



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

September 7, 2022
Planning and Zoning Meeting Minutes

Commission Members Present: Chair Dennis Gardner, Steve Ewing, Ed Newton, Mike Stringer, Kevin Young (arrived after the meeting minutes approval)

City Council Member Present: Jay Christensen

Others Present: Secretary Lori Henrie, Robert Brewer, Stuart Loveless, Russ Forsyth, Cory Squire

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 work session minutes for August 3, 2022. Commissioner Newton made motion to approve the work session 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: (arrived after the meeting minutes approval)

Chair Gardner called for vote to accept the meeting minutes for August 3, 2022. Commissioner Stringer made motion to approve the work session minutes as written. Commissioner Newton second the motion. The roll call vote was as follows:

Commissioner Ewing: Aye
Commissioner Newton: Aye
Commissioner Stringer: Aye
Commissioner Young: (arrived after the meeting minutes approval)

Cory Squire – Accessory Building Permit/Home Addition – 295 N 200 E

Mona City resident Cory Squire has applied for an accessory building permit. Mr. Squire wants to enclose his deck and do an addition to his home. The deck needs to be repaired and while repairing the deck, Mr. Squire wants to enclose it to add more living space to the kitchen and dining area. The foundation and footings were already in place. There was an error in the type of paperwork that was submitted but will get that corrected prior to when City Council meets.

Chair Gardner called for vote to approve the accessory building permit at 295 North 200 East. Commissioner Young made the motion to approve the home addition with contingency that the paperwork will be corrected. Commissioner Ewing second the motion. Roll call vote was as follows:

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

Brenda Marsh – Accessory Building Permit/Home Addition – 60 N 100 E

Mona City resident Brenda Marsh has applied for an accessory building permit. Mrs. Marsh was not present at the meeting. Mrs. Marsh would like to put a 10’ X 16’ Tuff Shed on her property.

Chair Gardner called for vote to approve the accessory building permit at 60 N 100 E. Commissioner Newton made the motion to approve the accessory building. Commissioner Ewing second the motion. Roll call vote was as follows:

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

Robert Brewer – Accessory Building Permit/Home Addition – 154 W 200 N

Mona City resident Robert Brewer has applied for an accessory building permit. Mr. Brewer wants to install a 22’ X 30’ carport. All setbacks will be 5’ from property line. The carport will not be on a cement pad.

Chair Gardner called for vote to approve the accessory building permit at 154 W 200 N. Commissioner Stringer made the motion to approve the accessory building. Commissioner Newton second the motion. Roll call vote was as follows:

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

Kelly & LaVonne Loveless – Minor Subdivision – 65 E 100 S

Mona City resident Kelly Loveless has applied for a minor subdivision. Mr. Loveless had questions for the commission regarding his property at 65 E 100 S. Mr. Loveless is selling his home that presently is on 1.12-acres (parcel XA00-1200-0021092). With the changes in the economy and the housing market slowing, Mr. Loveless is having difficulties selling the home and the vacant land combined. Mr. Loveless would like to subdivide the property to sell the home which will allow another buyer to build on the vacant property. Chair Gardner asked if there was water for the vacant property. Mr. Loveless responded, “not yet” he’s still working on that. Mr. Loveless also has a workorder with Rocky Mountain Power to show where the power will come from for the vacant property. Chair Gardner stated that with

each subdivision, the city requires that the subdivider has the water rights before it is divided. Mr. Loveless asked if the buyers for the vacant lot can prove that they have the water, would it be approved? Chair Gardner said it would have to be dedicated to it, but it would be ok. The City will require the certificate showing the .25-share water in the Mona irrigation system and the certificate with the ½ acre foot of culinary water credit.

Other

Chair Gardner asked if there was any other business that needed to be discussed. Secretary Henrie discussed the progress of the onboarding of the Zipflow building permit software. There are some discrepancies with wording on the current applications and what the Mona Code states. Chair Gardner agreed that the code would need to be updated to show the application requirements. Also, Secretary Henrie talked about an Owner/Builder certification agreement that needs to be submitted to the Utah Department of Commerce. We have asked Zipflow to build this agreement into the program.

Chair Gardner asked if the commission wanted to keep the setback requirements from other structures on the accessory building permits to remain at 10'. The commissioners all agreed that the setbacks needed to be 10' however then Chair Gardner asked about carports? Commissioner Young said that it might vary based on whether it was enclosed or not. Chair Gardner said that plans change for the carports and later could have different uses which should be 10' from the home. The commission all agreed to keep the setback requirements at 10' from other structures.

Chair Gardner revisited the sidewalk ordinance proposal discussed in the August 3, 2022, work session. Commissioner Newton's opinion is he doesn't like sidewalks. Commissioner Newton would rather see the road right-away wider rather than having the sidewalk, curb and gutter that restrict turn around points. Commissioner Ewing questioned if the sidewalk could be taken back to the property line and left the City easement out in front of it. Chair Gardner's concern is with the weeds and who's responsibility to maintain that area whether it would be the property owner or the City's responsibility. Another concern of the commissioners is that they don't want developments with every other house having a sidewalk, curb and gutter, and asphalt paving to the street while neighboring homes not having them as surrounding cities to Mona have required. Commissioner Ewing stated that there will come a day where everyone is going to want sidewalks as a requirement and that the City needs to make the developers pay for it. Everyone agreed with that. Chair Gardner wanted the commissions opinions to talk to the City Council about a little further.

In attendance of the meeting was Russ Forsyth. Chair Gardner asked Mr. Forsyth if he had questions for the commissioners. Mr. Forsyth asked if the City still allows to dedicate irrigation water to your lot and use a culinary credit. They have a .25-share that was not dedicated to a lot. Chair Gardner stated that it should have been dedicated when the house was built as secondary water. Mr. Forsyth said that people had extra shares and that the City requested that if they were willing to dedicate the .25-share to their lot then they were given a culinary credit. Chair Gardner suggested that Mr. Forsyth talk to Mona Irrigation to help answer his questions.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:24 p.m. Commissioner Newton made a motion to adjourn the meeting. Commissioner Stringer second the motion. The roll call vote to adjourn the meeting at 8:24 pm 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