



Mona City
Planning & Zoning

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July 2, 2025 Planning and Zoning Meeting Minutes

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

Members Absent: Commissioner Jack Boyd

Councilmember(s) Present: none

Staff Present: Secretary Lori Henrie

Others Present: Gail Harvey, Kevin Harvey, J. Harvey

Planning and Zoning Chair Dennis Gardner called the Public Hearing to order at 7:35 p.m.

Public Hearing:

Chair Gardner asked for a motion to open the Public Hearing. The purpose of the Public Hearing is to receive public comments for the following:

- Ordinance 2025-10, MCC 8-6 – Standards and requirements for private storm water maintenance.
- Ordinance 2025-12, amending MCC 10-2-2 – Accessory Building definition and MCC 10-6-1 – Land Use Matrix setbacks on accessory buildings and size requirements for permits.

Commissioner Young made motion to open the Public Hearing. Commissioner Hellyer second the motion.

Public Comment

No comments were made.

Chair Gardner asked for a motion to close the Public Hearing. Commissioner Young made motion to close the Public Hearing. Commissioner Hellyer second the motion. The roll call vote was as

follows:

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

Close Public Hearing:

Chair Gardner closed the Public Hearing at 7:39.

Planning & Zoning Meeting:

The Planning & Zoning meeting resumed at 7:39.

Approval of Minutes:

Chair Gardner requested feedback on the minutes from June 4, 2025. No additional changes were suggested. Chair Gardner called for vote to accept the meeting minutes. Commissioner Cieslak made motion to approve the meeting minutes from June 4, 2025. Commissioner Young second the motion. The roll call vote was as follows:

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

Approvals from Public Hearing:

Chair Gardner called for vote to accept Ordinance 2025-10, MCC 8-6, standards and requirements for private storm water maintenance. Commissioner Hellyer made motion to approve Mona City Code 8-6. Commissioner Young second the motion. The roll call vote was as follows:

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

Chair Gardner called for vote to accept Ordinance 2025-12, amending MCC 10-2-2 – Accessory Building definition and MCC 10-6-1 – Land Use Matrix setbacks on accessory building and size requirements for permits. Commissioner Cieslak made motion to approve Ordinance 2025-12. Commissioner Young second the motion. The roll call vote was as follows:

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

Gail Harvey – Greenhouse – 684 S 400 W

Gail Harvey has applied for an accessory permit for a proposed 20'x41' greenhouse in her backyard. The structure would include power and water connections.

Chair Gardner noted that pending approvals, the electrical and plumbing installations must be

inspected by both the city inspector as well as the city water operators. He also raised a concern regarding setbacks, as the property is located on a corner lot. While homes on corner lots must maintain 30-foot setbacks from all street-facing sides, it was unclear in code whether the requirement also applied to accessory structures like the proposed greenhouse. The proposed plans showed only a 15-foot setback on the side facing the street. Secretary Henrie referred to MCC 10-6-1 noting it wasn't clearly defined what the setback requirements for a corner lot would be for accessory building.

Chair Gardner asked if the greenhouse would use bright interior lighting; Mrs. Harvey confirmed it would not.

Kevin Harvey, also in attendance, explained they planned to use culinary water during the winter months when the secondary water was shut off. Chair Gardner clarified that they would be using both sources throughout the year. Mr. Harvey replied yes. Chair Gardner recommended the Harvey's coordinate with the city water operators regarding cross-connection control to prevent any potential contamination into the culinary system.

Secretary Henrie noted that the proposed greenhouse would be partially buried and built with a foundation/retaining wall. The city inspector had approved the plans.

Chair Gardner called for vote to accept the application for a Greenhouse at 684 S 400 W. Commissioner Cieslak made motion to approve the Greenhouse at 684 S 400 W. Commissioner Hellyer second the motion. The roll call vote was as follows:

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

Public Comment

No members of the public were in attendance.

Secretary Business

Secretary Henrie presented the commissioners information received from FEMA regarding the engineering models and comment period for the flood zones. As a group, the commission reviewed and answered the related questions which were then submitted back to FEMA.

Secretary Henrie presented a proposed ordinance regarding lighting standards for commercial properties. Chair Gardner questioned a section requiring flags to be lit only from above unless council-approved. Secretary Henrie stated that the cemetery flags are lit from the ground. The commission supported the proposal and Secretary Henrie will schedule a public hearing for August.

Secretary Henrie reported her meeting with developer Kent Davis, noting his preliminary subdivision application would be forthcoming. She reviewed the process with the commission and confirmed Mr. Davis was satisfied with the outlined review process. Secretary Henrie recommended having a structural engineer review the irrigation pond plans and stated that engineering costs would be passed to the developer.

Secretary Henrie informed the commission that city's building permit software company had been sold. She will meet with the new owners soon. Chair Gardner asked about a possible trial period. Secretary Henrie asked Commissioner Young about his recent experience in using the current software. Commissioner Young noted that it wasn't user friendly.

Secretary Henrie reported that the issue discussed in June regarding the illegal accessory building has been referred to the city attorney.

Chair Gardner shared updates from the recent CUP meeting in Nephi. Plans project water delivery to Mona by 2032, with 10,000 acre-feet of wet water planned to route along Old Highway 91 from Santaquin to Nephi. Commissioner Young noted the city has contributed to the CUP study for years in taxes. Chair Gardner inquired at the meeting the cost of the water. He was told potentially \$20,000-\$45,000 per acre-foot. The East Juab Water Board seeks to meet with representatives from each city and draft agreements allocating a portion of water to industrial use. While still under study, Chair Gardner said the project is essentially moving forward.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:22 p.m. Commissioner Cieslak made a motion to adjourn the meeting. Commissioner Hellyer second the motion. The roll call vote to adjourn the meeting at 8:22 p.m. was as follows:

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

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary