**Mona City – Planning and Zoning**

**50 W. Center St. Mona, UT**

**Minutes – April 12, 2016**

Commission Members Present: Lynn Ingram, Frank Riding, Richard Hatfield, Mike Stringer

Commission Member Excused: Ed Newton

City Council Member Present: Jonathan Jones, Molli Graham

Others Present: Secretary Sara Samuelson, Alan Hess, Becky Hess, Jeremy Newell, Josh Newell, Dustin Jarrett, Ashlee Jarrett, Jeff Hearty, Shane Woolslayer

Commission Chair Lynn Ingram called the meeting to order at 6:00 p.m.

**Minutes:**

Commissioner Stringer made a motion to approve the minutes of March 2, 2016 as written. Commissioner Riding seconded the motion. The vote to approve the minutes of March 2, 2016, as written, was unanimous.

**Dustin and Ashlee Jarrett – Accessory Building**

Dustin and Ashlee Jarrett made application to build a shed on their property. All paperwork was complete, and the plans have been approved by the Mona City Building Inspector.

Commissioner Hatfield made a motion to forward the Jarrett Accessory Building Permit application to the City Council with a positive recommendation. Commissioner Stringer seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

**Alan and Becky Hess – Accessory Building**

Alan and Becky Hess made application to build a shed on their property. All paperwork was complete, and the plans have been approved by the Mona City Building Inspector.

Commissioner Riding made a motion to forward the Hess Accessory Building Permit application to the City Council with a positive recommendation. Commissioner Stringer seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

**Josh and Jeremy Newell – Lot Split Inquiry**

Josh and Jeremy Newell addressed the commission. They inquired on the progress of an agreement in regard to the water line on their property. The commission informed them that the matter had been turned over to the City Council, and advised them to attend the City Council meeting held later that evening. The Commission further advised the Newells to complete the Lot Split Application, and attend the May Planning and Zoning meeting to finish the lot split process, as it would need to be completed before building permits could be issued.

**Jeff Hearty – Lot Split Inquiry**

Jeff Hearty owns a home on 1.1 acres, and would like to split his acreage into 2 lots. Mr. Hearty indicated that he understood the lot behind his home would not be buildable until a road (300 East) was built to access it. Commissioner Ingram asked if he would leave the dedicated roadway. Mr. Hearty indicated that he would. The Commission indicated that Mr. Hearty would have to have the dedicated roadway, and that both lots that were created would need to be a minimum of ½ acre. Commissioner Hatfield questioned when the road was built, who would pay for that portion on Mr. Hearty’s lot. Mr. Hearty indicated that if the property was developed behind him, he would be responsible for part of the cost, along with the future developers. Commissioner Hatfield proposed that the property either wait to be split, or an agreement be made indicating Mr. Hearty’s responsibility for paying for a portion of the road, and showing the lot as not buildable until requirements are fulfilled. The Commission asked Mr. Hearty to write a proposal with the stipulations needed and present it to the Commission for further consideration.

**Joe Humphrey – Subdivision**

No one was present for this agenda item.

**Shane Woolslayer – Lot Split Inquiry**

Shane Woolslayer owns property that he would like to split into two separate lots. A lot split application was completed, however, the survey included was not current. The Commission asked Mr. Woolslayer to have another boundary survey drawn, or have his current survey signed indicating it was still correct. Mr. Woolslayer and the Commission discussed the road dedication, and payment of the future road. Commission consensus held that if Mr. Woolslayer would deed the 33 feet, along the property line, to the City for the proposed road, his obligation concerning the proposed future road would be fulfilled. Mr. Woolslayer indicated he would obtain the survey, showing the road dedication and the two lots each being a minimum of ½ acre, and bring the required documents to the May Planning and Zoning meeting.

**Adjournment**

Commissioner Hatfield made a motion to adjourn the meeting at 7:10 pm. Commissioner Stringer seconded the motion. The vote to adjourn the meeting, at 7:10 pm was unanimous.

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Lynn Ingram, Chair Sara Samuelson, Secretary