

**Mona City – Planning and Zoning**

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

**Minutes – August 7, 2019**

**, 2019**

**, 2017**

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

Others Present: Secretary Sara Samuelson, Bart Hansen, JC Mickelson, Jeff Kay, Lex Nielson, Daynene Snyder, Raymond Snyder

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

**Minutes:**

Commissioner Newton made a motion to approve the minutes of July 3, 2019, with an addition of clarification of which portion of the road that the city would be asked to pay for. Commissioner Gardner seconded the motion. The vote to approve the minutes of July 3, 2019, with the correction, was unanimous.

**Bart Hansen – Accessory Building**

Bart Hansen made application for an accessory building permit for a Cleary shed to be built on the lot located at 21 W 900 S. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Stanley made a motion to forward the Hansen 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.

**JC Mickelsen – Nebo Net Internet**

JC Mickelsen addressed the commission. Mr. Mickelsen owns Nebo Net Internet and would like to enhance the speeds that he is able to offer the citizens of Mona. In order to do this Nebo Net would need to be able to put in wood utility poles, and would require a dig permit. This would enable them to offer speeds up to 10 times as fast as he is currently able to offer. Commissioner Ingram asked about the height of the poles. Mr. Micklesen answered that they would be 70 feet above ground. Commissioner Newton inquired as to how many poles he would be looking at putting in. Mr. Mickelsen answered that it would be 6-7 poles. Commissioner Ingram inquired as if any lights would be on the poles, and Mr. Mickelsen answered there would be a small blue LED light that is difficult to see. The Commission told Mr. Mickelsen that they would need to see the proposed locations of the poles to make sure that they would not be in front of homes, or blocking views. Mr. Mickelsen said that another option would be to put a 130 ft pole in the middle of town, but that is not a preferred option. Commissioner Ingram agreed that that would not be a good option.

Commissioner Stanley made a motion to present the concept to the City Council. Commissioner Newton seconded the motion. The vote of the Commission was unanimous in favor of presenting the concept to the Council. If the Council is agreeable, then Mr. Mickelsen could define the exact locations and height of the poles and present that to the Council as well. Commissioners Gardner, Newton, and Stanley agreed to meet with Mr. Mickelsen at 9:30 am on Friday to identify possible locations for the poles.

.

**Lex Nielsen – Subdivision Inquiry**

Lex Nielsen addressed the Commission as to the feasibility of dividing his property into 5-9 lots. He currently owns two lots, one which is 3 acres, and one which is 5 acres. Six of the proposed lots would have paved frontage, but the last lots would require Mr. Nielsen to pave the road. The lots, as drawn, would block off Center Street from being able to continue on. If Mr. Nielsen wanted to subdivide, the Commission would require Mr. Nielsen to donate a 66 foot right of way for a future Center St. The commission needs to look at the minor subdivision ordinance to clarify if Mr. Nielson could do a minor subdivision on each of his lots. If not, if Mr. Nielsen proceeds with more than 3 lots, he would be required to do a major subdivision, and would be required to come up with a drainage plan for his lots.

**Raymond and Daynene Snyder – Accessory Building Permit**

Raymond and Daynene Snyder made application for an accessory building permit for a shed to be built at 119 W. 400 S. The plans have been looked at by the Mona City Building Inspector, but he needed additional information before approval.

Commissioner Gardner made a motion to forward the Snyder Building Permit application to the City Council with a positive recommendation, contingent upon the Inspector receiving the additional information he needs, and approves the plans. Commissioner Newton seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation with the above contingency.

**Adjournment**

Commissioner Gardner made a motion to adjourn the meeting at 9:26 pm. Commissioner Stanley seconded the motion. The vote to adjourn the meeting at 9:26 pm was unanimous.

\_\_

Lynn Ingram, Chair Sara Samuelson, Secretary