

**Mona City – Planning and Zoning**

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

**Minutes – August 1, 2018**

**, 2017**

Commission Members Present: Lynn Ingram, Ed Newton, Kevin Stanley, Jay Mecham

Commission Members Absent: Dennis Gardner

City Council Member Present: Frank Riding, Mayor Bill Mills

Others Present: Secretary Sara Samuelson, Don Yates, Gerard Yates, Colby Stevenson, Amy Stevenson, Eric Hatfield, Janice Stanley, Jessica Keyte

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

**Minutes:**

Commissioner Newton made a motion to approve the minutes of June 26, 2018, as written. Commissioner Stanley seconded the motion. The vote to approve the minutes of June 26, 2018, as written, was unanimous.

**Kevin Stanley – Subdivision**

Kevin Stanley presented a plan for a minor subdivision on land located at 700 South and 200 West in Mona City. The property has been surveyed, and the subdivision application has been completed.

Commissioner Newton made a motion to forward the Stanley Subdivision to the City Council with a positive recommendation. Commission Mecham seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation, with Commissioner Stanley abstaining from the vote to prevent a conflict of interest.

**Jared Steele – Accessory Building Permit**

Jared Steele made application for an accessory building permit at his home located at 31 W 900 S. The plans have been approved by the Mona City Building Inspector, and all paperwork was complete.

Commissioner Stanley made a motion to forward the Steele Accessory Building Permit application to the City Council with a positive recommendation. Commissioner Mecham seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation

**Colby Stevenson – Building Permit**

Colby Stevenson made application for a building permit for a home located at 443 S 300 E. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete, with the exceptions of the irrigation certificate and a certified corrected plat map from the county. The culinary water has been submitted to the state to be transferred to the Mona City well but the transfer has not yet been completed.

Commissioner Mecham made a motion to forward the Stevenson Building Permit application to the City Council with a positive recommendation, contingent upon receiving the irrigation certificate and a corrected plat map. In addition, before the Stevensons can obtain an Occupancy Permit, they must have the culinary water transferred from the State Engineer. Commissioner Newton seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation with the above contingencies.

**Colby Stevenson – Accessory Building Permit**

Colby Stevenson made application for an accessory building permit on the above mentioned property. The plans have been approved by the Mona City Building Inspector, and all paperwork was complete.

Commissioner Newton made a motion to forward the Stevenson Accessory Building Permit application to the City Council with a positive recommendation. Commissioner Stanley seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation

**Ryan and Jessica Keyte– Building Permit**

Jessica Keyte made application for a building permit for an addition on their home located on 200 South in Mona City. The Keytes are connecting their detached garage to their home. The setbacks of the property will not be affected. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Mecham made a motion to forward the Keyte Building Permit application to the City Council with a positive recommendation. Commissioner Newton seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

**Gerard and Don Yates – Water Inquiry**

Gerard and Don Yates addressed the commission in regard to the Yates subdivision that is located in Juab County. The subdivision currently has 3 homes in it, and was designed for 10 homes. There are two wells, with a total of 19.50 acre feet of water, for the subdivision. Gerard Yates said the wells produce a lot of water, but the water can become cloudy. Mr. Yates asked the commission if there would be a way to hook on to the city culinary water system. Commissioner Ingram informed Mr. Yates that the best way to accomplish this would be to annex the subdivision into the city. Commissioner Newton indicated he was concerned about the Mona City well being able to sustain a large annexation in the future, and that water must be considered as we look at our annexation plan. Mr. Yates indicated that annexation could be a solution, and agreed to talk with the adjacent land owners to see if they would be agreeable to annexation.

**Work Session**

The Commission discussed Mona City’s expansion area and the ability and right to sell utilities in the expansion area. Commission consensus held that the City will check with the City attorney, engineer, and the county planning and zoning to see about changing the boundaries of the city expansion area.

**Adjournment**

Commissioner Mecham made a motion to adjourn the meeting at 9:23 pm. Commissioner Stanley seconded the motion. The vote to adjourn the meeting at 9:23 pm was unanimous.

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Lynn Ingram, Chair Sara Samuelson, Secretary