



Mona City
Planning & Zoning

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December 4, 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: Kevin Squire, Jay Christensen

Staff Present: Secretary Lori Henrie

Others Present: none

Planning and Zoning Chair Dennis Gardner called the Public Hearing to order at 7:30 p.m.

Public Hearing:

Chair Gardner stated that the purpose of the Public Hearing is to receive public comments on an update to the Mona City Land Use Code Subdivision Ordinance. This update will bring the ordinance into compliance with the current State Code requirements. Secretary Henrie explained that the approval process has been revised so that no members of the Planning & Zoning or City Council will serve on the Development Review Committee. However, she stated that she would still seek their expertise and ask them to review subdivision plans, though they will no longer be involved in the final approval of subdivisions. Additionally, the city attorney and city engineer/consultant have been added to the committee. Secretary Henrie also mentioned that there were some minor wording adjustments still needed, but these would be finalized before the City Council meeting on December 10, 2024. She stated that the code updates could be approved with the condition that these changes are made.

Public Comment

No members of the public were in attendance.

Mona City Land Use Subdivision Ordinance Approval:

Chair Gardner requested feedback on the updates to the subdivision ordinance with the contingency of the minor changes needed to be made. No additional changes were suggested.

Chair Gardner called for vote to accept the updates to the subdivision ordinance with the contingency of the changes discussed. Commissioner Newton made motion to approve subdivision ordinance with the contingency mentioned. Commissioner Stringer second the motion. The roll call vote was as follows:

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

Close Public Hearing:

Chair Gardner closed the Public Hearing at 7:35.

Planning & Zoning Meeting:

Chair Gardner opened the Planning & Zoning meeting at 7:35.

Approval of Work Session Minutes:

Chair Gardner requested feedback on the work session minutes from November 6, 2024. No additional changes were suggested. Chair Gardner called for vote to accept the work session minutes. Commissioner Young made motion to approve the work session minutes from November 6, 2024. Commissioner Cieslak second the motion. The roll call vote was as follows:

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

Approval of Minutes:

Chair Gardner requested feedback on the minutes from November 6, 2024. No additional changes were suggested. Chair Gardner called for vote to accept the meeting minutes. Commissioner Stringer made motion to approve the meeting minutes from November 6, 2024. 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.

Commissioner Comment

Chair Gardner noted a potential issue with a recently approved accessory building, suggesting that it appeared someone was living in the structure. He asked whether the homeowner had signed an agreement stating they had no intention of residing in the building. Secretary Henrie will look into the matter. Additionally, Commissioner Newton brought up an illegal accessory building constructed on 100 N. Secretary Henrie will check the address and send a letter to the homeowner.

Secretary Henrie announced that the 2025 meeting schedule had been provided, with the exception of January 8th, 2025, which will not fall on the first Wednesday due to New Year's Day. She also shared that R6 will be hosting a mini-growth summit on February 27th in Richfield, to which the commission has been invited and strongly encouraged to attend. Additionally, Secretary Henrie noted that some updates may be needed to the city's sign ordinance, as changes to zones may have led to overlooked adjustments elsewhere in code. It was suggested that a work session be held in January to discuss these updates. Secretary Henrie also raised questions about the Applewood Minor Subdivision, specifically regarding the road name on 300 N. The road does not meet the standard width for a city street, and she was unsure if it needed to be widened to create an easement and recorded. The commissioners agreed that it could remain as is.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 7:59 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 7:59 p.m. was as follows:

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

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary