

**Mona City – Planning and Zoning**

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

**Minutes – March 3, 2021**

**, 2019**

**, 2017**

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

City Council Member Present: Frank Riding, Mayor Bill Mills

Others Present: Secretary Sara Samuelson, Secretary Alicia Hills, Seth Beutler, Jeff Kay, Travis Pay, Richard Hatfield, Cliff Hales, Ryan Haskell, Rex Orgill, Linda Orgill, Chad Sunderland, Brandon Lish, Kirsten Lish, Andrew Kretchmer, Zac Fairbourn, Brad Hales

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

**Minutes:**

Commissioner Gardner made a motion to approve the minutes of February 3, 2021 as written. Commissioner Stanley seconded the motion. The vote to approve the minutes of February 3, 2021 as written was unanimous.

**Seth Beutler – Accessory Building Permit**

Seth Beutler made application for an accessory building permit for 18 W 900 S. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Newton made a motion to forward the Beutler Accessory Building Permit application to the City Council with a positive recommendation. Commissioner Beatty seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

**Jeff Kay – Building Permit**

Jeff Kay made application for a building permit for a home to be built on Lot 12 of the Nebo View Subdivision. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Beatty made a motion to forward the Kay 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.

Mr. Kay inquired about his remaining lot in the Kay Ridge Subdivision. He has a 1.5 acre lot left that fronts Main St. Mr. Kay wondered if the entire lot would be zoned CU or if he could subdivide a .5 residential lot off of the parcel. The Commission informed Mr. Kay that they would investigate the zoning of the lot. If Mr. Kay would like to subdivide again, he would need to do a regular subdivision because he has already obtained a minor subdivision. That would not be possible until the current moratorium has expired.

**Brandon Lish – Building Permit**

Brandon Lish made application for a building permit for a home to be built on lot 22 of the Nebo View Meadows Subdivision. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

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

**Travis Pay – Building Permit**

Travis Pay made application for a building permit for a home to be built at 360 W 100 S. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Gardner made a motion to forward the Pay 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.

**Verl Sanderson – Accessory Building Permit**

Verl Sanderson made application for an accessory building permit at 497 S 300 E. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Newton made a motion to forward the Sanderson Accessory 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.

**Innovation Homes – Building Permit**

Innovation Homes made application for a building permit for a home to be built on Lot 6 of the Nebo View Subdivision. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Gardner made a motion to forward the Innovation Homes 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.

**Innovation Homes – Building Permit**

Innovation Homes made application for a building permit for a home to be built on Lot 14 of the Nebo View Subdivision. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Newton made a motion to forward the Innovation Homes 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.

**Innovation Homes – Building Permit**

Innovation Homes made application for a building permit for a home to be built on Lot 13 of the Nebo View Subdivision. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Newton made a motion to forward the Innovation Homes 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 Haskell – Building Permit**

Ryan Haskell made application for a building permit for a home to be built on Lot 1 of the Nebo View Subdivision. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete. The setbacks show 29-9”, but Mr. Haskell indicated it would be a full 30’ setback.

Commissioner Beatty made a motion to forward the Haskell 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.

**Rex and Linda Orgill – Lot Inquiry**

Rex and Linda Orgill inquired of the Commission if they would be able to build on a lot they own. The lot has 88 feet of frontage on 200 N and has over .5 acre. They would like to put a modular home on a basement on the lot. The Commission informed the Orgill’s that as long as they had water to dedicate to the lot, they did not see any concern with them building there.

**Chad Sunderland – Main Street Zoning Inquiry**

Chad Sunderland addressed the Commission about a lot on Main Street that he is under contract to buy. Mr. Sunderland is wanting to build a 10,000 sq ft commercial shop. Their business would be manufacturing in nature. Commissioner Ingram informed Mr. Sunderland that Main Street is zoned for retail commercial businesses. Mr. Sunderland indicated that he did not think he fit with the current zoning. The Commission informed Mr. Sunderland that he would need to apply for a zone change if he wished to move his business there. The Commission also informed Mr. Sunderland that the County had just approved an industrial park west of Mona City and their business might be a better fit for that area.

**Cliff Hales – Concept Subdivision**

Cliff Hales, represented by Richard Hatfield, discussed with the Commission the concept application for the Willow Creek Farms subdivision. Commissioner Ingram asked Mr. Hatfield about 300 East lining up with the existing roads. Mr. Hatfield indicated that with the property boundaries they have it as close as they could. The Commission informed Mr. Hales and Mr. Hatfield that the concept of the roads and the phasing look feasible, but there will still need to be some work done before a preliminary approval. Commissioner Gardner addressed a concern of the secondary water system. Commissioner Ingram addressed a concern of the ability of the city system to have capacity for culinary water and fire suppression. Mr. Hatfield and Mr. Hales inquired if there had been a study that showed the capacity. Commissioner Ingram indicated that Jones and DeMille Engineering were working on studies and that the City was currently engaged in building those models and a new water tank.

Commissioner Newton made a motion to forward the Willow Creek Farms Concept Subdivision 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.

**Jones Homes – Building Permit**

Jones Homes made application for a building permit for a home to be built on Lot 21 of the Nebo View Subdivision. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete. The setback on the side of the home is only 8 feet and needs to be 10 feet.

Commissioner Gardner made a motion to forward the Jones Homes Building Permit application to the City Council with a positive recommendation, contingent upon the setback being changed to 10 feet. Commissioner Beatty seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation, with the above contingency.

**Commission Business**

The Commission’s next meeting would normally be April 7. Secretary Sara Samuelson asked the Commission if there would be a quorum present for the meeting where it was Spring Break for the school. It was determined that there would not be enough members present to hold a meeting. The Commission decided to hold the next meeting on March 31.

Commissioner Gardner made the motion to move the next Planning and Zoning meeting to March 31. Commissioner Beatty seconded the motion. The vote of the Commission was unanimous in favor of moving the meeting to March 31.

**Adjournment**

Commissioner Beatty made a motion to adjourn the meeting at 10:33 pm. Commissioner Gardner seconded the motion. The vote to adjourn the meeting at 10:33 pm was unanimous.

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Lynn Ingram, Chair Sara Samuelson, Secretary