



Mona City – Planning and Zoning  
20 W. Center St. Mona, UT

August 3, 2022  
Planning and Zoning Meeting Minutes

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

**City Council Member Present:** Ron Warren

**Others Present:** Secretary Lori Henrie, City Recorder Alicia Hills, Jeff Kay, Mike Kay, Nicole Kay, George Morgan, Shange Bryan, Matt Bryan, Brian Kay, Makay Mortensen, Matt Mortensen, Debi Abbott

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:35 p.m.

**Minutes:**

Chair Gardner called for vote to accept the minutes for the work session held on July 6, 2022. Commissioner Newton made motion to approve the work session minutes as written. Commissioner Stringer second the motion. The roll call vote was as follows:

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

Chair Gardner called for vote to accept the minutes for July 6, 2022. Commissioner Stringer made motion to approve the work session minutes as written. Commissioner Young second the motion. The roll call vote was as follows:

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

**Jeff Walker – Accessory Building Permit – 37 North 400 East**

Mona City resident Jeff Walker has applied for an accessory building permit. Mr. Walker was not present at the meeting. The Commission reviewed the plans for the 22' x 35' steel building and the plans have been approved by the City Building Inspector, Verl Wilkey.

Chair Gardner called for vote to approve the accessory building permit at 37 North 400 East. Commissioner Newton made the motion to approve the accessory building. Commissioner Ewing second the motion. Roll call vote was as follows:

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

**Jeddle Properties – Accessory Building Permit – 125 West Center**

Debi Abbott with Jeddle Properties has applied for an accessory building permit at 125 West Center. The structure will be a 24’ x 30’ and will be used as a garage with 100-amp electrical service. Engineered drawings of the structure had not been submitted in time for the planning and zoning meeting but Chair Gardner agreed to approve the accessory building permit on the condition that the plans be submitted prior to the August 9, 2022, City Council Meeting.

Chair Gardner called for vote to approve the accessory building permit at 125 West Center, with conditions of having garage plans submitted prior to the August 9, 2022, City Council Meeting. Commissioner Young made the motion to approve the accessory building permit under the conditions of having the garage plans submitted prior to City Council. Commissioner Ewing second the motion. The roll call vote was as follows:

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

**Mike Kay – Minor Subdivision Inquiry – 224 South 200 West**

Mona City resident Mike Kay has recently listed his residence for sale at 224 South 200 West. The home currently resides on 2.64-acre (Parcel XA001284-1) however, his listing is only selling the home and .50-acre. Mr. Kay also owns .25-acre parcel that sits to the north of his residence. The Planning & Zoning sent Mr. Kay a letter notifying him that he would need to subdivide his parcel into a minor subdivision as well as bring the lot into current Mona City standards. Mr. Kay felt that there was confusion with the city that his plans were to split the 2.64-acres. Mr. Kay said that this was not his intention. Mr. Kay wants to do a lot line adjustment to move his boundaries so that he can sell the home on the .5-acre and then maintain the other parcel as a vacant piece of land. Mr. Kay has plans to sell it and let someone else apply for the subdivision to a build a home. Mr. Kay disagrees with the City’s request to subdivide his property and feels that he meets the criteria for a lot line adjustment under Mona City code 11-11-1.

Mr. Kay is requesting that the boundary line be changed so the house will be .50-acre and the rest of that parcel and the .25-acre parcel be combined to a total of 2.39-acre. Mr. Kay says that the .50-acre lot and home will have plenty of frontage including an orchard to the south of it.

Mr. Kay questioned why the lot has been red flagged by Planning & Zoning. Secretary Henrie explained that the City has concern that the lot will be undevelopable as all of the rights to the water will stay with the house. Commissioner Stringer asked Mr. Kay, “Is there any water on this property?” Mr. Kay replied no, nor is there water on the .25-acre property either. Chair Gardner asked if Mr. Kay had spoken to the City’s legal counsel about this. Mr. Kay replied no, but he had called once and left a message with no return call. Commissioner Stringer said “I don’t think we can go past this until you can find out what the attorney will tell you.”

In reviewing Mona Code 11-11-1, Chair Gardner asked “no previous existing lot is being eliminated. So you are eliminating that .25-acre.” Mr. Kay responded, “no, I’m keeping the .25-acre, it’s becoming bigger.”

Chair Gardner asked about when Mr. Kay had reached out to the city attorney. It had been a few weeks with no return call. Secretary Henrie replied that Mr. Kay was going to reach out to his own legal counsel and have

them reach out to the city attorney as well. Mr. Kay reached out to the Office of Ombudsman for a legal opinion. Mr. Kay said that “I don’t want to pay for lawyers. I don’t want to get into that kind of a mess”. The Office of Ombudsman’s feedback to Mr. Kay was that he met the requirements for the ordinance.

Commissioner Stringer reiterated that he would like to have the city attorney’s approval of what’s going on. Secretary Henrie asked for the survey of his lot proposal. Chair Gardner has recommended that Mr. Kay provide Planning & Zoning with a survey of his plans and Secretary Henrie will work through the City Land Use attorney to get his approval instead of Planning & Zoning making the decision on this. Chair Gardner said that once the City has the approval from the attorney, we will call a special meeting to do this and get it passed.

### **Shane Bryan and Matt Bryan – Major Subdivision Inquiry – 500 South 300 East**

The Bryan’s are inquiring about preliminary steps for a major subdivision located on 500 South and run east from 300 East to 700 East. The Bryan’s provided copies to the commission of a surveyed boundary description showing two parcels with the focus on Parcel A, which will consist of eleven .50-acre lots.

There will be one main road to the subdivision with a cul-de-sac by lot 11, perhaps taking some of the land from that lot to create the cul-de-sac. Chair Gardner said that the cul-de-sac size needs to be 120’ round about from curb to curb for fire trucks and garbage trucks to be able to turn around. Roads need to be 66’ from curb to curb. Concerns of where the main water line for the City resides. Chair Gardner asked if they have .25-acre share of irrigation water per lot and .50-acre of culinary? The Bryan’s said yes. Commissioner Stringer asked who was supplying the irrigation water? Mr. Bryan said that it would be coming from Grant Kay. There is not a secondary water system that runs through the area and there are concerns for water pressure to be pumped from 300 East.

City Recorder Alicia Hills provided the new Mona City Culinary Water Master Plan out to show where the culinary water line is. Chair Gardner asked where the water shares were coming from. The Bryan’s responded from Mona Town water.

Chair Gardner told the Bryan’s that there would need to be a study done prior to submitting to the Design Review Committee and everything would need to be approved before Planning & Zoning could sign off. Their designs for the subdivision will need to include the curb and gutter, sidewalks, and light poles. A traffic study will need to be done. There will also need to be a water study showing the pressurized irrigation and show where the lines are going to be run.

### **Matt Mortensen – Inquiry of Newton Subdivision – Platt Lane**

Mona City residents Matt Mortensen and Makay Mortensen was not listed on the night agenda however the commission invited Mr. Mortensen to the Planning & Zoning meeting to inquire about the minor subdivision approved in the July 6, 2022, planning and zoning meeting. Mr. Mortensen’s property is on the east side of the proposed Newton Subdivision.

The Mortensen’s were inquiring about what had been approved and what the plans would be for 400 East. Chair Gardner said that it would be a private drive at this time. Mr. Newton is dedicating 46.7’ of property for the private road. Then when the Mortensen’s interested in developing, they would dedicate the remaining 19.3’ of property for the road. The Mortensen’s have questions about a fence on their property and requests for it to be taken down as well as understanding the survey flags. Secretary Henrie will talk to Mr. Newton about the plans.

### **Adjournment**

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:55 p.m. Commissioner Young made a motion to adjourn the meeting. Commissioner Stringer second the motion. The roll call vote to adjourn

the meeting at 8:55 pm was as follows:

Commissioner Newton: Aye

Commissioner Ewing: Aye

Commissioner Young: Aye

Commissioner Stringer: Aye

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Dennis Gardner  
Planning & Zoning Chair

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Lori Henrie  
Planning & Zoning Secretary