



Mona City
Planning & Zoning

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March 6, 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: Councilmember Kevin Squire, Councilmember Kris Kay

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

Others Present: Devin Ingram, Stacey Ingram, Mike Stringer, Jaren Miller, RaDawna Day, Angela Morgan

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:28 p.m.

Approval of Minutes:

Chair Gardner called for vote to accept the meeting minutes for February 7, 2024. Commissioner Newton made motion to approve the meeting minutes from February 7, 2024. Commissioner Young second the motion. The roll call vote was as follows:

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

Jaren Miller – Accessory Building Permit – 618 S 400 W

Mona City resident, Jaren Miller has applied for an accessory building permit at his home at 618 South 400 West. Mr. Miller made note to correct the address entered in Zipflow. Mr. Miller would like to install a 24 x 30 garage for storage. No utilities will be installed in the building. Chair Gardner stated that upon approval, the city requests that Mr. Miller will notify the city of any changes to plans for approval and ask for a signed document agreeing to the request.

Chair Gardner called for vote to approve the accessory building permit for Jaren Miller at 618 S 400 W. Commissioner Cieslak made motion to approve the accessory building permit. Commissioner Newton second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye

Commissioner Newton: Aye
Commissioner Young: Aye

Devan Ingram – Minor Subdivision – 115 N 100 W

Mona City resident Devan Ingram has applied for a Minor Subdivision at 115 N 100 W. Chair Gardner remarked that the lot had been divided with the county recorders office but was never brought to Mona City for approval. Mr. Ingram replied that the prior owner of the property had divided the lot, creating an illegal subdivision, prior to their passing they sold the lot to Mr. Ingram. Mr. Ingram continued that they are requesting to make the lot legal with the city.

Chair Gardner called for vote to approve the Minor Subdivision for Devan Ingram at 115 N 100 W. Commissioner Young made motion to approve the Minor Subdivision. Commissioner Cieslak second the motion. The roll call vote was as follows:

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

Devan Ingram – Building Permit – 115 N 100 W

Mona City resident, Devan Ingram, has applied for a Building Permit at 115 N 100 W. Chair Gardner noted that City Council will need to approve the minor subdivision prior to the building permit be approved. Chair Gardner continued that the building permit would need to wait to be approved until the 3/26/24 City Council meeting.

Chair Gardner called for vote to approve the Building Permit for Devan Ingram at 115 N 100 W. Commissioner Newton made motion to approve the Building Permit. Commissioner Young second the motion. The roll call vote was as follows:

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

RaDawna Day – Application for Annexation – 725 N Main

RaDawna Day, a resident of Mona City, has formally expressed her intention to annex her property located at 725 N Main, spanning approximately 7.64 acres, into Mona City. Her objective following annexation is to develop the land for residential purposes, specifically to construct a home. Mrs. Day has confirmed ownership of water rights for three .5-acre lots.

Chad Phillips, the Water and Gas Operator for Mona City, clarified that that while annexation approval does not hinge on utility service improvements, Mrs. Day will be accountable for any necessary improvements when she proceeds with construction. Chair Gardner emphasized that alongside utility considerations, Mrs. Day must also apply for a minor subdivision permit before a building permit is approved.

Chair Gardner stated that in order for the annexation to move forward, Mrs. Day needs to obtain notice of intent from the adjacent property owners to the south for the annexation process to advance. Without these letters, the annexation cannot proceed. It is illegal for any “islands” within the city.

Secretary Henrie clarified that the commission does not directly approve the annexation but will forward it to the City Council based on Planning & Zoning’s recommendation. Chair Gardner

indicated that it would be presented to the City Council on March 12, 2024.

Shayla Arias/Mel's on Main – Sign Permit – 15 S Main

Ms. Arias' application was not completed and will need to come to the April 3, 2024 meeting.

DRC Meeting Review

Chair Gardner stated that the Development Review Committee met to look at the proposed Willow Creek Farms Subdivision concept plans. Chair Gardner continued that it is being proposed as a 46-home subdivision. The DRC proposed changes for the developer to work on. Chair Gardner emphasized that irrigation water delivery would be their biggest obstacle as it was for the previous developer. Chad Phillips stated that the natural gas would create a hardship on the city with an additional 46 homes. Chair Gardner noted that there would be a meeting with members of the DRC and the developer in the coming days to respond to questions the developer had regarding the proposed changes.

Secretary Business

None.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:23 p.m. Commissioner Newton made a motion to adjourn the meeting. Commissioner Cieslak second the motion. The roll call vote to adjourn the meeting at 8:23 p.m. was as follows:

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

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary

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