

**Mona City – Planning and Zoning**

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

**Minutes – December 2, 2020**

**, 2019**

**, 2017**

Commission Members Present: Ron Beatty, Dennis Gardner, Ed Newton, Kevin Stanley

Commission Member Absent: Lynn Ingram

City Council Member Present: Frank Riding

Others Present: Secretary Sara Samuelson, Travis Pay, Mike Keith, Richard Hatfield

Commissioner Dennis Gardner called the meeting to order at 8:00 p.m.

**Minutes:**

Commissioner Stanley made a motion to approve the minutes of November 4, 2020 as written. Commissioner Newton seconded the motion. The vote to approve the minutes of November 4, 2020, as written, was unanimous.

**Mike Keith – Concept Approval - Major Subdivision**

Richard Hatfield, representing Mike Keith, made application for a 5 lot subdivision. The proposal would be for four lots along Main Street and the Keith’s home staying on one of the lots. The driveways for the proposed subdivision would all come out on Main St. Commissioner Ingram had sent a message that he was concerned about the drainage along Main St. Mr. Hatfield stated that they were working on a drainage plan with culverts, and a utility plan along Main St. Commissioner Newton asked if each structure would have its own water and sewer hook up. Mr. Hatfield indicated that they would. Mr. Hatfield then indicated that this was a twin home subdivision and would like it approved as such.

The Commission discussed that there is a public hearing scheduled on January 6th for the CU zone where this subdivision is located, which would take away the ability to build twin homes if approved. The Commission indicated that they were willing to approve the subdivision at this point, but not the twin homes. The Commission expressed concern that they do not approve what can be built on the lots during the subdivision process, and concern that the public hearing was already scheduled. Mr. Hatfield informed the commission that he did not want approval for the lots only, but for a twin home subdivision. The Commission informed Mr. Hatfield that they were not prepared to make a motion on the twin home portion. Mr. Hatfield expressed that he was disappointed that the commission was not ready to make a motion, as he felt that the week that his application had been turned in was enough time for the commission to have researched it. Commissioner Newton said he would like more time to look at the zoning before he decided. Commissioner Beatty indicated that if the zoning was correct as of now, then he could see letting the subdivision go forward to the council, and letting them make that decision.

Commissioner Beatty made a motion to forward the Keith Twinhome Subdivision Concept Plan application to the City Council with a positive recommendation. Commissioner Stanley seconded the motion. The vote of the Commission was tied. The votes were as follows: Commissioner Newton – no, Commissioner Gardner – no, Commissioner Beatty – yes, Commissioner Stanley – yes. The Commission, with approval, from Council member Riding, will send it to the council with the split vote.

**Travis Pay – Minor Subdivision Inquiry**

Travis Pay inquired about the possibility of a minor subdivision. Mr. Pay is interested in buying a .74 acre lot from Richard Garfield’s current property of 1.5 acres. Mr. Pay has the water and frontage that would be required. The Commission could not foresee any problems with the subdivision and Mr. Pay indicated he would come back with an application.

**Adjournment**

Commissioner Stanley made a motion to adjourn the meeting at 9:15 pm. Commissioner Beatty seconded the motion. The vote to adjourn the meeting at 9:15 pm was unanimous.

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Dennis Gardner, Acting Chair Sara Samuelson, Secretary