



Mona City
Planning & Zoning

20 W. Center St
Mona, UT 84645
435-623-4913
www.monacity.org
plans@monacity.org

April 19, 2023 Planning and Zoning Work Session Minutes

Commission Members Present: Chair Dennis Gardner, Steve Ewing, Mike Stringer, Kevin Young

City Council Member Present: none

Others Present: Secretary Lori Henrie

Planning and Zoning Chair Dennis Gardner called the meeting to order at 6:59 p.m.

Minutes:

It has been brought to the attention of Planning & Zoning Commission in the February 2023 meeting, there are several Mona City residents who are housing additional family members in recreational trailers on their property. During the Planning & Zoning Work Session held April 12, 2023, it was decided to hold a second work session to go over what Six County Regional Planner, Shay Morrison, presented to the commissioners.

It was discussed that no recreational vehicle shall be located, placed, used or occupied for residential purposes in any district except within approved and licensed recreational vehicle parks and except as otherwise provided herein.

Commissioner Young questioned the commissioners about allowing for someone to live in their trailer on their .5-acre during construction of a new home. Chair Gardner agreed with that as long as the resident understands that once the construction is completed, under MCC 10-6-1 Land Use Matrix which states that only 1 dwelling is allowed per lot, the trailer is vacated and they live in the home. Chair Gardner felt that they would need to be removed at the time the resident receives their Certificate of Occupancy. Chair Gardner also thought that the home owner would need to request this permission at the Planning & Zoning meeting when they are granted their building permit. The commissioners also thought that if the impact fee for sewer, using the home clean-out, and water were paid, that the resident could hook up to those services while building and that the city would start billing them immediately rather than after the completion of the home. One concern allowing the resident to use the clean-out to the sewer was that the sewer plant can't handle the chemicals that are used in RV's.

Commissioner Young asked how to resolve the situation of those who are already living in their recreational vehicles? Chair Gardner stated no, our code has always stated 1 dwelling per lot. Commissioner Young suggested that they be given a notice of vacating within 30-days.

Chair Gardner suggested that there should be inspections involved when it's hooked up and

verified when disconnected. Commissioner Stringer suggested the City Building Inspector could inspect this.

The penalties for living in a recreational vehicle would be per MCC 1-4 as a Class B misdemeanor. Chair Gardner said that the proposal didn't state any fines. Chair Gardner continued that perhaps that code needs to be updated. Secretary Henrie will check with the land use attorney for what the daily fines could be for not complying with the ordinance up to and including shutting off utilities.

The enforcement of this code will have a member of City Council along with a Sherriff Deputy issue a Fix-It Letter explaining what the violation is, along with a copy of the ordinance they are violating.

Secretary Henrie will post a public hearing on April 20th to be held May 3rd, 2023.

Adjournment

Chair Gardner called for a vote to adjourn the planning and zoning work session at 7:53 p.m. Commissioner Ewing made a motion to adjourn the meeting. Commissioner Young second the motion. The roll call vote to adjourn the meeting at 7:53 p.m. was as follows:

Commissioner Newton: Aye
Commissioner Ewing: Aye
Commissioner Young: Aye
Commissioner Stringer: Aye

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary