

**Mona City – Planning and Zoning**

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

**Minutes – February 5, 2020**

**, 2019**

**, 2017**

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

City Council Member Present: Frank Riding

Others Present: Secretary Sara Samuelson, Jeff Kay, Lex Nielson, Joe Humphrey, Garrison Ludlow, Steve Ludlow, Brett Ludlow

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

**Minutes:**

Commissioner Stanley made a motion to approve the minutes of January 8, 2020 as written. Commissioner Gardner seconded the motion. The vote to approve the minutes of January 8, 2020 as written was unanimous.

**Steve Ludlow – Final Subdivision Approval**

Steve Ludlow made application for final approval for the Nebo View Meadows Subdivision. The plat has been approved by the gas and street department. The fire chief requested 4 hydrants instead of 3, and different locations of the hydrants. The final plat map will be printed to show those new locations. The utility

easement along the railroad track from 300 South to 700 South was recorded incorrectly, and will need to be obtained and recorded before the sewer can be put in. Irrigation water has been dedicated to each lot, but the culinary water is not back from the State Water Engineer’s office yet.

Commissioner Gardner made a motion to forward the Nebo View Meadows Subdivision final application to the City Council with a positive recommendation, conditional on receiving the sewer easement, the water certificates, and a correct final plat mylar. Commissioner Stanley seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation, with the above contingencies.

**Jeff Kay – Preliminary Subdivision**

Jeff Kay and Lex Neilson made application for preliminary approval for the Neilson Subdivision, Plat A. The Commission will look at the 15-foot radius on the street dedication to see if that will be large enough, and verify where the existing fire hydrants are before final approval is given.

Commissioner Gardner made a motion to forward the Neilson Subdivision Plat A application to the City Council with a positive preliminary recommendation. Commissioner Stanley seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

**Joe Humphrey – Rezoning Inquiry**

Joe Humphrey would like to put 30 apartment units, in 4 buildings3, located on property he owns on Main St. The lot is 3 acres, and part is zoned CU and part is R-1. Mr. Humphrey would like to request a rezoning to allow for these units. The Commission informed Mr. Humphrey that he would need to apply through the City Council.

**Work Session**

The Commission discussed a proposed irrigation water ordinance and will recommend it to the City Council. The Commission also discussed a proposal from Rural Community Consultants to review the city ordinances. The Commission will make recommendations on the scope of the proposal to the City Council.

**Adjournment**

Commissioner Gardner made a motion to adjourn the meeting at 9:29 pm. Commissioner Stanley seconded the motion. The vote to adjourn the meeting at 9:29 pm was unanimous.

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Lynn Ingram, Chair Sara Samuelson, Secretary