



Mona City
Planning & Zoning

20 W. Center St
Mona, UT 84645
435-623-4913
www.monautah.gov
lori@monautah.gov

June 4, 2025 Planning and Zoning Meeting Minutes

Members Present: Chair Dennis Gardner
Commissioner Jack Boyd
Commissioner Nate Cieslak
Commissioner Wayne Hellyer
Commissioner Kevin Young

Members Absent: none

Councilmember(s) Present: Kevin Squire

Staff Present: Secretary Lori Henrie

Others Present: Jeanie Hellyer, Travis Pay

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

Approval of Meeting Minutes:

Chair Gardner requested feedback on the minutes from May 7, 2025. No additional changes were suggested. Chair Gardner called for vote to accept the meeting minutes. Commissioner Young made motion to approve the meeting minutes from May 7, 2025. Commissioner Hellyer second the motion. The roll call vote was as follows:

Commissioner Boyd: Aye
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Young: Aye

Andy Peterson – Accessory Building – 636 S 100 W

Andy Peterson submitted an application for an Accessory Building at 636 S 100 W. Mr. Peterson was not present at the meeting. Chair Gardner mentioned that the commission had discussed it a little at the May meeting. Mr. Peterson meets the setbacks for the structure. The inspector has approved the plans.

Chair Gardner called for vote to approve the Accessory Building at 636 S 100 W. Commissioner Boyd made motion to approve the Accessory Building. Commissioner Young second the motion.

The roll call vote was as follows:

Commissioner Boyd: Aye
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Young: Aye

Travis Pay – Accessory Building – 360 W 100 S

Travis Pay presented their plans to install an accessory building on their property at 360 W 100 S. Mr. Pay plans to install a 25 X 30 structure. Chair Gardner reiterated the regulations regarding accessory buildings and asked Mr. Pay to sign his acknowledgement of the regulations.

Chair Gardner called for vote to approve the Accessory Building Permit at 360 W 100 S. Commissioner Cieslak made motion to approve the Accessory Building Permit. Commissioner Boyd second the motion. The roll call vote was as follows:

Commissioner Boyd: Aye
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Young: Aye

Kevin Young – Accessory Building – 275 N Main

Kevin Young plans to install an accessory building on his property at 275 N Main. The dimensions are 40 X 40 structure. Mr. Young stated that one change has popped up since his initial application was reviewed. He plans to add a wall and a door onto one side of the open side. Chair Gardner reminded Mr. Young of the regulations for accessory buildings. Chair Gardner verified the setbacks and Secretary Henrie noted an existing shed that was being removed.

Chair Gardner called for vote to approve the Accessory Building Permit at 275 N Main. Commissioner Boyd made motion to approve the Accessory Building Permit. Commissioner Cieslak second the motion. The roll call vote was as follows:

Commissioner Boyd: Aye
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Young: abstain from vote

Land Use

Secretary Henrie presented a proposed ordinance concerning stormwater drainage requirements for commercial developments, 8-6. The ordinance aims to ensure proper drainage.

Commissioner Boyd raised a question regarding the capacity of the drainage system, specifically whether it could handle runoff from a 100-year storm event, given that the ground would not be able to absorb water naturally.

Commissioner Hellyer expressed interest in potential light pollution issues and inquired about the necessity of commercial lighting standards. Secretary Henrie will follow up on both comments.

Regarding 2025-12, Secretary Henrie recommended clarification of the definition of “accessory

building” by specifying applicable setbacks and identifying which structure sizes require building permits in accordance with the International Building Code (IBC). The ordinance also updates the land use matrix to establish a 30-front setback requirement for accessory buildings from the property line.

Secretary Henrie will schedule a public hearing for the July 2, 2025 meeting.

Discussion

Secretary Henrie provided an update on the cease-and-desist order related to the illegal accessory building previously discussed at the May meeting. She noted that the letter was sent via certified mail and has been confirmed as received. The city will give the resident 30 days for respond.

Public Comment

Chair Gardner opened the meeting for public comment; however, no comments were offered.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:03 p.m. Commissioner Young made a motion to adjourn the meeting. Commissioner Hellyer second the motion. The roll call vote to adjourn the meeting at 8:03 p.m. was as follows:

Commissioner Boyd: Aye
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Young: Aye

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary