

**Mona City – Planning and Zoning**

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

**Minutes – May 1, 2019**

**, 2019**

**, 2017**

Commission Members Present: Lynn Ingram, Kevin Stanley, Dennis Gardner, Ed Newton

Others Present: Secretary Sara Samuelson, Jeff Kay, Shawn Reynolds, Brian Hulet, Paul Reynolds, Jason Ivins, Jonathan Jones, Richard Hatfield, Julie Hatfield

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

**Minutes:**

Commissioner Newton made a motion to approve the minutes of April 2, 2019, as written. Commissioner Stanley seconded the motion. The vote to approve the minutes of April 2, 2019, as written, was unanimous.

**Judy Reynolds and Shawn Reynolds – Accessory Building Permit**

Shawn Reynolds made application for an accessory building permit for a Cleary shed to be built on his lot. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Gardner made a motion to forward the Reynolds Accessory 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.

**Nila Keyte – Minor Subdivision**

Jeff Kay made application, on behalf of Nila Keyte, to complete a minor subdivision by splitting her current lot at 220 W Center St. into two building lots. Each lot would be over the required .50 acres, and each lot would have 107 feet of frontage.

Commissioner Newton made a motion to forward the Keyte Minor Subdivision 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.

**Nila Keyte – Building Permit**

Jeff Kay made application, on behalf of Nila Keyte, for a building permit for a home located on 200 West. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete. The water will be supplied by .5 acre foot of culinary water that is already in the Mona City well. A conveyance application to transfer the water into Mona City’s name has already been filed with the state. The irrigation water will be supplied by ¼ share of town Mona Irrigation water. The irrigation certificate is still with the irrigation company pending approval for the minor subdivision.

Commissioner Gardner made a motion to forward the Keyte Building Permit application to the City Council with a positive recommendation, contingent upon receiving the irrigation certificate dedicated to the new address. Commissioner Stanley seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation with the above contingency.

**Brian Hulet – High Meadows Subdivision Inquiry**

Brian Hulet is interested in developing an additional 8 lots in the High Meadows Subdivision. Jason Ivins said that they own 10.5 shares of Old Field water. Mr. Ivins indicated that they would like to use their Old Field water and offer it to the current homes in High Meadows in exchange for their culinary water that was dedicated for their outside use. Commissioner Newton expressed concern with the delivery of Old Field water and questioned Mr. Hulet and Mr. Ivins on their plan for delivery of water. Mr. Hulet and Mr. Ivins indicated that they would like to use the current infrastructure and add on what they would require. Commissioner Newton informed them that the existing pipe was not set up for residential pressurized irrigation with size and age concerns. Mr. Ivins indicated that perhaps they could help to upgrade the pipe, and they would talk with the shareholders of Old Field to see what would need to happen. Commissioner Ingram indicated that he would like a period of time to research the City ordinances for the requirements of using Old Field water.

Mr. Hulet and Mr. Ivins also inquired about a different piece of their property where they could put in an additional three lots. They inquired as to the feasibility of sewer lines, and hammer head roads. Commissioner Ingram indicated that the city would prefer to see a cul-de-sac over a hammerhead road. Richard Hatfield suggested a temporary turn around so that if future development occurred then the roads could be developed as a through road. The type of road that would be required on the temporary turn around was discussed and would be researched and discussed at a later date if Mr. Hulet and Mr. Ivins decided to go forward.

The Commission asked Mr. Hulet and Mr. Ivins to draw up their ideas into a plan, and to talk with the Irrigation shareholders. The Commission indicated they would research the water requirements, and at the next meeting the discussion could continue.

**ConFab Corp – Annexation Inquiry**

No one was present for this agenda item

**Jeff Hearty – Minor Subdivision Inquiry**

Jeff Hearty owns a home that sits on a lot that is just over an acre. Mr. Hearty would like to subdivide his property into two lots, one with his home, and one lot that would not have frontage or utilities. This would make the second lot unbuildable. Mr. Hearty has indicated that he understands that the lot would be flagged unbuildable. The Commission discussed that there would need to be a variance to approve a subdivision without water dedication or frontage. The Commission will recommend to Mr. Hearty that if he wants to pursue this avenue he would need to apply to the City Council for a variance.

**Adjournment**

Commissioner Newton made a motion to adjourn the meeting at 9:37 pm. Commissioner Gardner seconded the motion. The vote to adjourn the meeting at 9:37 pm was unanimous.

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Lynn Ingram, Chair Sara Samuelson, Secretary