



Mona City
Planning & Zoning

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September 3, 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: none

Staff Present: Secretary Lori Henrie,

Others Present: Jeff Kay, Gordon Young, Jacob Davis, Jobina Davis

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

Approval of the Minutes:

Chair Gardner requested feedback on the minutes from August 6, 2025. Chair Gardner noted a misspelling. Secretary Henrie will correct. 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 August 6, 2025. Commissioner Boyd second the motion. The roll call vote was as follows:

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

Approval of Work Session Minutes:

Chair Gardner requested feedback on the Work Session minutes from August 27, 2025. No additional changes were suggested. Chair Gardner called for vote to accept the meeting minutes. Commissioner Young made motion to approve the Work Session minutes from August 27, 2025. Commissioner Boyd second the motion. The roll call vote was as follows:

Commissioner Boyd: Aye

Commissioner Cieslak: Aye
Commissioner Hellyer: abstain
Commissioner Young: Aye

Jeff Kay – Building Permit – 522 S 300 E

Jeff Kay presented building permit plans. Secretary Henrie confirmed that culinary water is verified and will be dedicated to the lot. The irrigation water has been approved but the paperwork is still pending. Chair Gardner asked if utilities were stubbed to the property. Secretary Henrie said they were not.

Chair Gardner called for vote to accept the application for a Building Permit at 522 S 300 E. Commissioner Boyd made motion to approve the Building Permit at 522 S 300 E. Commissioner Hellyer second the motion. The roll call vote was as follows:

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

Troy Linton – Sign Permit – 390 E 200 N

Mr. Linton was not present at the meeting. Commissioner Young asked if Mr. Linton had applied for a variance. Secretary Henrie said that would depend on Planning & Zoning approval and wasn't sure if Mr. Linton had spoken with the city attorney. Secretary Henrie mentioned that the city attorney did agree that the sign was considered a billboard.

Chair Gardner acknowledged that even with the grey area in the ordinance, the sign is still considered a billboard. Mr. Linton submitted drawings of the structure. Commissioner Young noted that in Mr. Linton's favor, he didn't believe the sign was obstructing visibility in the intersection but it is larger than the grey area in code allows which is 36 square feet. Commissioner Hellyer added that he also inspected the site and confirmed visibility wasn't an issue from a personal or commercial vehicle.

Commissioner Young recalled that UDOT had once planned improvements from 300 N to SR54 to make the intersection safer. Chair Gardner asked about it being a business, would Mr. Linton need to apply for a business license. Secretary Henrie was unsure because the codes for the business license requirements had changed for home-based businesses.

Chair Gardner stated that the sign is oversized and out of compliance. Commissioner Young suggested that if we say it is a billboard, we have to have the city approve it with a variance or if we say it's a sign, it has to be changed as a dimension of a sign. Chair Gardner added that they either accept the sign or deny it, document the reasons, and refer it to the City Council. If denied, Mr. Linton would need to submit a variance request and pay applicable fees. Commissioner Young reminded the commission that our job is to merely enforce the codes and that we need to let the city handle the variance.

Commissioner Boyd remarked that the current code issue regarding the CU2 ordinance is that there's 5 classifications of signs that are allowed: 1) permitted residential signs, 2) civic organization signs, 3) business identification signs, 4) menu boards, and 5) complexes or centers. Mr. Boyd stated that the 36' limit comes from the complexes section. For business identification, the argument could be either way because the requirements allow for one freestanding identification sign for each street it has frontage, maximum height no more than 85', and the sign can't be closer than 30' to a residential district. If the sign is classified as business identification, it might be permitted – but can it represent more than one business?

Commissioner Boyd noted the code doesn't clearly define when a sign becomes a billboard, but many would consider this one. The issue is: is it a billboard or a business sign?

Commissioner Young said the gray area stems from having the CU and CU2 zones. He didn't believe it would create future problems – if the ordinance changes, this case might be grandfathered in. Commissioner Hellyer asked if City Council could change the decision. Chair Gardner stated yes, they could ask for modifications.

Chair Gardner called for a vote to approve the application for the Sign Permit as it is. No motion was made.

Chair Gardner called for a vote to deny the application for the Sign Permit since it doesn't meet code requirements. No motion was made.

Chair Gardner called for a vote to table the application for the Sign Permit at 390 E 200 N. Commissioner Cieslak made motion to table the Sign Permit at 390 E 200 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

Mike McDonald – Land Use Question – 90 E 300 S

Mike McDonald asked to be on the agenda however was not present at the meeting. Secretary Henrie explained that Mr. McDonald had previously approached the commission about building on a parcel behind his home. He was informed he'd need to provide water, utilities, and build the road – none of which has changed.

Secretary Henrie pointed out that the road in front of his home is owned by the county. She plans to meet with Juab County Commissioners to transfer it to Mona City. She also advised Mr. McDonald to speak with neighboring property owners who are also interested in developing. Chair Gardner stated that Mr. McDonald just needs submit engineered design plans to Planning & Zoning.

Gordon Young – Subdivision Question – 275 E 300 N

Gordon Young applied for a minor subdivision a year and a half ago but now needs to revise the plans to add a lot for a family member. He'd like to do another minor subdivision, but MCC 11-2-D prohibits further subdivision of the parcel for 10 years unless it's done as a major subdivision. While Mr. Young understands the purpose for the code, he asked if amending the original application is an option. Secretary Henrie was unsure but will look into it and follow up.

Secretary Business

Secretary Henrie discussed the FEMA meeting she attended earlier and the results from their study. She noted that the focus of FEMA was going to be by Rocky Ridge. Secretary Henrie had asked that the potentials for flooding still be noted on their maps but the state said for FEMA funding they weren't sure they could do that. Secretary Henrie also questioned the name of Willowcreek because the state had different names for the creeks. The state wants to get the labeling correct and will be discussed at future meetings.

Secretary Henrie also reminded the commissioners that she would be posting for the Public Hearing for the sign regulations on September 18th. Any comments or changes need to be

submitted before then.

Public Comment

Jobina Davis asked the steps that are followed after tabling an item. Chair Gardner stated that he will take it to City Council the following Tuesday and will request a work session between Planning & Zoning and City Council and that it would potentially come back to Planning & Zoning again.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:50 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 8:50 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