



Mona City
Planning & Zoning

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June 3, 2026 Planning and Zoning Meeting Minutes

Members Present: Chair Dennis Gardner
Commissioner Jack Boyd
Commissioner Nate Cieslak
Commissioner Wayne Hellyer
Commissioner Frank Riding
Commissioner Kevin Young

Members Absent: none

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

Staff Present: Secretary Lori Henrie

Others Present: Jobina Davis, Joshua Davis, Tifinie McAfee, Richard Hatfield, Joe Humphrey, Cory Ballow, Franki Newton

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:34 p.m.

Approval of Meeting Minutes:

Co-Chair Kevin Young requested feedback on the minutes for the meeting minutes from May 13, 2026. No feedback was given. Co-Chair Young called for vote to accept the meeting minutes for May 13, 2026. Commissioner Cieslak made motion to approve the meeting minutes from May 13, 2026. Commissioner Hellyer second the motion. The roll call vote was as follows:

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

Discussion and Action Items:

Cory Ballow – Accessory Building Permit – 455 E Platt Lane

Cory Ballow presented plans for an accessory building. The application has not yet received approval from the building inspector. Mr. Ballow requested contingent approval prior to obtaining

engineered plans. He indicated that sewer, water, and electrical services will be installed.

Secretary Henrie noted that the application will need to be presented to the Mayor and City Council for approval at their June 9 meeting. Chair Gardner reviewed Mona City's accessory building requirements with Mr. Ballow and requested that he sign a document acknowledging his understanding of those requirements.

Chair Gardner called for vote to contingently approve the Accessory Building Permit at 455 E Platt Lane. Commissioner Boyd made motion to contingently approve the Accessory Building Permit. Commissioner Young second the motion. The roll call vote was as follows:

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

Joe Humphrey – Mona Commercial – Preliminary Application Review 2

Mr. Humphrey and Mr. Hatfield reported that they had addressed the comments from the previous meeting and were seeking Preliminary Approval. Mr. Hatfield expressed some confusion regarding the approval process. Chair Gardner asked whether the property would be subdivided and the buildings sold individually. Mr. Hatfield explained that the buildings would be leased and developed in phases. Secretary Henrie noted that, after consulting with the City Attorney, the City is within its rights regarding the proposed process.

Chair Gardner reviewed the remaining outstanding items. He first asked about a potential turn lane from Main Street. Mr. Hatfield stated that he had discussed the project with Lynn Ingram of the County Road Department. He explained that the curb and gutter would be installed according to City requirements and that approximately 20 feet of roadway widening would be available before the curb and gutter, providing sufficient space for a turn lane.

Chair Gardner then asked about street lighting and parking restrictions along Main Street. Mr. Hatfield confirmed that these changes had been incorporated into the revised plans. The Commission also discussed compaction testing for the driveway and internal roads. Because the development is private, it was determined that the property owner would be responsible for any roadway issues within the development.

Chair Gardner asked whether the project's water requirements had been determined. Mr. Hatfield reported that he had been unable to obtain information from Mona's water consultant, Jonathan Jones, but provided estimated water usage figures to the Commission. Secretary Henrie stated that she would verify those estimates with Mr. Jones. When asked about landscaping, Mr. Humphrey indicated the property would be zero-scaped and would not require irrigation water. Chair Gardner noted that additional water rights would need to be dedicated before Phases 2 and 3 are developed, and Mr. Humphrey agreed.

The Commission discussed utility metering. Councilmember Devan Ingram recommended that each unit have its own gas and water meters, and the Commission agreed. Secretary Henrie added that Nephi Gas has requested projected gas loads for each unit in order to prepare a cost estimate.

Referring to the preliminary plans, Chair Gardner asked which of the three proposed building layouts would be constructed. Mr. Hatfield explained that Mr. Humphrey intends to construct a building shell and complete two or three tenant spaces initially. The remaining spaces would be finished according to future tenant needs. Bathroom plumbing would be stubbed into each space,

while all other interior improvements would be completed by tenants based on their specific requirements.

Chair Gardner called for vote to approve the Preliminary Application of Mona Commercial at approximately 600 S Main Street. Commissioner Hellyer made motion to approve the Preliminary Application of Mona Commercial at 600 S Main Street. Commissioner Riding second the motion. The roll call vote was as follows:

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

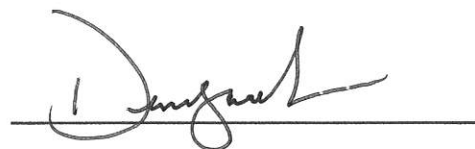
Secretary Business

Secretary Henrie had no business to report.

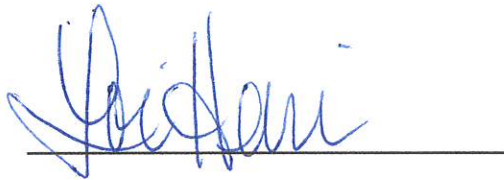
Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:20 p.m. Commissioner Young made motion to adjourn the meeting. Commissioner Boyd second the motion. The roll call vote to adjourn the meeting at 8:20 p.m. was as follows:

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

A handwritten signature in blue ink, appearing to read "D. Gardner", written over a horizontal line.

Dennis Gardner
Planning & Zoning Chair

A handwritten signature in blue ink, appearing to read "Lori Henrie", written over a horizontal line.

Lori Henrie
Planning & Zoning Secretary