

**Mona City – Planning and Zoning**

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

**Minutes – January 8, 2020**

**, 2019**

**, 2017**

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

City Council Member Present: Frank Riding

Others Present: Secretary Sara Samuelson, Ryan Hansen, Alynn Hansen, Jeff Kay, Tyler Ellertson, Larry Ellertson, Dustin Hopkinson, Ryan Lynn, Julie Lynn, Britton Lynn, Kelsie Davis, Maurie Jones

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

**Minutes:**

Commissioner Newton made a motion to approve the minutes of December 4, 2019 as written. Commissioner Gardner seconded the motion. The vote to approve the minutes of December 4, 2019 as written was unanimous.

**Ryan and Alynn Hansen – Building Permit**

Ryan and Alynn Hansen made application for a building permit for a home to be built on lot 1 of the Nebo Vale Subdivision located at 115 S 300 W. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Gardner made a motion to forward the Hansen 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.

**Joshua and Kelsie Davis – Building Permit**

Joshua and Kelsie Davis made application for a building permit for a home to be built on lot 10 of the Mountain View Estates Subdivision located at 857 S 200 W. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

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

**Ryan and Julie Lynn – Building Permit**

Ryan and Julie Lynn made application for a building permit for a home to be built located at 435 E 100 N. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Newton made a motion to forward the Lynn 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.

**Jeff Kay – Subdivision Inquiry**

Jeff Kay and Lex Nielson are looking to subdivide the property that Mr. Nielson has inquired about previously. They would develop lots 2-5 in a phase 1. They would deed 66 feet between lot 4 and 5 to give access for a future road if the land behind them was developed. Mr. Kay said that they have secured the irrigation and culinary water for those four lots. Mr. Kay has spoken with Gordan Young, Mona Irrigation Company President, who agreed they could use town irrigation, but will need booster pumps. As they are able to obtain additional water they would move to phase 2 and develop the additional lots.

**Britton Lynn – Lot Inquiry**

Britton Lynn and Ryan Lynn inquired about a lot located about 150 N. 350 E. The lot consists of 1 acre piece and a .4 acre piece. Mrs. Lynn and Mr. Lynn inquired as to the possibility of splitting the 1 acre portion into 2 lots if they could find water for each lot. Commission consensus was that if they could provide water and have frontage to each lot that they should be able to split.

**Larry Ellertson**

Larry Ellertson, Dustin Hopkinson, and Tyler Ellertson came to inquire about subdividing their land. They own 16.5 acres on the east side of town, and to begin they would like to divide 3 lots to build now and make a plan to divide the rest. Mr. Ellertson inquired if a future road could have a turn to run on his property line. The Commission informed Mr. Ellertson that it could be a possibility, but that until the plan was drawn the Commission would not make a decision. Mr. Ellertson said that they would draw up a concept plan and present that for further discussion.

**Elections**

Commissioner Gardner nominated Lynn Ingram as Planning and Zoning Chair. Commissioner Newton seconded the motion. The vote of the Commission was unanimous in favor of electing Lynn Ingram as Chair.

**Adjournment**

Commissioner Newton made a motion to adjourn the meeting at 9:22 pm. Commissioner Stanley seconded the motion. The vote to adjourn the meeting at 9:22 pm was unanimous.

\_\_

Lynn Ingram, Chair Sara Samuelson, Secretary