

**Mona City – Planning and Zoning**

**50 W. Center St. Mona, UT**

**Minutes – February 1, 2017**

Commission Members Present: Frank Riding, Ed Newton, Lynn Ingram, Mike Stringer

City Council Member Present: Jonathan Jones

Others Present: Secretary Sara Samuelson, Julie Lynn, Ryan Lynn, Joe Humphrey, Jeff Kay

Commissioner Lynn Ingram called the meeting to order at 8:00 p.m.

**Minutes:**

Commissioner Stringer made a motion to approve the minutes of January 4, 2017 as written. Commissioner Newton seconded the motion. The vote to approve the minutes of January 4, 2016, as written, was unanimous.

**Jeff Kay – Building Permit**

Jeff Kay made application for a building permit for lot 9 of the Country Side Estates Subdivision in Mona City. All paperwork was complete, and the plans have been approved by the Mona City Building Inspector. Mr. Kay, however, does not have culinary water at this time. Mr. Kay, had previously dedicated 1.5 acre feet to a different home he built. He wanted to dedicate ¼ share of irrigation to that home, to be able to use 1 acre feet of water of that water. Commission consensus held that Mr. Kay would be able to make that trade, as long as the Mona Irrigation Company approves the transaction.

Commissioner Hatfield made a motion to forward the Kay Building Permit applications to the City Council with a positive recommendation, with a contingency that the culinary water is approved and ready to dedicate to the lot. Commissioner Riding seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation, with the above contingency.

**Bryan Matheson – Accessory Building**

No one was present for this agenda item.

**Joe Humphrey – Subdivision**

Joe Humphrey owns 3 acres on Main Street. He would like to split the 3 acres into 2 lots. The Commission discussed with Mr. Humphrey the need of, and placement of, the utilities to the lots. The Commission informed Mr. Humphrey that he would need to have all utilities placed on the lots, and water for each lot, before he could subdivide them. Mr. Humphrey would need to follow the major subdivision ordinance, and bring a subdivision application to the Commission to proceed.

**Ryan and Julie Lynn – Building Permit Inquiry**

Ryan and Julie Lynn are looking at buying a lot in Mona City on which they would build a home. The Lynns inquired if they could come on the March Planning and Zoning meeting without having yet bought the lot and receive a conditional approval as the lot will not close until March 10th. Commission consensus held that would be satisfactory.

**Adjournment**

Commissioner Stringer made a motion to adjourn the meeting at 9:19 pm. Commissioner Riding seconded the motion. The vote to adjourn the meeting, at 9:19 pm was unanimous.

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Lynn Ingram, Chair Sara Samuelson, Secretary