



Mona City
Planning & Zoning

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August 6, 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: Councilmember Kevin Squire

Staff Present: Mayor Randy Christensen, Secretary Lori Henrie, Treasurer Michelle Dalton, City Recorder Alicia Hills

Others Present: Greg Baker, Stephanie Baker, Joshua Davis, Jobina Davis, Greg Dalton, Troy Linton, David Hall, Jared Lundquist

Planning and Zoning Chair Dennis Gardner called the Public Hearing to order at 7:31 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 2025-10b, MCC 10-9-3 Lighting Standards – defining requirements for commercial outdoor lighting.

Commissioner Boyd 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 Boyd second the motion. The roll call vote was as

follows:

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

Close Public Hearing:

Chair Gardner closed the Public Hearing at 7:33.

Planning & Zoning Meeting:

The Planning & Zoning meeting resumed at 7:33.

Approval of Minutes:

Chair Gardner requested feedback on the minutes from July 2, 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 July 2, 2025. Commissioner Hellyer second the motion. The roll call vote was as follows:

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

Approvals from Public Hearing:

Chair Gardner called for vote to accept Ordinance 2025-10b, MCC 10-9-3 – defining requirements for commercial outdoor lighting. Commissioner Young made motion to approve Mona City Code 10-9-3. Commissioner Cieslak second the motion. The roll call vote was as follows:

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

Jared Lundquist – Accessory Building Permit – 342 E 100 N

Jared Lundquist presented plans for a previously built accessory structure that had not received prior approval from Planning & Zoning. Chair Gardner inquired about its purpose, and Mr. Lundquist responded it was to “to store junk”. He confirmed no utilities would be run to the structure.

The building inspector had not fully signed off due to missing documents. Mr. Lundquist brought the documents to the meeting, and Secretary Henrie will follow up with the inspector. Chair Gardner reminded Mr. Lundquist of city requirements for accessory buildings and inquired about setbacks. Secretary Henrie clarified this was a post-approval for an already completed structure. Mr. Lundquist explained he initially intended to build a shop but opted for a shed due to costs, unaware permits were required for a shed. He acknowledged the structure does not meet setback requirements on one side. Chair Gardner requested a rain gutter be installed on that side to ensure proper drainage within Mr. Lundquist’s property.

Chair Gardner called for a contingent vote to accept the application for an Accessory

Building Permit at 342 E 100 N for final approval from the building inspector and to install a rain gutter for the water drainage. Commissioner Young made motion to contingently approve the Accessory Building Permit at 342 E 100 N. Commissioner Hellyer second the motion. The roll call vote was as follows:

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

Wayne Hellyer – Accessory Building Permit – 312 E 300 N

Wayne Hellyer presented his plans for an accessory building that is currently under construction but had not received prior approval from the Planning Commission. He explained that the new structure is being built in the same location as a previously existing building which he had removed. The Building Inspector has not yet fully approved the structure citing that he needed additional drawings. Mr. Hellyer stated he will submit the required documents to the City for review

Chair Gardner called for a contingent vote to accept the application for an Accessory Building Permit at 312 E 300 N that Mr. Hellyer will provide the drawings for the building inspector to approve. Commissioner Boyd made motion to contingently approve the Accessory Building Permit at 312 E 300 N. Commissioner Cieslak second the motion. The roll call vote was as follows:

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

Greg & Stephanie Baker – Building Permit – 639 S 200 E

Greg & Stephanie Baker submitted an application for a building permit. Secretary Henrie reminded the commissioners that the lot had previously been approved for an accessory structure approximately a year ago; however, the applicant later decided not to proceed and subsequently sold the property.

Chair Gardner inquired whether the building inspector had approved the plans. Secretary Henrie confirmed that the plans had been approved. She also noted that the Bakers had recently met with the irrigation company to finalize payment and sign the necessary paperwork for irrigation water. While the official documents were not yet available, text confirmation from the irrigation secretary verified that the process was completed.

Chair Gardner noted that the Baker's intend to reside on site in a recreational vehicle during the construction period. Chair Gardner noted city regulations including that the applicants would need to coordinate with the city maintenance department to have a water meter installed.

Chair Gardner called for vote to accept the application for a Building Permit at 639 S 200 E. Commissioner Cieslak made motion to approve the Building Permit at 639 S 200 E. Commissioner Young second the motion. The roll call vote was as follows:

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

Secretary Business

Secretary Henrie reported that the previously approved greenhouse project has been revised, and the applicants no longer intend to proceed with the original plans. They still intend to construct a greenhouse; however, it will no longer be built below ground and will not exceed 400 square feet in size.

Secretary Henrie noted that the commercial property on Mainstreet was moving forward and that the civil engineer had contacted her regarding questions.

Secretary Henrie reminded the commissioners to meet with her to review the Preliminary Plans for the East Hills Meadow Subdivision, noting that the deadline for submitting feedback is August 29, 2025. She also requested their availability for a work session with the developer on August 27th, 2025.

Secretary Henrie stated that there is a meeting being held in Nephi with FEMA regarding floodplains. It is scheduled for August 27, 2:30-3:30. She will forward the invitation to everyone.

