



Planning and Zoning Meeting Agenda **Wednesday, September 2, 2026**

7:30 pm

Mona City Council Room
20 West Center Street, Mona

Public Hearing

- Updates to Mona City Code ([see Ordinance 2026-11](#))

Discussion and Approval of the Following Items:

- August 5, 2026, Meeting Minutes
- August 18, 2026, Development Review Session Minutes
- Resolution 2026-13, Linton Billboard (Zoom with Attorney Amanda Thomas)
- Ordinance 2026-11, updates to Mona City Code

Permits for Discussion and Action:

- Blair & Alisha Peacock – Swimming Pool Permit – 27 North 650 East

Discussion Items:

- Tom & Kathy Barnes – Fence - 980 South 16 West
- Gas Station permit
- Gross Vehicle Weight Rating

Secretary Items

- Permits in progress
- Miscellaneous items

CERTIFICATE OF POSTING

This agenda is hereby properly advertised on the 1st day of September, 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.

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Mona City

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20 West Center Street Mona, Utah

Planning and Zoning Public Hearing Notice

Wednesday, September 2, 2026

7:30 pm

City Council Room, 20 W. Center St., Mona

Notice is hereby given that the Mona City Planning and Zoning Commission will hold a public hearing on Wednesday, September 2, 2026, at 7:30 p.m. in the Mona City Council Chambers located at 20 West Center Street, Mona City. The purpose of this hearing is to amend Mona City Code. See attachment for proposed changes.

CERTIFICATE OF POSTING

This agenda is hereby properly advertised this 12th day of August 2026, through posting of copies of this agenda at the following places: the Mona City Office, at the United States Post Office Mona City Branch, on the Utah Public Notice Website at www.utah.gov/pmn/index.html.

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Mona City Planning and Zoning Meeting Minutes
Wednesday, September 2, 2026
Mona City Council Room – 20 West Center

MEMBERS PRESENT:

Dennis Gardner – Chair
Kevin Young – Vice Chair & Commissioner
Jack Boyd – Commissioner
Wayne Hellyer – Commissioner
Frank Riding – Commissioner

MEMBERS ABSENT

Nate Cieslak – Commissioner

COUNCILMEMBERS PRESENT:

Councilmember Devan Ingram

STAFF PRESENT

Alicia Hills – Planning and Zoning Secretary
Kelly Andrews - Communications

OTHERS PRESENT:

Joshua Davis; Jobina Davis; Tiffinie McAfee; Rob McAfee;
Jeanie Hellyer; Troy Linton; Maria Linton; Tom Barnes;
Kathy Barnes; Tyler Keyte

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:32 pm.

Public Hearing

- Updates to Mona City Code ([see Ordinance 2026-11](#))

Commissioner Boyd motioned open the public hearing. Commissioner Hellyer seconded the motion. The Planning and Zoning Commission roll call votes to open the public hearing, were as follows:

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

Public Comment

Tiffinie McAfee asked if the changes were made as discussed in the last Planning and Zoning Meeting. Planning and Zoning Secretary Alicia Hills referenced the new code and updated changes.



Commissioner Young motioned close the public hearing. Commissioner Boyd seconded the motion. The Planning and Zoning Commission roll call votes to close the public hearing, were as follows:

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

Discussion and Approval

- August 5, 2026 Planning and Zoning Meeting Minutes

Commissioner Young motioned to approve the Planning and Zoning Meeting Minutes of August 5, 2026. Commissioner Boyd seconded the motion. The Planning and Zoning Commission roll call votes to approve the Planning and Zoning Meeting Minutes of August 5, 2026, were as follows:

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

- August 18, 2026 Development Review Session Minutes

Commissioner Young motioned to approve the Development Review Session Meeting Minutes of August 18, 2026, as written. Commissioner Boyd seconded the motion. The Planning and Zoning Commission roll call votes to approve the Development Review Session Meeting Minutes of August 18, 2026, were as follows:

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

- Resolution 2026-13, Linton Billboard

Attorney Amanda Thomas attended the meeting via Zoom on behalf of Mr. Linton to discuss Resolution 2026-13 and the status of his billboard application. She stated that she had reviewed the resolution, which was drafted by the City's attorney, and outlined several concerns regarding its legal basis and findings.

Attorney Thomas argued that the applicable code for Mr. Linton's billboard is the version in effect prior to the October 2025 amendment. She stated that Finding No. 5 in the resolution relies on a definition that did not exist in the historical code and that applying the amended definition retroactively to Mr. Linton's application is legally inappropriate.



She emphasized that if the Commission denies the application based on a definition added after the date of application, the decision would not be made under the code in effect at the time Mr. Linton applied.

She next addressed Finding No. 7, stating that it is conclusory and lacks analysis explaining why the billboard does not meet the CU Zone siting standards that applied under the historical code. She noted that former Section 9-3-4 required review for signs and allowed for substantive sign standards, and that the property is located in the CU Zone. She reiterated that the amended code should not be applied to this application.

Attorney Thomas also expressed concern that the resolution relies heavily on federal advertising code. She stated that the Commission must first determine whether federal code should apply, and that the governing authority for this application is the Mona Municipal Code, not federal regulations.

Finally, she stated that the resolution does not include an analysis of whether conditional approval could be granted. Based on these issues, Attorney Thomas objected to adoption of the resolution on behalf of Mr. Linton.

Chair Dennis Gardner responded that the former code would not have allowed the billboard. Commissioner Boyd stated that former Mona City Code 9-3-7(G) specifically prohibited outdoor advertising (billboards). Attorney Thomas replied that "outdoor advertising" was not a defined term in the historical code.

Commissioner Boyd motioned to table Resolution 2026-13, Linton Billboard. Commissioner Hellyer seconded the motion. The Planning and Zoning Commission roll call votes to table Resolution 2026-13, Linton Billboard, were as follows:

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

- Ordinance 2026-11, updates to Mona City Code

Planning and Zoning Secretary Alicia Hills stated that the Commission discussed the proposed ordinances at length at the previous Planning and Zoning Meeting, after which she made the suggested changes. A public hearing was held for these proposed ordinances earlier in this meeting.

Commissioner Young motioned to approve Ordinance 2026-11, updates to Mona City Code. Commissioner Hellyer seconded the motion. The Planning and Zoning Commission roll call votes to approve Ordinance 2026-11, were as follows:

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

Permits for Discussion and Action:,

- Blair & Alisha Peacock – Swimming Pool Permit – 27 North 650 East
Blair Peacock provided plans for a 20'X20' pool in his backyard. Secretary Hills stated that the building inspector had approved the plans. The Commission reminded Mr. Peacock that if any changes were made to the plans that they needed to be reported to the Commission.

Commissioner Hellyer motioned to approve the Peacock Pool at 27 North 650 East. Commissioner Boyd seconded the motion. The Planning and Zoning roll call votes to approve the Peacock Pool at 27 North 650 East, were as follows:

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

Discussion Items:

- Tom and Kathy Barnes – Fence – 980 South 16 West
Tom Barnes stated that he recently purchased the property and home located at 980 South 16 West and had questions regarding the required setbacks for his corner lot and the permissible placement of a fence. He was advised to contact the Juab County Recorder to verify the exact location of his property lines to ensure that any improvements do not encroach onto City property or interfere with underground utility lines.

Mr. Barnes was instructed to maintain a five-foot clearance around the fire hydrant and was informed that no fencing may be placed within the City easement. He was encouraged to follow all applicable provisions of the Mona City Code when determining fence placement and setbacks.

- Gas Station Permit
Secretary Alicia Hills reported that Mona City received an inquiry from the gas station owner regarding installation of a compressed natural gas (CNG) fueling facility. She stated that she contacted the Nephi Gas Department for clarification, and they indicated that they are waiting for the gas station to provide projected gas load requirements before any permits or further review can proceed.



The Gas Department informed her that the existing line in that area is a 2-inch gas line, and the primary challenge would be achieving sufficient pressure for a CNG facility. They explained that a regulator station would need to be installed to increase gas pressure, and the line would need to be upgraded to a larger size to support the proposed use.

- Gross Vehicle Weight Rating

Secretary Alicia Hills stated that she received a request from a citizen asking the City to consider adopting regulations that would restrict vehicles over 10,000 pounds gross vehicle weight from all City roads. The Commission discussed the request and determined that such a restriction would not be feasible for local businesses that rely on heavy-vehicle access. Commissioners also noted that several roads running through Mona, including Highway 54, are county-maintained roads and therefore cannot be regulated by the City.

Secretary:

- Permits in Progress

Secretary Hills gave a review of the permits that were approved at the last meeting and what their current status is:

1. Cory Ballow prefab metal barn: the plans were approved by the building inspector on August 28, 2026, and the application will go to the City Council for approval on September 8.
2. Oak Dutson lean-to: the plans were approved by the building inspector on September 1, 2026, so he just needs to pay fees to obtain his permit.
3. Ryan Lynn garage: the garage was approved, paid, and construction has begun.
4. Mona Commercial – Humphrey: an email and letter of the further requirements from the DRC was sent on August 21, 2026. There has been no response.
5. Scott Millett Re-roof: the application was filled out and he has paid the fees.
6. Nila Keyte solar panels: Spring Solar completed her application and paid the fees. They will be installing a 6.6KW Pv array of 15 panels and a Tesla Powerwall.

- Miscellaneous

There was further discussion regarding the Mona City Code and how data centers would be classified within the City's zoning structure. The Commission reviewed potential zoning categories and considered options for restricting data centers within town limits. Secretary Hills stated that she would do more research and further talk with the attorney about Mona's options.

Adjournment:

Commissioner Young made a motion to adjourn the meeting at 8:48 pm. Commissioner Riding seconded the motion. The Council's vote to adjourn the meeting at 8:48 pm was as follows:

Commissioner Boyd:	Aye
Commissioner Cieslak:	Absent



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20 West Center Street Mona, Utah

Commissioner Hellyer:

Aye

Commissioner Riding:

Aye

Commissioner Young:

Aye

A handwritten signature in blue ink, appearing to read "Dennis Gardner".

Dennis Gardner, Planning and Zoning Chair

A handwritten signature in blue ink, appearing to read "Alicia Hills".

Alicia Hills, Planning and Zoning Secretary

Date of approval: 10-7-26