



Mona City  
Planning & Zoning

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## September 6, 2023 Planning and Zoning Meeting Minutes

**Commission Members Present:** Chair Dennis Gardner, Nate Cieslak, Steve Ewing, Ed Newton, Kevin Young

**City Council Member Present:** Ron Warren

**Others Present:** Secretary Lori Henrie, Troy Painter, Trevan Linton, Bill Johnson, Ryan Lynn

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:29 p.m.

### **Minutes:**

Chair Gardner called for vote to accept the public hearing meeting minutes for August 2, 2023:

Commissioner Young made motion to approve the public hearing meeting minutes. Commissioner Ewing second the motion. The roll call vote was as follows:

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

Chair Gardner called for vote to accept the work session meeting minutes for August 2, 2023:

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

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

Chair Gardner called for vote to accept the meeting minutes for August 2, 2023:

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

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

## **Barnes Bullets/Bill Johnson – Civil Site Work Permit – 38 N Frontage Road**

Bill Johnson, on behalf of Barnes Bullets, would like to build a warehouse on their property at 38 N Frontage Road. The plans for the warehouse have been delayed however, Mr. Johnson would like to get started on the ground work prior to the changes in the weather. Mona City Inspector, Lane Allred, suggested issuing a Civil Site Work Permit, to allow for the work to be started for the ground work but a structure will need a separate permit and approval by Planning and Zoning. Chair Gardner read the permit requirements to Mr. Johnson. The commissioners had no questions regarding the work.

Chair Gardner called for vote to approve the civil site work permit for Barnes Bullets at 38 N Frontage Road. Commissioner Ewing made motion to approve the civil site work permit for Barnes Bullets. Commissioner Newton second the motion. The roll call vote was as follows:

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

## **Trevan Linton/Marc Young – Building Permit – 305 East 300 North**

Trevan Linton, on behalf of Marc Young, presented to the planning and zoning commission the intent to build a home at 305 East 300 North. Ryan Lynn also accompanied Mr. Linton at the podium to discuss the permit application. The plans for the home were presented to the commission. Mr. Lynn discussed that there was a situation with obtaining the water certificates that Secretary Henrie was aware of. Chair Gardner asked if it was the secondary water or culinary. Secretary Henrie stated that the Mona City Water Consultant, Jonathan Jones, had contacted her regarding the culinary water certificate being transferred at the state level and would take some time to get switched and asked if they could proceed with the permit application but not allow occupancy until the water certificate is in place. Secretary Henrie had checked with office staff who agreed that this would be okay to do. Secretary Henrie asked if Gordon Young was still working on the secondary water? Mr. Lynn replied that Marc Young owns  $\frac{3}{4}$  shares of irrigation water and that he would be taking  $\frac{1}{4}$  share to designate for the property. Secretary Henrie told Mr. Lynn and Mr. Linton that a 3-way agreement with the irrigation company needs to still be done. Commissioner Newton asked what line the secondary water was in? Commissioner Newton continued that if it's old field water, then the water isn't in the line full time. Chair Gardner asked Troy Painter if there was secondary water there. Mr. Painter replied that yes, there was pressurized secondary water there. The line runs on the north side of 300 North. Mr. Lynn's intention was to start the process of digging the hole and getting cement work done before the weather changes, while the water certificates are still getting worked out. Chair Gardner's concern is approving something when the water certificates haven't been completed. Commissioner Newton also expressed concern about the water. Commissioner Newton suggested that the permit should be held off until it is known where the secondary water is coming from. Mr. Lynn asked the commission what they would need? Chair Gardner stated that we need the certification of the water and that it is dedicated to that specific lot. Chair Gardner said that if the certificate and the three-way agreement could be done quickly, we could have a special meeting where the permit could be approved. Chair Gardner continued that he didn't want to approve the permit until it was known where the water would be coming from. Mr. Lynn agreed to this. The commission agreed that once the irrigation water certificate is in place, they will hold a special meeting to approve the permit.

**Discussion:**

Chair Gardner asked if there were comments from the public. Secretary Henrie had questions for Mr. Painter while he was in attendance of the meeting, in regards to the annexation for The Kay's property. Secretary Henrie asked about pressurized water. Mr. Painter responded that there are culinary water lines there. Secretary Henrie asked about the natural gas the issues with the gas is that there isn't enough in the line to support anything of large size there. Gardner responded that the secondary water would be a problem there.

**Adjournment**

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:13 p.m. Commissioner Young made a motion to adjourn the meeting. Commissioner Ewing second the motion. The roll call vote to adjourn the meeting at 8:13 p.m. was as follows:

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

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Dennis Gardner  
Planning & Zoning Chair

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Lori Henrie  
Planning & Zoning Secretary