



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

July 6, 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, Rob McAfee, Tiffinie McAfee, Erika Halford, Tracy Lowe, Jeff Bell, Jane Bell, Bob Provstgaard, Robin Provstgaard, Amanda Provstgaard, Evan Davies, Vicky Davies, Scott Millett, Jamie Millett

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:30 p.m.

Minutes:

Chair Gardner called for vote to accept the minutes for the work session for June 1, 2022. Commissioner Ewing made a motion to approve the minutes as written. Commissioner Stringer second the motion. The vote to approve the work session minutes of June 1, 2022, as written was unanimous.

Chair Gardner called for vote to accept the meeting minutes for June 1, 2022. Commissioner Young made a motion to approve the meeting minutes as written. Commissioner Ewing second the motion. The vote to approve the minutes for June 1, 2022, as written was unanimous.

Chair Gardner called for vote to accept the public hearing minutes for June 22, 2022. Commissioner Stringer made a motion to approve the meeting minutes as written. Commissioner Newton second the motion. The vote to approve the work session minutes as written was unanimous.

Chair Gardner called for vote to accept the work session minutes for June 22, 2022. Commissioner Newton made motion to approve the work session minutes as written. Commissioner Stringer second the motion. The vote to approve the work session minutes as written was unanimous.

Howard Newton – Subdivision Inquiry Platt Lane

Mona City resident Howard Newton plans to do a lot split of his land which sits behind his property of 235 South 300 East in Mona. The location of the lot, which is to be called Newton Subdivision, is at 370 East Platt Lane. It is 1.5 acres. He plans to dedicate a future road for 400 East which Melony Mortensen who will also dedicate the rest of the roadway for future road when she plans to develop her land. Will need to dedicate the water to the one lot.

Chair Gardner called for vote to approve the lot split. Commissioner Stringer made motion to approve the lot split. Commissioner Young second the motion. The vote to approve the lot split was unanimous.

Chair Gardner called for vote for minor subdivision to be called Newton Subdivision. Commissioner Ewing made motion to approve the minor subdivision. Commissioner Young second the motion. The vote to approve the minor subdivision was unanimous.

Chair Gardner called for an amended vote with condition to have the City Inspector, Lane Allred, sign off on the plans before City Council meets on July 12, 2022. Commissioner Young made the amended motion. Commissioner Stringer second the motion. The vote to approve the minor subdivision under the condition to have the City Inspector sign off on the plans was unanimous.

Rob & Tiffinie McAfee – Swimming Pool Permit Application and Accessory Permit – 89 South 650 East
Mona City resident Tiffinie McAfee is applying for an accessory building permit for a structure that was built prior to going through the permitting process with the City. Chair Gardner asked if water or sewer was run to the structure. Mrs. McAfee said no. There is no electrical either, however, they are using a power cord that they are running from their house to the shed.

Chair Gardner called for vote to approve the accessory building permit at 89 South 650 East. Commissioner Ewing made the motion to approve the shed. Commissioner Young second the motion. The vote to approve the accessory permit was unanimous.

Mrs. McAfee is also requesting a building permit for a residential swimming pool. The McAfee's have been working with the City while ordinances have been adopted for a residential swimming pool permit. The ordinance was approved at the June 22, 2022, planning and zoning work session and was approved by the City Council on June 28, 2022. The McAfee's have already excavated for the pool in anticipation of building the pool because they needed the fill dirt for a concrete pad. The setbacks deferred from what the ordinance was and can't be changed due to dirt compaction issues. They have a fence on two sides of their lot and are working on the remaining sides. The homeowner will also have a manual locking pool cover that will make it difficult for younger kids to open.

Chair Gardner called for vote to approve the residential swimming pool. Commissioner Stringer made motion to approve. Commissioner Ewing second the motion. The vote to approve the swimming pool was unanimous.

Scott & Jamie Millett – Accessory Permit - 967 S. 50 W.

Mona City resident Scott Millett is requesting a permit for a 30' X 40' steel accessory building. Mr. Millett will be running electrical to the building.

Chair Gardner called for vote to approve the accessory building permit. Commissioner Newton made motion to approve. Commissioner Young second the motion. The vote to approve the accessory building permit was unanimous.

Thomas Provstgaard/Kent & Holli Tarbet – New Home Construction - 360 S. 200 W.

Mr. Provstgaard is the contractor and presented plans on behalf of the Tarbet's. The property was purchased from Carleen Ingram. They had a certificate for the irrigation water but there was question about the culinary water. Secretary Henrie will research the water certificate. The construction will be approved with the condition of proof of culinary water.

Chair Gardner called for vote to approve the accessory building permit with condition to have the certificate of culinary water prior to the July 12, 2022, City Council meeting. Commissioner Newton made motion to approve. Commissioner Ewing second the motion. The vote to approve the new home building permit with condition of proof of culinary water certificate was unanimous.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:15 p.m. Commissioner Stringer made a motion to adjourn the meeting. Commissioner Young second the motion. The vote to adjourn the meeting at 8:15 pm was unanimous.

Dennis Gardner, Chair

Lori Henrie, Secretary