



Mona City
Planning & Zoning

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May 13, 2026 Planning and Zoning Meeting Minutes

Members Present:

Commissioner Nate Cieslak
Commissioner Wayne Hellyer
Commissioner Frank Riding
Co-Chair / Commissioner Kevin Young

Members Absent: Chair Dennis Gardner, Commissioner Jack Boyd

Mayor & Councilmember(s) Present: Mayor Troy Painter, Councilmember Tony Openshaw,
Councilmember Devan Ingram

Staff Present: Secretary Lori Henrie

Others Present: Jobina Davis, Joshua Davis, Tifinie McAfee, Rob McAfee, Kent Davis,
Richard Hatfield, Shawna Keyte, Tyler Keyte, Richard Wilkerson, Joe
Humphrey, Douglas Wilkerson

Planning and Zoning Co-Chair Kevin Young called the meeting to order at 7:31 p.m.

Approval of Work Session Minutes:

Co-Chair Young requested feedback on the minutes for the work session from April 1, 2026. Secretary Henrie noted an adjustment needed to be made to the members present at the meeting. Commissioner Riding was inadvertently left off. No additional changes were suggested. Co-Chair Young called for vote to accept the work session minutes with the above mention change. Commissioner Cieslak made motion to approve the work session minutes from April 1, 2026. Commissioner Riding second the motion. The roll call vote was as follows:

Commissioner Boyd: absent
Commissioner Cieslak: Aye
Commissioner Hellyer: abstain
Commissioner Riding: Aye

Approval of Meeting Minutes:

Co-Chair Young requested feedback on the minutes for the meeting minutes from April 1, 2026. Secretary Henrie noted a word on the approval line needed to be removed. Co-Chair Young called for vote to accept the meeting minutes with the above-mentioned edit. Commissioner

Riding made motion to approve the meeting minutes from April 1, 2026. Commissioner Cieslak second the motion. The roll call vote was as follows:

Commissioner Boyd: absent
Commissioner Cieslak: Aye
Commissioner Hellyer: abstain
Commissioner Riding: Aye

Discussion and Action Items:

Richard Wilkerson – Options for property

Mr. Wilkerson requested clarification on dividing parcels for recording and transferring ownership. It was noted that the county may split and record the parcels; however, the property will remain “flagged” as unbuildable until it meets Mona City subdivision standards. Mr. Wilkerson acknowledged that culinary water shares, irrigation shares, utilities, and road improvements for each lot would be the responsibility of the subdivision developer. Mr. Wilkerson questioned ownership of the roads and stated they had been deeded to the city. Co-Chair Young clarified that the city would not accept ownership of the roads until subdivision improvements were completed. Secretary Henrie noted that further dividing the property could create additional development challenges in the future. Co-Chair Young also referenced current Mona City Code, which does not allow a parcel to be subdivided more than once within a ten-year period.

Jordan Carlisle – Accessory Building – 480 N Main

Mr. Carlisle, owner of the cabinet shop on Main Street, originally proposed constructing an accessory building behind the existing shop with a covered roof connection between the two structures for cabinet storage. After discussions with the building inspector, it was recommended that the project be submitted as a commercial addition rather than an accessory building. Secretary Henrie noted that this change would affect the permit application and associated fees.

Secretary Henrie asked whether updated drawings had been prepared to reflect the change. Mr. Carlisle explained that the design would remain the same, except the addition would be attached to the back of the existing building near the garage door. Co-Chair Young asked whether the project would require engineered commercial building plans and a complete set of drawings. Secretary Henrie stated that Mr. Carlisle had been working directly with the building inspector on the project.

Councilmember Ingram asked whether the addition would meet commercial fire code requirements. Secretary Henrie stated she was unsure and would confirm with the building inspector. She advised the commissioners that the permit could be approved contingent upon submission of updated drawings and resolution of any fire code requirements with the building inspector. Co-Chair Young agreed with that recommendation.

Co-Chair Young called for vote to approve the commercial addition permit at 480 N Main contingent on updated drawings and resolving questions regarding the fire code. Commissioner Riding made motion to approve the commercial addition permit with the contingencies discussed. Commissioner Hellyer second the motion. The roll call vote was as follows:

Commissioner Boyd: absent
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Riding: Aye

Tyler & Shawna Keyte – Double K Minor Subdivision – approx. 200 W and Center Street

The Keytes plan to divide a parcel of property into a minor subdivision for the future building of homes for their adult children. Secretary Henrie noted that the requirements for culinary water and the three-way agreement with the irrigation company have been satisfied. Mr. Keyte noted that the plat map had some errors on it that they are working to get corrected. Secretary Henrie stated that it wouldn't hold up approvals. She would work with the city secretary to obtain actual addresses for the building lots.

Co-Chair Young called for vote to approve Double K Minor Subdivision at approximately 200 W and Center Street. Commissioner Cieslak made motion to approve Double K Minor Subdivision. Commissioner Riding second the motion. The roll call vote was as follows:

Commissioner Boyd: absent
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Riding: Aye

Kent Davis – East Hills Meadows Subdivision – Preliminary Application Review 3

Mr. Hatfield reminded the commission that the project had recently received City Council approval for a variance allowing the use of the culinary water system for outdoor irrigation within the proposed five-lot subdivision. The current submission reflects the removal of the irrigation pond from the plans.

Secretary Henrie asked whether Mr. Davis had submitted the required change application to the state. Mr. Davis stated that he had not yet submitted the application and was waiting for preliminary approval before proceeding. Secretary Henrie also noted that updated gas cost estimates had been received from Nephi Gas. She further clarified that all utility lines must be extended to the end of the property, rather than terminating at the end of the asphalt.

Mr. Hatfield responded that they did not own the property needed to extend the utilities further. Discussion followed regarding responsibility for the extension of utility lines. It was ultimately determined that the owner of the remaining road right-of-way would be responsible for extending the lines when that portion of the property is developed.

Secretary Henrie asked about the culinary water shares required for indoor use. Mr. Davis stated that he was under contract to purchase the shares but was waiting for preliminary approval before finalizing the transaction.

Mr. Hatfield expressed concerns regarding the length of the review process and asked whether they would need to wait through the full 30-day review cycle before receiving final approval. Secretary Henrie explained that, prior to any final approval, the change application must be submitted and in process with the State Engineer's Office. She also noted that no building permits would be issued until that requirement is met.

Mr. Hatfield also discussed difficulties obtaining water right information from the irrigation company, stating that it was delaying the process. Secretary Henrie advised him to continue working with Jonathan Jones, the city's water engineer, and stated that Mr. Jones and the irrigation company would assist in moving the process forward.

Co-Chair Young called for vote to approve the Preliminary Application of East Hills Meadows Subdivision. Commissioner Hellyer made motion to approve the Preliminary Application of East Hills Meadows Subdivision. Commissioner Riding second the motion. The roll call vote was as follows:

Commissioner Boyd: absent
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Riding: Aye

Secretary Business

Secretary Henrie mentioned a future work session to discuss the need for a water study through to see if the use of culinary water instead of irrigation water was a sustainable option for the future growth in the city.

Secretary Henrie discussed the R6 training in Richfield and highly recommended attendance next year.

Secretary Henrie also discussed the ordinance she is still working on for recovery centers as well as looking into contingency permits.

Joe Humphrey was in attendance and asked if the commission was going to discuss his development. Secretary replied that he was not on the agenda. Secretary Henrie discussed that not all of the requirements were met and he would need to get with his engineer to satisfy those. Mr. Humphrey asked to be on the future agendas.

Adjournment

Co-Chair Young called for vote to adjourn the planning and zoning meeting at 8:14 p.m. Commissioner Riding made motion to adjourn the meeting. Commissioner Cieslak second the motion. The roll call vote to adjourn the meeting at 8:14 p.m. was as follows:

Commissioner Boyd: absent
Commissioner Cieslak: Aye
Commissioner Hellyer: Aye
Commissioner Riding: Aye

Kevin Young
Planning & Zoning Co-Chair

Lori Henrie
Planning & Zoning Secretary