



Mona City
Planning & Zoning

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February 7, 2024 Planning and Zoning Meeting Minutes

Members Present: Chair Dennis Gardner
Commissioner Nate Cieslak
Commissioner Ed Newton
Commissioner Kevin Young

Members Absent: none

Councilmember(s) Present: none

Staff Present: Secretary Lori Henrie, Mona Gas & Water Operator Chad Phillips

Others Present: none

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

Public Hearing:

Chair Gardner opened the public hearing to discuss ordinance 2024-2, MCC 10-6-1 Land Use Matrix Freeway Interchange Zone F-1. This ordinance adds the column for freeway interchange zone F-1 uses and Development Standards. No members of the public were in attendance to comment.

Chair Gardner called for vote to adopt ordinance 2024-2, MCC 10-6-1 Land Use Matrix Freeway Interchange Zone F-1. Commissioner Newton made motion to adopt ordinance 2024-2, MCC 10-6-1 Land Use Matrix Freeway Interchange Zone F-1. Commissioner Young second the motion. The roll call vote was as follows:

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

Chair Gardner closed public hearing at 7:36 p.m.

Approval of Minutes:

Chair Gardner called for vote to accept the meeting minutes for January 3, 2024. Commissioner Cieslak made motion to approve the meeting minutes from January 3, 2024. Commissioner Newton second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye

Commissioner Newton: Aye
Commissioner Young: abstained from vote
Chair Gardner: Aye

Discussion of Subdivisions

Secretary Henrie shared with the commission concept plans for two potential subdivisions. The first potential submission is for Willow Creek Farms. Chair Gardner stated that Ludlow Engineering is purchasing the property and has submitted plans for a 46-lot subdivision.

The other potential submission is for Nebo Pointe Subdivision. The city has received a digital set of plans but has not received information regarding where their water will come from. The subdivision is planned for 11 lots.

Chair Gardner stated that the reason for bringing these subdivisions up for discussion is the issues that the city is faced with. Mona City Gas & Water Operator, Chad Phillips, was invited to the meeting to present to the commission his findings. Mr. Phillips had a study done through Sunrise Engineering with what the potential loads to the natural gas system will create. Mr. Phillips provided maps and explanations of the pressures to the system and where low points are and how the additional homes will add to the deficit in pressures at the low points. Mr. Phillips discussed improvements with a 4" trunk line from 200 N to 700 S on main street which would then be connected at each street to create a loop in the system to help get more gas to the west side of town and improve the low points at the southwest part of town. Mr. Phillips mentioned that City Council Member Christensen had applied for a grant through CIB and the natural gas project was on the grant proposal. With those improvements, should the Willow Creek Farm subdivision go forward, they would need to run a line from 700 S on main street eastward to supply that subdivision. Further, Mr. Phillips would like to require that all new utilities be looped when developing new subdivisions.

Chair Gardner asked Mr. Phillips about the waterline going to the Willow Creek Farms subdivision. Chair Gardner remarked that the city had asked the previous developer to upgrade the water line going to the subdivision. Mr. Phillips stated that presently the water line east of the freeway is a 12" line. Once the line crosses under the freeway it is reduced to a 10" line. The 10" line however, does go through a 14" sleeve under the freeway. Chair Gardner asked again if the developer would need to upgrade that line to a 10" or would there be enough pressure for the 46 homes? Mr. Phillips stated that he would need to run the model through Jones & DeMille and let us know.

Mr. Phillips stated that the biggest issue would be with the irrigation water. Commissioner Newton replied that the secondary water was the biggest issue for the previous subdivider. Chair Gardner stated that that the secondary water isn't deliverable 7 days/week.

Discussion of Development Review Committee (DRC)

Secretary Henrie asked the commissioners if they were still OK with the members of the DRC. Once it is agreed who they would like to have on the committee, Secretary Henrie will contact them and organize a meeting to discuss the subdivisions. Secretary Henrie also inquired about asking a member from the Irrigation Company to come have a voice on the committee. The commissioners discussed options.

Discussion/Public Comment:

Chair Gardner discussed the absence of Commissioner Ewing and asked for possible members of the community that would be a good replacement.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:31 p.m. Commissioner Young made a motion to adjourn the meeting. Commissioner Newton second the motion. The roll call vote to adjourn the meeting at 8:31 p.m. was as follows:

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

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary