



Mona City
435-623-4913
www.monacity.org
20 West Center Street Mona, Utah

Mona City Planning and Zoning Development Review Session
Tuesday, August 18, 2026
7:00 pm
Mona City Council Room – 20 West Center

Notice is hereby given that the Mona City Planning and Zoning will hold a Development Review Session on Tuesday, August 18, 2026, at 7:00 p.m. in the Mona City Council Chambers at 20 West Center Street, Mona City. The purpose of the development review session is to discuss and review the Mona Commercial plans.

CERTIFICATE OF POSTING

This agenda is hereby properly advertised on the 12th day of August, 2026, by posting copies of this agenda at the Mona City Office, at the United States Post Office located in Mona City, on the Mona City website at monautah.gov, and on the Utah Public Notice Website at www.utah.gov/pmn/index.html.

Upon Request, in compliance with the Americans with Disabilities Act, reasonable accommodations for individuals with disabilities will be provided. For assistance, please call 435-623-4913.



**Mona City DRC Meeting Minutes
Wednesday, August 18, 2026
Mona City Council Room – 20 West Center**

PLANNING AND ZONING COMMISSION MEMBERS PRESENT:

Dennis Gardner – Chair
Jack Boyd – Commissioner
Wayne Young – Commissioner

CITY COUNCIL MEMBERS PRESENT:

Troy Painter - Mayor
Devan Ingram - Councilmember
Kris Kay – Councilmember
Tony Openshaw - Councilmember

STAFF PRESENT:

Alicia Hills – Planning and Zoning Secretary
David Sutherland – Fire Chief
Dan Fechner – Jones and Demille Engineer
Lynn Ingram – Streets Representative

OTHERS PRESENT:

Joshua Davis; Jobina Davis

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:00 pm.

Discussion:

Commercial Building – Humphries

There was discussion concerning the proposed Humphries Commercial Building, and the following items will be required for approval of the application and commercial building permit:

DRC Requirements

- Show a commercial fire line into building: stub in a 6-inch line into each lot
- Put a stop sign on north corner of the highway to property intersection
- Two street lights at the end of the intersection to allow vision into property & prevent vehicle accidents
- Move the ADA parking spots closer to the center of the building to conform to ADA requirements
- Engineered and stamped mechanical, electrical, and plumbing (MEP) by a certified engineer for each category
- Calculation package by a structural engineer
- 3 by 3 box with traffic rated lid for meters
- Tie in to highway: meet Juab County road standards and seal cross section and use HMA of 64-34 design; match thickness on paving Main Street with 8 inches of pavement; match county requirement for asphalt tapers



- Verify that all water lines meet fire code
- Page A201 NOTES #2 talks about basement bedrooms – no basement is shown in plans
- Page E101 NOTES refers to “homeowner” on number 2 and 3 – Not applicable
- Move underground power line to north side of sidewalk
- Show invert elevation & slopes on sewer & storm drain lines
- Show elevations and calculations on storm tech
- Show roof drains on building plans
- Remove drainage basins along highway and put in a 10 to 1 slope from back of curb to property line
- Use 2-inch water lines instead of 1 ½ inch
- For gas, use Nephi City spec sand in trenches; developer must dig and sand and level
- Gas caution tape 6 inches above pipe
- Gas main to end at property line
- Thrust blocks and a hydrant are required at the end of the water line. Blow-off valves are not permitted; a T-line must be used to provide end-of-line blowoff.
- Use Mueller fire hydrants with drain rock and fabric on top of drain rock
- All fire hydrants to be wrapped to ground grade elevation (snake pit) and all fittings must be greased and wrapped
- Conduct a fire flow analysis
- Fire riser location, design, & access

Development Agreement suggestions:

- Gas improvements must be paid for before work is done.
- Each phase needs a new application.
- Project must be bonded at 110% as required by Mona City Code.
- The City will not provide maintenance on the storm chambers.
- The road is private and will not be maintained by the City.
- Snow removal must remain on own property.

Final Subdivision Application requirements that still need met:

- 2 culinary water credit certificates deeded to the City (if applicable, approved by the State Engineer)
- Either completion assurance for all public improvements required by the approved improvement plan or a statement that the required improvements will be completed before development occurs.
- Certification that the surveyor who prepared the plat:
 1. Holds a license in accordance with Utah Code 58-22; and
 2. Either:
 - a. Has completed a survey of the property described on the plat in accordance with state requirements and has verified all measurements; or
 - b. Has referenced a record of survey map of the existing property boundaries shown on the plat and verified the locations of the bounds; and
 3. Has placed monuments as represented on the plat.



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- Payment of the final-application process fee and engineer review fee of \$2,377.50.

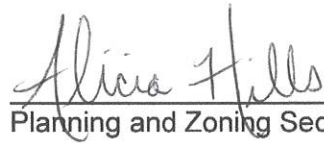
Adjournment:

Chair Dennis Gardner adjourned the meeting at 8:40 pm.

Approved



Planning and Zoning Chair



Planning and Zoning Secretary