

**Mona City – Planning and Zoning**

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

**Minutes –May 4, 2016**

Commission Members Present: Lynn Ingram, Frank Riding, Richard Hatfield, Ed Newton

Commission Member Excused: Mike Stringer

City Council Member Present: Jonathan Jones, Molli Graham

Others Present: Secretary Sara Samuelson, Alejandro Delatorre, Shala Reynolds, Jake Reynolds, Jeffrey Kay, Dan Woodland, Shane Woolslayer, Josh Park, Diana Park, Ryan Lynn

Commission Chair Lynn Ingram called the meeting to order at 8:00 p.m.

**Minutes:**

Commissioner Hatfield made a motion to approve the minutes of April 12, 2016 as written. Commissioner Riding seconded the motion. The vote to approve the minutes of April 12, 2016, as written, was unanimous.

**Jake and Shala Reynolds – Building Permit**

Jake and Shala Reynolds made application for a building permit for lot 7 of the High Meadows Subdivision. All paperwork was complete, and the plans have been approved by the Mona City Building Inspector.

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

**Alex Delattore – Fencing Inquiry**

Alex Delattore owns two lots and inquired as to where he could put a fence in relation to a private road and the property lines. The Commission requested to visit the property to understand the property lines and frontage for the adjoining lots. The Commission will conduct the visit and contact Mr. Delattore with their recommendations.

**Shane Woolslayer – Lot Split**

Shane Woolslayer made application for a lot split for his property located on 400 East, to be named Willow Cove Subdivision. All paperwork was complete, with the requirements of both lots being over ½ acre and 33 feet dedicated to the City for a future road being met. Mr. Woolslayer inquired as to the process of getting utilities to the property. The Commission advised Mr. Woolslayer to obtain a digging permit before any work was done.

Commissioner Newton made a motion to forward the Willow Cove Subdivision application to the City Council with a positive recommendation. Commissioner Riding seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

**Dan Woodland – Rental Inquiry**

Dan Woodland owns a home on 200 North and with the increased traffic on his road, he is contemplating moving out of his home. He would prefer to turn his home into a rental with an upstairs and a downstairs unit to rent. At this point in time, only single family dwellings are allowed according to Mona City Ordinances. Mr. Woodland asked the Commission if any zoning change would be considered. The Commission will confer with the City Council for their opinion on a rezoning and ordinance change to allow two-family dwellings.

**Jeff Kay – Building Permit**

Jeff Kay made application for a building permit for lot 14 in the High Meadow Subdivision. All paperwork was complete, with the exception of the Right of Conveyance (ROC), and the plans have been approved by the Mona City Building Inspector.

Commissioner Newton made a motion to forward the Kay Building Permit application to the City Council with a positive recommendation, contingent upon receipt of the ROC. Commissioner Hatfield seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation with the above contingencies.

**Josh and Diana Park – Accessory Building Inquiry**

Josh and Diana Park inquired about building a shed on the lot they own that is adjacent to their current home. The shed would have an area that Diana could teach dance classes in, and wondered if current zoning would allow that. Commission consensus held that a business could be housed in an accessory building as long as the business fell in the approved zoning, and the accessory building was located on the property of, or on property adjacent to, the primary residence of the owner. The Commission will discuss the matter with the City Council to obtain their position.

**Ryan Lynn – Home Addition**

Ryan Lynn made application to build an addition on Kert Stevens’ home to enclose a basketball court on the side of his home. The application was missing a site plan on a plat map showing the setbacks. The plans have been approved by the Mona Building Inspector. The Commission stated that approval of this Accessory Building Permit does not imply any change of City opinion on pending litigation. The Drainage Pond requirement, and Temporary Occupancy Permit, as previously stated in legal paperwork, are still in effect.

Commissioner Hatfield made a motion to forward the Lynn/Stevens Building Permit application to the City Council with a positive recommendation, contingent upon receipt of the plat map with correct setbacks, and the above statement regarding ongoing litigation. Commissioner Riding seconded the motion.

The vote was as follows:
Commissioner Hatfield: Aye

Commissioner Newton: Nay

Commissioner Riding: Aye

Commissioner Ingram: Aye

The motion passed by 3 to 1 vote in favor of a positive recommendation with the above contingencies.

**Adjournment**

Commissioner Hatfield made a motion to adjourn the meeting at 9:33 pm. Commissioner Riding seconded the motion. The vote to adjourn the meeting, at 9:33 pm was unanimous.

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Lynn Ingram, Chair Sara Samuelson, Secretary