

**Mona City – Planning and Zoning**

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

**Minutes – June 2, 2021**

**, 2019**

**, 2017**

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

Commission Members Absent: Ed Newton, Ron Beatty

City Council Member Present: Mayor Bill Mills

Others Present: Secretary Sara Samuelson, Skyler West, Hollie Holman, Michael Porter, Craig Allred, Ryan Haskell

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

**Minutes:**

Commissioner Gardner made a motion to approve the minutes of May 5, 2021, with the correction of the size of Patrick Painter’s building from 40 x 200 to 50 x 100. Commissioner Stanley seconded the motion. The vote to approve the minutes of May 5, 2021, with the above mentioned changes was unanimous.

**Skyler West/Priority Homes – Building Permit, Country Living Estates, Lot #17**

Skyler West/Priority Homes made application for a building permit for a home to be built at Country Living Estates, Lot #17, 350 S 300 E. The plans have been approved by the Mona City Building Inspector. Mr. West’s culinary water has not been received from the state yet, and he signed an acknowledgement that he cannot occupy the home until the water is received and in Mona City’s name. In addition, the irrigation certificate has not been received from the irrigation company, although Shawna Keyte, the irrigation secretary has verbally acknowledged Mr. West has irrigation water.

Commissioner Gardner made a motion to forward the West Building Permit application to the City Council with a positive recommendation, with a contingency of the water certificates being received and the gas load paper being signed. Commissioner Stanley seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation with the above contingencies.

**Shane Howarth - Building Permit, Lot 15, Nebo View Meadows**

Shane Howarth made application for a building permit for a home to be built at Lot 15, Nebo View Meadows. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Stanley made a motion to forward the Howarth 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 19 of Nebo View Meadows. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

Commissioner Gardner made a motion to forward the Haskell 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.

**Brett Hills – Accessory Building Permit**

Brett Hills made application for an accessory building permit for a shed to be built at 741 S 100 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 Hills 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.

**Patrick Painter – Storage Warehouse**

Patrick Painter was not present for the meeting. The Commission has questions on Mr. Painter’s application as to the usage of the building, utilities and water pressure, and the frontage requirement to a paved road. Where Mr. Painter was absent from the meeting and could not answer the Commissions questions, the Commission did not feel comfortable making a motion.

Commissioner Gardner made a motion to table the Painter Storage warehouse application. Commissioner Stanley seconded the motion. The vote of the Commission was unanimous in favor of tabling the application.

**Annexation Inquiry**

Michael Porter inquired if he could ask the commission some questions about annexations. He is interested in 40 acres south of the Mona Cemetery. The Commission informed Mr. Porter of the water pressure problems that that area would have. The Commission also informed Mr. Porter that he could petition for annexation, but that the property would have to be annexed into the Transitional Holdings zone where no development could occur until the City Code would be met.

**Adjournment**

Commissioner Stanley made a motion to adjourn the meeting at 9:02 pm. Commissioner Gardner seconded the motion. The vote to adjourn the meeting at 9:02 pm was unanimous.

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Lynn Ingram, Chair Sara Samuelson, Secretary