



Mona City  
Planning & Zoning

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## September 4, 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:** Laurie Christiansen

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

### **Approval of Minutes:**

Chair Gardner requested feedback on the work session minutes from August 7, 2024. No further changes were needed for the minutes. Chair Gardner called for vote to accept the work session minutes for August 7, 2024. Commissioner Newton made motion to approve the work session minutes from August 7, 2024. Commissioner Stringer second the motion. The roll call vote was as follows:

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

Chair Gardner requested feedback on the minutes from August 7, 2024. No further changes were needed for the minutes. Chair Gardner called for vote to accept the meeting minutes for August 7, 2024. Commissioner Stringer made motion to approve the meeting minutes from August 7, 2024. Commissioner Cieslak second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye  
Commissioner Newton: Aye

Commissioner Stringer: Aye  
Commissioner Young: Aye

**Applewood Minor Subdivision – 275 E 300 N – Herman Young & Sons**

At the Planning & Zoning meeting on June 5, 2024, Gordon Young applied for a building permit. However, the property included the home of his father and he needed to subdivide the property into two lots to meet the legal requirements for a minor subdivision.

Chair Gardner called for vote to approve Applewood Minor Subdivision for Herman Young & Sons at 275 E 300 N. Commissioner Young made motion to approve the Applewood Minor Subdivision. Commissioner Newton second the motion. The roll call vote was as follows:

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

**Sage Minor Subdivision – 453 S 300 E – Laurie Christiansen**

Laurie Christiansen addressed the commissioners regarding her property owned at 453 S 300 E. She intends to create a minor subdivision from 2 of the 11 acres. Secretary Henrie mentioned that the County Recorder had requested a few minor adjustments to the mylar and had already reached out to the surveyor. Mrs. Christiansen plans to work with the surveyor to finalize and submit the necessary documents. Additionally, she has secured water certificates for both culinary and irrigation use.

Chair Gardner called for vote to approve Sage Minor Subdivision 453 S 300 E for Christiansen contingent on the mylar being updated with the changes requested. Commissioner Newton made motion to approve Sage Minor Subdivision under the contingency of the changes necessary for the mylar. Commissioner Stringer second the motion. The roll call vote was as follows:

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

**Jason Keller – Accessory Building Inquiry – 773 S 200 W**

At the Planning & Zoning meeting held on May 1, 2024, Jason Keller's application for an accessory building on his property at 773 S 200 W was approved. However, Mr. Keller now wishes to change the location of the structure. Although Mr. Keller was not present at the meeting, Secretary Henrie conveyed his intentions. Chair Gardner noted that changing the location and what his intentions are for the structure would require a variance from the ordinance. Mr. Keller will need to prepare new plans and submit a variance request to City Council before Planning & Zoning can grant approval.

**Secretary Business:**

Secretary Henrie presented the commissioners with a letter addressed to City Council requesting a review of the recreational vehicle ordinance. The letter did not include the authors' names or a return address. Mayor Christensen asked Planning & Zoning to review the letter and provide feedback. During their discussion, the commissioners expressed understanding and concerns raised in the letter but emphasized that they do not wish to permit residents living

in recreational vehicles within Mona City.

Secretary Henrie also addressed the issue of corner lot setbacks for the rear of the lot with the commissioners. She reminded the commission that there had been previous consideration of leaving the approval to the discretion of the Planning Commission. However, after consulting with the city attorney, who expressed concerns, the commissioners decided to maintain the current setback ordinance for corner lots. If someone requires a different setback than what the ordinance specifies, they must first request a variance from the City Council before applying for a permit with Planning & Zoning.

Commissioner Newton expressed concern regarding a property for sale in the Deerfield Subdivision, specifically regarding the deliverability of irrigation water. Secretary Henrie mentioned that water was dedicated to the property when the subdivision was developed in 2001. However, since then, water requirements have changed in code. The lot is currently served by the Old Field irrigation line, which provides water only 4 days a week, whereas current code requires availability 7 days a week. The commission agreed that the new owners should be informed about the water availability when they apply for a building permit.

### **Public Comment**

No comments from the public were made.

### **Adjournment**

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:25 p.m. Commissioner Newton made a motion to adjourn the meeting. Commissioner Young second the motion. The roll call vote to adjourn the meeting at 8:25 p.m. was as follows:

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

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Dennis Gardner  
Planning & Zoning Chair

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Lori Henrie  
Planning & Zoning Secretary