



Mona City  
Planning & Zoning

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## May 1, 2024 Planning and Zoning Meeting Minutes

**Members Present:** Chair Dennis Gardner  
Commissioner Nate Cieslak  
Commissioner Ed Newton  
Commissioner Mike Stringer  
Commissioner Kevin Young

**Members Absent:** none

**Councilmember(s) Present:** none

**Staff Present:** Secretary Lori Henrie

**Others Present:** Justin Christiansen, Brent Christiansen, unknown guest, RCAC  
Community Advisor, Shay Morrison, Ombudsman Office Land Use  
Training Director, Rob Terry

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:31 p.m.

### **Approval of Work Session Minutes:**

Chair Gardner called for vote to accept the work session meeting minutes for April 3, 2024. Commissioner Stringer made motion to approve the work session meeting minutes from April 3, 2024. Commissioner Cieslak second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye  
Commissioner Newton: abstained from vote  
Commissioner Stringer: Aye  
Commissioner Young: Aye

### **Approval of Minutes:**

Chair Gardner requested feedback on the minutes from April 3, 2024. Commissioner Newton made note of an inconsistency on what was being approved. One line read accessory building permit and the next line read building permit.

Chair Gardner called for vote to accept the meeting minutes for April 3, 2024 with the correction noted. Commissioner Young made motion to approve the meeting minutes from April 3, 2024 with the correction noted. Commissioner Stringer second the motion. The roll call vote was as

follows:

Commissioner Cieslak: Aye  
Commissioner Newton: abstained from vote  
Commissioner Stringer: Aye  
Commissioner Young: Aye

### **Justin Christiansen – Accessory Building – 639 S 200 E**

Justin Christiansen seeks an accessory building permit for his vacant property at 639 S 200 E. Having recently acquired the lot, he intends solely to build an accessory building on it. Mr. Christiansen was aware at the time of purchasing the lot that there was culinary water previously deeded to the lot however updated building standards now mandate a ¼ acre share of irrigation water per half acre, posing a challenge in finding water shares. Mr. Christiansen questions the necessity of fulfilling this requirement, particularly as he plans to not have utilities to the structure. Mr. Christiansen inquired about the possibility of the lot being “grandfathered” under older standards or obtaining a variance. His father, Brent Christiansen, notes that the utilities are already available to the lot. Chair Gardner acknowledged similar requests but emphasized the city’s obligation to uphold current ordinances to avoid potential legal repercussions. It was suggested that Mr. Christiansen could discuss the issues with City Council and could request being put on the agenda for their meeting being held May 13, 2024.

### **Jason Keller – Accessory Building – 773 S 200 W**

Jason Keller, a resident of Mona City, has recently acquired a new home located at 773 S 200 W. Mr. Keller intends to install a Versa Garage on his property. Mr. Keller was on the April 3, 2024 agenda but had not finalized his application and Mr. Keller wasn’t in attendance of the meeting to answer questions. It was decided to table the permit application to a later date.

Chair Gardner reminded the commission that this application, initially discussed on April 3, 2024, had been tabled. Chair Gardner mentioned that the city inspector had signed off on the application. Commissioner Stringer inquired regarding the necessity of the applicant’s presence for approval. Secretary Henrie tried to locate relevant code without success but will continue to look into the question and report back.

Chair Gardner called for vote to approve the Accessory Building for Jason Keller at 773 S 200 W. Commissioner Young made motion to approve the Accessory Building. Commissioner Newton second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye  
Commissioner Newton: Aye  
Commissioner Stringer: Aye  
Commissioner Young: Aye

### **Public Comment**

No comments from the public were made.

### **Adjournment**

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:06 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 8:06 p.m. was as follows:

Commissioner Cieslak: Aye  
Commissioner Newton: Aye  
Commissioner Stringer: Aye  
Commissioner Young: Aye

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Dennis Gardner  
Planning & Zoning Chair

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Lori Henrie  
Planning & Zoning Secretary