



Mona City
Planning & Zoning

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January 3, 2024 Planning and Zoning Meeting Minutes

Members Present: Chair Dennis Gardner
Commissioner Nate Cieslak
Commissioner Steve Ewing
Commissioner Ed Newton

Members Absent: Commissioner Kevin Young

Councilmember(s) Present: Kevin Squire, Amy Stanley

Staff Present: Mayor Randy Christensen, Secretary Lori Henrie, Mona Gas & Water Operator

Others Present: Brent Blackwell, Rick Kay, Lucinda Kay, Terry Kay, Brittany Ford

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

Approval of Minutes:

Chair Gardner called for vote to accept the meeting minutes for November 1, 2023:

Commissioner Newton made motion to approve the meeting minutes November 1, 2023.
Commissioner Ewing second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Ewing: Aye
Commissioner Newton: Aye

Brent Blackwell – Accessory Building Permit – 587 E. Center Street

Mona City resident, Brent Blackwell has applied for an accessory building permit at his home at 587 E. Center Street. Chair Gardner stated that it meets the City Code requirements on height and setbacks are good. Chair Gardner stated that once the building permit has been approved there is a document that Mr. Blackwell will sign, stating he is aware of the requirements of building the structure, any changes to the structure need to notify Secretary Henrie, and additionally no one will live in the structure. Mr. Blackwell agreed. Chair Gardner also stated that Mr. Blackwell will need to have inspections done on the utilities he plans to run to the structure.

Chair Gardner called for vote to approve the accessory building permit for Brent Blackwell at 587 E. Center Street. Commissioner Ewing made motion to approve the accessory building permit.

Commissioner Cieslak second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Ewing: Aye
Commissioner Newton: Aye

Discussion of Kay Annexation Infrastructure

Secretary Henrie updated the commission that per the request of the City Attorney, Rob Patterson, a suggestion was made to discuss the logistics of infrastructure to get to the proposed Kay property that has requested to be annexed into the city. Mona City Gas & Water Operator Chad Phillips was invited to the meeting to help answer questions. Chair Gardner asked Mr. Phillips what the size of the water line is which runs under I-15? Mr. Phillips replied that there was a 12" water line that runs under the freeway. The main issue for any development will be the natural gas. Mr. Phillips stated that there is a 2" line that presently runs up the road but the city is limited on what can be developed and the amount of gas that could potentially be used. The 8" transmission line that the city is currently on is at its capacity. Mr. Phillips mentioned that a gas station wouldn't be a problem, but anything bigger than that or multiple buildings would cause pressure issues. Mr. Phillips stated that not only does the city need to make improvements to its distribution system, but also the city is waiting for Nephi City to improve its transmission system. Due to commitments that Nephi City has made to large developments in their city, Mr. Phillips continued, we are pretty much tapped out. Mr. Phillips stated that it would be important to notify potential buyers of this problem and that it would be about 5 years before improvements on Nephi's City's side would be started.

Mr. Kay asked the commissioners regarding code of where roads would go. Chair Gardner stated that the roads would need to be where they would tie into the existing city grid system. Mayor Randy Christensen noted that the city is waiting for results from the transportation master plan and will know more once that is completed. The Kays want to know how much property to hold out to extend 100 North through the south side of their property and for future utilities. MCC 11-5-4 (E) states that a right of way width is 66 feet.

Discussion of Greater Sevier Discovery Meeting from 12/1/23

Chair Gardner discussed the Greater Sevier Discovery Meeting that he, Commissioner Newton and Secretary Henrie attended via zoom call in December. The State of Utah Department of Public Safety, Division of Emergency Management presented multiple cities with a discussion on flood plains related to their regions. Specifically for Mona City was the discussion regarding alluvial fans, which is a deposit of gravel, sand and other settlement that were created from water flowing out of the mountains. There is a rather large alluvial fan east of the freeway at 200 North. Chair Gardner stated that the state will do a study of specific areas to help the city make good decisions towards the growth and development of the community.

Update to fee schedule discussion

Secretary Henrie suggested to the commissioners take a look at what the city charges specifically for accessory buildings and to look at what other cities charge. Nephi City charges only a \$15 fee for accessory buildings that are 120-400 sq ft. Additionally, should the applicant run utilities to those structures, then an inspection fee would be charged. Any structure larger than 400 sq ft would fall under the current fee schedule. Secretary Henrie also stated that we're presently not charging enough on certain inspections and that's costing the city money. Chair Gardner agreed that fees probably should be raised to cover those costs but not to make a profit. Commissioner Newton understands that the cost of things is going up but is also concerned to not over charge the residents.

Discussion of Land Use Matrix Freeway Interchange Zone F-1

The commission looked over the MCC 10-6-1 to update what was acceptable for land use in the Freeway Interchange Zone F-1. The commission made their recommendations to be similar to the Commercial/Industrial Use District C-I with a few exceptions. Secretary Henrie will have the code updated and a public hearing will be held at the 2/7/24 meeting.

Discussion/Public Comment:

No members of the public were present.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 9:09 p.m. Commissioner Ewing made a motion to adjourn the meeting. Commissioner Newton second the motion. The roll call vote to adjourn the meeting at 9:09 p.m. was as follows:

Commissioner Cieslak: Aye
Commissioner Ewing: Aye
Commissioner Newton: Aye

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary