



Mona City
Planning & Zoning

20 W. Center St Mona, UT
84645

435-623-4913

www.monautah.gov
lori.henrie@monacity.org

April 1, 2026 Planning and Zoning Work Session Minutes

Members Present: Chair Dennis Gardner
Commissioner Jack Boyd
Commissioner Nate Ciezslak
Commissioner Frank Riding
Commissioner Kevin Young

Members Absent: Commissioner Wayne Hellyer

Mayor & Councilmember(s) Present: Mayor Troy Painter, Councilmember Tony Openshaw, Councilmember Devan Ingram, Councilmember Alisha Newton, Councilmember Kris Kay, Councilmember Kevin Squire

Staff Present: Secretary Lori Henrie, City Recorder Alicia Hills, Water & Street Department Chad Phillips

Others Present: Jonathan Jones, Jobina Davis, Joshua Davis, Tifinie McAfee, Rob McAfee, Kent Davis, Tyler Voorhees, Richard Hatfield, Troy Linton, Jana Hardy, Danny Hardy, Trevor Hardy, Danika Hardy, Arlene Bassett, Jeanette Southworth, Glade Nielsen, Cooper Corless

Planning and Zoning Chair Gardner called the Work Session to order at 7:02 p.m.

Minutes:

The objective of the work session is to discuss water needs for the proposed East Hill Meadow Subdivision.

East Hill Meadow Subdivision – 750 E 100 N to 50 S

East Hill Meadow is proposed as a 5-lot subdivision located on 750 East between 100 North to 50 South. Chair Gardner turned the meeting over to Jonathan Jones, Mona City's water rights expert, to lead the discussion.

Mr. Jones explained the decisions the City is faced with regarding how to provide water to the subdivision. He noted that it's a path that the city didn't want to go down but he believes it's the right direction. He explained that using an irrigation pond system comes with its own

challenges.

Chair Gardner asked Mr. Jones if he had determined an accurate amount of water that would be required. Mr. Jones replied that he has a starting point and shared a spreadsheet with the City Council and Planning & Zoning Commission. He explained that for each lot, about .25 acre (approx. 10,890 sqft) would be used for the home, driveway, sidewalks and outbuildings. The remaining area would be available for landscaping. If about two-thirds of the lot is landscaped, that area would be .25 acre, with a water duty of 1 acre-foot. Mr. Jones noted that this is the same amount that was required many years ago for the High Meadow Subdivision and said it is a reasonable place to begin.

Mr. Jones then opened the discussion to the City Council and the Planning & Zoning Commission. Councilmember Kris Kay asked how many acre-feet of water the developer currently has. Based on the formula, the developer would need 8.29 acre-feet. The developer currently has 2.75 shares of irrigation water that they plan to convert to culinary use

Chair Gardner asked how much culinary water would they need to provide? The indoor use would require .45 acre-feet per home. For five lots, that equals 2.25 acre-feet. When combined with the 8.29 acre-feet for outdoor use, the total water requirement is 10.54 acre-feet.

Chair Gardner asked Mr. Hatfield if this option sounded feasible. Mr. Hatfield said that it does, but they would like to know if they can transfer their irrigation water to the City more quickly to speed up the process. He expressed concern about the time required to convert irrigation water to state-approved water rights. He said they agree with the water requirements but are concerned about delays in the approval process.

Mr. Jones asked if Mr. Hatfield had spoken with Gordon Young and whether he would support the change application. Mr. Hatfield said they had not spoken recently, but past discussions indicated that they probably wouldn't deny the request.

Secretary Henrie noted that if this is the route they plan to go, they will need to submit a variance request with the City and go before City Council for their approval, since current code does require the use of irrigation water for outdoor use.

Secretary Henrie also mentioned that she asked Chad Phillips to attend the meeting to provide input on whether the culinary system could support this proposal. Mr. Jones responded that he would like to see a study completed to confirm that the system can handle the demand. He added that system upgrades may be needed at the developer's expense and noted concerns about maintaining required fire flow levels.

Chair Gardner asked City Council for their opinion. Mayor Painter said this is the preferred option, as the City wants to avoid using an irrigation pond. He explained that the existing ditch that would supply the pond is in poor condition and would need to be piped. He also noted that allowing one pond could lead to more requests in the future. His main concern was who would be responsible for maintain the pond.

Mr. Hatfield asked about a past City policy that allowed residents to transfer unused water to the City in exchange for water credits for future culinary use. He asked if the developer could borrow the required 8.29 acre-feet from the City, if available, while the change application is being processed.

Mr. Jones thought there were enough culinary credits and he doesn't object to this idea, but he would want a formal agreement to document the arrangement. Chair Gardner noted that City Council would need to approve that request. Alicia Hills added that they would want to include that with their variance application.

Chair Gardner also stated that home construction cannot begin until the water change application has been approved.

Adjournment:

Chair Gardner called for a vote to adjourn the planning and zoning work session at 7:34 p.m. Commissioner Boyd made a motion to adjourn the work session. Commissioner Riding second the motion. The roll call vote to adjourn the work session at 7:34 p.m. was as follows:

Commissioner Boyd: Aye
Commissioner Cieslak: Aye
Commissioner Hellyer: Absent
Commissioner Riding: Aye
Commissioner Young: Aye

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary