of the proposed changes were primarily rearrangements of existing code to improve clarity. She made mention of section (11-5-23), which includes a hardship relief clause. She did not believe this clause should be part of the code and planned to request its removal. just moved around in the code to have it make better sense. Secretary Henrie noted that in current code (11-5-23) discusses a hardship relief clause that she didn't think this clause should be in the code and was going to request it be removed.

Secretary Henrie reminded the commission that the city is currently under a moratorium on major subdivisions which will end December 23, 2024.

Secretary Henrie encouraged the commissioners to continue reviewing the updates over the next week and to notify her should if any additional changes were needed.

Chair Gardner also stressed the need for a storm drain study and a runoff plan, along with soil tests. Secretary Henrie acknowledged she hadn't seen this requirement in the ordinance but assure the commission it would be included.

Adjournment:

Chair Gardner called for a vote to adjourn the planning and zoning work session at 6:59 p.m. Commissioner Stringer made a motion to adjourn the work session. Commissioner Newton second the motion. The roll call vote to adjourn the work session at 6:59 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