Secretary Henrie asked Chair Gardner to share details with the Commission regarding a recent meeting with UDOT Region 3. Chair Gardner explained that the meeting focused on planning for future growth in the county and addressing anticipated demands on transportation infrastructure. Key topics included concerns about the gravel pits and the increasing volume of semi-truck traffic on Old Hwy 91. One proposal discussed was the construction of a frontage road on the east side of the freeway to accommodate heavy truck traffic, along with the addition of a climbing lane on I-15. The conversation also addressed projected growth in both commercial development and potential residential subdivisions in the area.

Secretary Henrie had previously messaged the Commission, asking members to review Mona City Code 9-3 regarding sign regulations and come prepared to discuss any inconsistencies or areas needing clarification or amendment. She specifically invited input on potential additions or revisions to improve the code's clarity.

Chair Gardner began the discussion by reading the opening sentence of MCC 9-3-2, which states:

"It is unlawful for any person, whether acting as owner, occupant or contractor, or otherwise, to erect, construct, reconstruct, enlarge, locate or alter any sign within the city without first obtaining a permit. No such permit shall be issued until the proposal and application have been reviewed and approved by the Planning Commission or Zoning Administrator."

Chair Gardner explained that the code continues by outlining the types of signs permitted, approved locations for business signage, time limitations, and size requirements. Secretary Henrie noted that one area the code appears to lack specifically is in regard to the size regulations for political signs. Chair Gardner responded that political signs would fall under the category of temporary or smaller signs, provided they meet the size and duration requirements defined in the ordinance.

Chair Gardner pointed out that the current sign ordinance was adopted in 2015. Secretary Henrie clarified that the ordinance likely predates 2015, but that was the year the city transferred its code records to Municipal Code system.

Commissioner Boyd raised a concern regarding MCC 9-3-7, which states under subsection (G) that outdoor advertising (billboards) is prohibited. He noted a lack of clear distinction within the code between general signage and outdoor advertising, such as billboards.

Secretary Henrie agreed that this issue should be addressed and suggested a future work session to address further. She acknowledged that updating the code may be necessary and supported the idea of incorporating clearer definitions to address Commissioner Boyd's concerns.

Public Comment

Chair Gardner opened the meeting to public comment. Troy Linton stepped forward to address the Commission regarding the parcel in question. He explained that the property had been significantly impacted by a partial eminent domain acquisition by UDOT when 200 North was extended as part of the interstate rerouting from Main Street. As a result, Mr. Linton stated that the remaining parcel is no longer suitable for development, asserting that the only viable use of the land is for a billboard.

Mr. Linton acknowledged that he installed a sign on the property without obtaining the necessary permits, claiming he was unaware they were required. He emphasized that it was not his intention to violate any codes, stating, "ignorance is not an excuse for the law." Initially, the sign was intended solely for his campaign, as he is currently running for a seat on the City Council. He decided after the election, he plans to rent the space to local businesses as a means to generate income.

He further argued that the municipal code is vague and lacks clarity, suggesting that it was unclear and not in black and white. In response, Chair Gardner stated that the code is clear and in fact in black and white. Chair Gardner noted that while Planning & Zoning cannot declare the structure to be in direct violation of the code—that authority lies with the City Council—the Commission's role is to identify potential gaps or ambiguities in the code and recommend clarifications.

Chair Gardner then asked Mr. Linton whether he had obtained a business license for renting the sign space. Mr. Linton admitted he had not, to which Chair Gardner responded that this presents another complication in resolving the issue.

Chair Gardner also addressed Mr. Linton's candidacy for City Council, posing a hypothetical: if Mr. Linton were elected, how would he respond to other individuals attempting similar actions and expecting the same leniency? Mr. Linton replied that he would be honest about his situation and admit that he constructed the sign prior to seeking approval. Chair Gardner questioned whether this would set a positive example for the community and if it would be fair to approve a permit retroactively based on a claim of ignorance.

Secretary Henrie raised a concern regarding the sign's location, noting that it is situated at a busy intersection and may obstruct visibility, creating a potential safety hazard. She explained that the standard building setback is 30 feet from all property lines. Mr. Linton responded that the sign is set back 38 feet from both adjacent roadways. Chair Gardner added that additional concerns include the size of the sign, it's not temporary, and the lack of a permit.

Secretary Henrie stated that, due to the property being located on a state route, she had contacted UDOT to assess whether the sign might conflict with the Utah Outdoor Advertising Act. While UDOT confirmed that Mr. Linton's property does not fall under their jurisdiction for this matter, Secretary Henrie advised that it remains an important consideration.

Joshua Davis, a mayoral candidate, addressed the Commission and requested that they review MCC 9-3-5-3 suggesting that it may provide allowances for signage within the combined-use district that could be relevant to Mr. Linton's case.

Mona City Recorder Alicia Hills then approached the podium to express concerns regarding

ambiguities in the code, particularly where it references both the CU and CU-2 districts. Secretary Henrie noted that these designations do not align with the current zoning map. Both Mrs. Hills and Secretary Henrie committed to reviewing the issue further and consulting with the City Attorney for clarification.

Mr. Linton also commented that, if the lot is useless, he doesn't want to continue paying property taxes on it. He inquired about the possibility of de-annexing the property from the City. Mrs. Hills advised him to consult the County recorder for further guidance on that matter.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:28 p.m. Commissioner Boyd made a motion to adjourn the meeting. Commissioner Hellyer second the motion. The roll call vote to adjourn the meeting at 8:28 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