

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

October 5, 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, Tim Grange, Sue Grange, Alesha Newton, Howard Newton, Nic Booth, Kelly Lind, Dan Woodland, Lisa Woodland

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:27 p.m.

Minutes:

Chair Gardner called for vote to accept the meeting minutes for September 7, 2022. Commissioner Newton made motion to approve the meeting minutes as written. Commissioner Ewing second the motion. The roll call vote was as follows:

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

Alesha Newton – Building Permit – 386 E. Platt Lane

Alesha Newton has applied for a building permit for a new home on lot 1 of Newton Subdivision located at 386 E. Platt Lane.

Chair Gardner called for vote to approve the building permit at 386 E. Platt Lane. Commissioner Stringer made the motion to approve the building permit. Commissioner Young second the motion. Roll call vote was as follows:

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

Lisa & Dan Woodland – Accessory Building Permit – 70 W. 200 N.

Mona City resident Lisa Woodland has applied for an accessory building permit. Mrs. Woodland would like to enclose an existing pole barn to use as a bakery. Their property resides in the combined use zone. Chair Gardner asked about the type of traffic coming to the property. Mrs. Woodland currently does not have plans to open the bakery to patrons but is transporting the goods that will serve businesses in other locations. There will be utilities run to the structure. There were concerns about running the sewer line and connecting it to the house as well as grease traps. Mr. Woodland will have a grease trap clean out above ground. Because of how the utilities are laid out on 200 N., Chair Gardner requested to table the plans until after the city gas and water operator, Chad Phillips reviews the plans and then they will talk to City Council on October 10, 2022.

Tim Grange – Accessory Building Permit – 497 S. 300 E.

Mona City resident Tim Grange has applied for an accessory building permit for a structure not previously permitted with the city. Mr. Grange has installed an agricultural building for storing hay and farming equipment. After the city received a complaint about the structure, Mona City Inspector Lane Allred visited the residence to issue a stop work order.

Chair Gardner started the discussion asking for Mr. Grange to explain his side of the story. Mr. Grange explained that he applied for a building permit and had the engineer send the plans in. Mr. Grange was out of town when the plans had been approved but came into the city to pay his fees and was told everything had been approved. Chair Gardner asked if the permit was based on one set of plans but that they had changed? Mr. Grange explained that the exterior of the plans remained the same however the interior had changed. Chair Gardner asked Mr. Grange about a document signed by Mr. Grange on March 3, 2021, showing that the accessory building permit was approved at the Planning & Zoning meeting, however because he wasn't present at the meeting, the city was making him aware of regulations on accessory buildings. Mr. Grange agreed that he was made aware of the regulations. Chair Gardner read on, 1) all utilities be inspected by the city inspector; 2) no accessory building may be used as a rental or a second dwelling, which Mr. Grange had scratched off the "second dwelling" from his copy of the document, but Mr. Grange had signed the document on record with the city. Mr. Grange explained that after paying the fees he questioned the cost being so low but was told it was correct by someone in the office. Chair Gardner stated that if it had been noted in the application of the plans for Mr. Grange to live in the structure, the city would have asked for a plot plan. Mr. Grange had drawn out a plan showing the residence where his daughter lives and then the plans for where the accessory building would be. The picture Mr. Grange provided the city didn't show that it was two separate parcels. Secretary Henrie included printouts from the Juab County website showing two parcel numbers and pictures of both the home and the second dwelling that has been assessed. These parcels were recorded as two one-acre lots however they were never legally subdivided with the city of Mona. The original set of plans that Mr. Grange provided the city was for a Cleary building. Mr. Grange explained that Cleary had increased their prices during the pandemic and that he had to find another source for building the structure. There is a lot of confusion between the records of what the city has on file versus what Mr. Grange states was submitted to the city. Mr. Grange explained that the new set of plans were emailed to the city prior to the structure being built but it was still the same. Chair Gardner pointed out the differences between the two drawings, but Mr. Grange insisted that it's still the same structure.

Chair Gardner asked about the accessory building permit. Mr. Grange stated that when he was planning to put up the carport that he only had part of the product but asked Mona City Inspector, Verl Wilkey on

an "Ag permit", where he will be stacking hay and will be using as a carport/hay barn to store 20-acres of hay, does he need a permit? Mr. Grange had Inspector Wilkey come back to inspect the structure and they brought up the permit and discussed there wouldn't be utilities and that no permit was necessary, there is only a roof. Mr. Grange had Inspector Wilkey come back to inspect the plans. Mr. Grange asked if he needed permits or anything? Inspector Wilkey replied that "everyone's getting different", that he couldn't tell him, and he wasn't going to answer that. Inspector Wilkey stamped the plan.

Commissioner Stringer asked if Inspector Wilkey had signed off on the plans. Secretary Henrie replied that she asked Mr. Grange to have the inspector come back and review the plans but this was after the structure had already been completed. Chair Gardner asked Mr. Grange when he applied for the Cleary building, did you know that you were planning to live in it? Mr. Grange said yes. Chair Gardner asked when he applied for the permit, why it wasn't listed as a residence or house because the building applications are different. Mr. Grange stated that he questioned the cost of the permit and that he told the office staff his plans of living in it. All that Mr. Grange received from the office staff was an inspection card and the accessory building permit.

Commissioner Young asked if the utilities were separate? Mr. Grange said that the utilities were already on the lot. Chair Gardner asked if impact fees were paid? Mr. Grange stated that he had asked the office staff but was told no. Chair Gardner asked if Mr. Grange was paying for one sewer hookup or two? Mr. Grange didn't know. Mr. Grange asked why this wasn't brought to his attention a year ago when he initially applied for the accessory permit? Chair Gardner replied that he was at the Planning & Zoning meeting, and he remembers approving a Cleary Shed but didn't know the intentions were for someone to be living in it. Mr. Grange questioned the commissioners that there is a second sewer connection on the other lot. Chair Gardner replied that the City was never informed that there were two lots. Chair Gardner also mentioned that there is no frontage for the lot or a road leading to the home, which is required per Mona City code. Commissioner Ewing questioned why there was a sewer lateral behind the main home to begin with. Mr. Grange didn't know why, but he said that it was inspected. Commissioner Stringer wondered if it was a septic tank rather than the home sewer line that he connected to. Secretary Henrie questioned that as well because the home at one time was part of Juab County but later was annexed into Mona City.

Chair Gardner also asked where the water for Mr. Grange's property was coming from? Mr. Grange replied that the water comes from the meter for the main home. Chair Gardner stated that each residence needs to have its own meter and pay for an impact fee of that as well. Mr. Grange argued that it was coming from his other house. Chair Gardner answered that each residence in the city must be metered by the City. Mr. Grange didn't understand why this wasn't brought to his attention before. Commissioner Ewing stated that it's because the Cleary building was approved and then changes were made after that weren't brought before Planning & Zoning. Chair Gardner also stated that Mona City requires that each .5-acre lot is required to have .5-acre foot of culinary water which Mr. Grange doesn't have because there are two lots. The second lot should have a culinary water certificate for that lot. Mr. Grange stated that he has the county pulling paperwork up for him but that it would take a day or two for that to come back. Chair Gardner also told Mr. Grange that he would need a .25 share of irrigation water for the lot as well. Every building permit issued is required to have proof of culinary and irrigation water.

Chair Gardner questioned whether the original accessory permit was for Mr. Grange's son-in-law to run his business from? Mr. Grange stated that the original accessory they were going to build for that was never applied for, it was a different structure.

Commissioner Young suggested that meeting minutes be listened to for a better understanding. Secretary Henrie replied that she had listened to the meeting but when it was their turn on the agenda, Mr. Grange or Mr. Sanderson were not present and the Chair at that time, Chair Ingram skipped to the next agenda item and then came back at the end of the meeting to see if they arrived late. They weren't in attendance but based on the information the commission had, the accessory building permit had been approved. Chair Ewing asked if it was approved as the Cleary building. Secretary Henrie replied yes, just for the Cleary building. Chair Ewing concluded that this is where the problem is, it was approved as one building but then changes were made so when Mr. Grange asked the city office staff about the cost of the structure, they are under the impression that it was approved and correct, based on the information they had at the time. Mr. Grange stated that he told the office staff that he wasn't going to be at the meeting, he would be out of town. Mr. Grange was told that the city had everything they needed and that it wouldn't be a problem that he wasn't at the meeting. Mr. Grange went on to state that he informed the city office that the plans changed, and he had submitted the interior plans but didn't know where they were. Mr. Grange was told it would be fine as long as he had the plans stamped by an engineer, which it was. Mr. Grange went on to say that it had been emailed to the city. Commissioner Ewing asked if we had received the email? Secretary Henrie received an email from Mr. Grange on September 22, 2022, with the original email but the city had never received an email with the plans prior to that date. At the same time, Mr. Grange also provided Secretary Henrie with pictures of the receipt for the agriculture building, and the inspection card from Inspector Wilkey for the shed/residence. Commissioner Newton stated that a lot of the problems were because Mr. Grange was only notifying the front office and not coming to Planning & Zoning with what was going on. Chair Gardner responded that if you look over all the information that was submitted in the file, there is no plans about interior finishes in it. Chair Gardner continued, "this is what was approved, Cleary was behind, that is why your building permit was only \$856, because it's a building permit for an outbuilding, that's why it was so cheap". Secretary Henrie showed Mr. Grange the email thread that he had submitted to her on September 22, 2022. Nowhere in the email thread did it show that it was ever emailed to Mona City prior to that date.

Chair Gardner advised that Mr. Grange apply for an accessory building permit for the agriculture building. Regarding the shed/residence, Chair Gardner recommended that Mr. Grange apply and pay for a building permit, pay all the fees associated with that less the fees that Mr. Grange initially paid, bring the utilities to code with its own meter, provide a culinary water certificate as well as irrigation water certificate, then get a certificate of occupancy. Commissioner Stringer stated that this is merely a suggestion by Planning & Zoning, but it will need to go before City Council to be approved.

Chair Gardner called for vote to approve the building permit at 497 S 300 E under the condition that Mr. Grange apply and pay for a building permit, pay all the fees associated with that less the fees that Mr. Grange initially paid, bring the utilities to code with its own meter, provide a culinary water certificate as well as irrigation water certificate, then get a certificate of occupancy. Commissioner Ewing made the motion to approve the accessory building under the previously mentioned conditions. Commissioner Newton second the motion. Roll call vote was as follows:

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

Chair Gardner called for vote to approve the accessory “hay” building permit “as is” at 497 S 300 E. Commissioner Young made the motion to approve the accessory building “as is”. Commissioner Ewing second the motion. Roll call vote was as follows:

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

Jason Keller – Inquiry of Annexation – 912 W. Goshen Road

Mr. Keller is interested in building a home at 912 W. Goshen Road. He is inquiring of the city to be annexed into the city so he can be on the city culinary water. Mr. Keller wasn’t present at the meeting. The commissioners discussed that the city doesn’t want to annex areas that aren’t connected to the city, called “islands”. Mr. Keller would still need to be responsible to provide culinary and irrigation water certificates. Sewer connection would also be a problem because of the railroad.

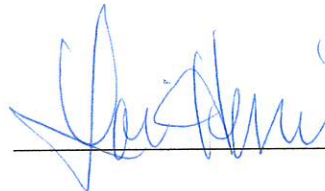
Adjournment

Chair Gardner called for vote to adjourn the Planning and Zoning meeting at 9:00 p.m. Commissioner Newton made motion to adjourn the meeting. Commissioner Stringer second the motion. The roll call vote to adjourn the meeting at 9:00 p.m. was as follows:

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



Dennis Gardner
Planning & Zoning Chair



Lori Henrie
Planning & Zoning Secretary