



Mona City
Planning & Zoning

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October 2, 2024 Planning and Zoning Work Session Minutes

Members Present: Chair Dennis Gardner
Commissioner Nate Ciezslak
Commissioner Lynn Ingram
Commissioner Ed Newton
Commissioner Kevin Young

Members Absent: Commissioner Mike Stringer

City Council Member Present: none

Others Present: Secretary Lori Henrie, Chad Phillips, Jonathan Jones

Planning and Zoning Chair Gardner called the Work Session to order at 8:00 p.m.

Minutes:

The objective of the work session is to discuss water transfer requirements.

Water Transfer Requirements

At the Planning & Zoning meeting on September 4, 2024, the commissioners raised questions about the requirements for water transfers for culinary water and whether the city could mandate that water be located in the city before granting a building permit. Secretary Henrie requested the city's attorney, Nic Mills, draft an ordinance outlining the water transfer requirements for new home constructions. This discussion was prompted by two building permits issued this year to applicants who had not submitted a change order to the state water engineer for transferring water to Mona's well. These permits were granted with the contingency that occupancy permits would be withheld if the state engineer's office rejected the water transfer.

Mona City's water rights expert, Johathan Jones, was present to provide his insights. Mr. Jones thought that when a developer is putting in a subdivision, the water should be established before final approvals are granted. However, he felt that for home builders eager to start construction before the seasons change, it might be acceptable to approve the building permit before the water transfer if it appears the change order will be approved by the state. He pointed out that by the time the building is finished, the state usually has already approved the water rights. Chair Gardner agreed that it would be helpful to have documentation of the change order, along with a change application number showing it's in process when the application is submitted. However, he stressed that occupancy should not be permitted until the

water transfer is finalized. Mr. Jones also thought it would be wise to have him review change orders prior to them being submitted to the state to ensure the accuracy of the information provided. Commissioner Ingram suggested documenting the contingency of the permit in writing to ensure there's a safeguard for the city in case any issues arise. Chair Gardner recommended reaching out to the city's attorney for his opinion, as this isn't an urgent matter, and then bringing the information back for the commission to review at a later date.

Adjournment:

Chair Gardner called for a vote to adjourn the planning and zoning work session at 8:28 p.m. Commissioner Young made a motion to adjourn the work session. Commissioner Newton second the motion. The roll call vote to adjourn the work session at 8:28 p.m. was as follows:

Commissioner Cieslak: Aye
Commissioner Ingram: Aye
Commissioner Newton: Aye
Commissioner Stringer: absent
Commissioner Young: Aye

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary