Planning and Zoning Meeting

20 West Center Street

Mona, UT 84645

May 5, 2021

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

City Council Members Present: Frank Riding

Others Present: Secretary Alicia Hills, Whitney Mason, Richard G. Mason, Richard D. Mason, Joy Ellen Mason, Scott Perry, Rachel Perry, Patrick Painter, Brett Hills.

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

**Minutes:**

Commissioner Stanley made a motion to approve the minutes of March 31, 2021 as written. Commissioner Gardner seconded the motion. The vote to approve the minutes of March 31, 2021 was unanimous.

Commissioner Gardner made a motion to approve the minutes of the April 13, 2021 public hearing, as written. Commissioner Stanley seconded the motion. The vote to approve the minutes of April 13, 2021 as written was unanimous.

**Brett Hills – Accessory Building Permit**

Brett Hills made application for an accessory building permit for 741 South 100 West. The application was approved contingent upon the plans being returned with a signature from the building inspector.

Commissioner Beatty made a motion to forward the Hills Accessory Building Permit application to the City Council with a positive recommendation, contingent upon the inspector approving his building plans. Commissioner Stanley seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation with the contingency.

**Scott and Rachel Perry-Road Access Questions**

Scott and Rachel Perry came with questions on an easement that may exist on their property. Proof of the easement was provided from Juab County records, which showed a 60 foot easement that spans to the back of the property.

There was question of whether an agreement was made with the city and the landowners that the owners had to pave the road when it was built on. They were directed to check city records.

**Richard D and Joy Ellen Mason – Building Permit**

Richard D and Joy Ellen Mason made application for a building permit for a home to be built on Lot 10 of the Nebo View Meadows Subdivision. The front markings for the setback were questioned and the commission suggested double checking that the property line is marked properly. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Gardner made a motion to forward the Mason 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.

**JMK Construction – Building Permit**

JMK Construction made application for a building permit for a home to be built on Lot 3 of the Nebo View Meadows Subdivision. The plans have been approved by the Mona City Building Inspector with the corrected gas meter markings made by the inspector as well as verifying that the property is marked property for the setbacks. All paperwork is complete.

Commissioner Stanley made a motion to forward the Mason 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.

**Patrick Painter -Storage Unit Building Permit**

Patrick Painter made application for a 50 bay Storage Unit Building Permit at 790 South 1300 East. There were questions about the application as it is the second application that has been submitted and both applications have different dimensions. The new application shows a 50 x 100 building. The plans for the new application have been verbally approved by the Mona City Building Inspector.

Commissioner Beatty made a motion to forward the Pat Painter 50 Bay Storage Unit 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.

Pat Painter requested to be put on the agenda for next month.

**Ryan Haskell– Building Permit**

Ryan Haskell made application for a building permit at Nebo View Lot # 18. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Beatty made a motion to forward the Ryan Haskell 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.

**Skyler West-Building Permit**

No one was present for this agenda item.

**Adjournment**

Commissioner Stanley made a motion to adjourn the meeting at 9:35 pm. Commissioner Beatty seconded the motion. The vote to adjourn the meeting at 9:35 pm was unanimous.

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Lynn Ingram, Chair Alicia Hills, Secretary