Planning and Zoning Meeting

20 West Center Street

Mona, UT 84645

July 7, 2021

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

City Council Members Present: Frank Riding

Others Present: Secretary Alicia Hills, Patrick Painter, Lane Allred, Jessica Allred, Mark Holden, David Sutherland.

Commissioner Lynn Ingram called the meeting to order at 8:02 p.m.

**Minutes:**

Commissioner Stanley made a motion to approve the minutes of June 2, 2021, as written. Commissioner Gardner seconded the motion. The vote to approve the minutes of June 2, 2021, was unanimous.

**Mark Holden – Accessory Building Permit**

Mark Holden made application for an accessory building permit for 563 East Center Street. The application was approved contingent upon the plans being returned with a signature from the building inspector. The required missing engineered footing plans have not been received from the contractor.

Commissioner Gardner made a motion to forward the Holden Accessory Building Permit application to the City Council with a positive recommendation, contingent upon the Mona City Building 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 of the plans being approved by the building inspector.

**Blake Davidson- Accessory Building Permit**

Blake Davidson made application for an accessory building permit for 52 West 600 South. The plans have been approved by the Mona City Building Inspector and all paperwork is complete.

Commissioner Newton made a motion to forward the Blake Davidson 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.

**Jeff Kay, JMK Construction – Building Permit**

Jeff Kay made application for a building permit for a home to be built at 100 West 141 South. 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 Newton 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 788 South 1300 East. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete. There were questions of where the frontage of the business will be, to which Mr. Painter replied that it will face Junkyard Road.

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

**Patrick Painter- Storage Warehouse Building Permit**

Patrick Painter made application for a Storage Warehouse at 850 South 1300 East. The height to the peak of the warehouse will be at 17 feet. It will have 8 feet of concrete along with a steel building on top. The Council questioned whether he would have enough water for fire suppression. He claimed that he talked with David Sutherland, the fire marshal, and that he will be putting a fire hydrant on Cemetery Lane and 1300 East to cover fire suppression.

Commissioner Gardner made a motion to forward the Pat Painter Storage Warehouse Application to the City Council with a positive recommendation contingent upon proving fire flows needed as per square footage and building occupancy, proving electrical loads and design, and proving water pressure be determined before a building permit will be issued. Commissioner Stanley seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation with the contingency.

**Adjournment**

Commissioner Gardner made a motion to adjourn the meeting at 9:05 pm. Commissioner Stanley seconded the motion. The vote to adjourn the meeting at 9:05 pm was unanimous.

The meeting was reopened at 9:15 pm due to the arrival of the Mona City Fire Marshal.

David Sutherland, the Fire Marshall, attended the meeting and reported that he has not talked to Mr. Painter about a fire hydrant providing pressure to the proposed storage warehouse. The information presented by Mr. Painter concerning the placement of a fire hydrant was told to Mr. Sutherland in passing while at the gas station and there was not mention of a storage warehouse in the conversation. It was decided that more information needed to be gathered concerning fire flows and water pressure for the Painter Warehouse before the city council meeting on Tuesday July 13.

**Adjournment**

Commissioner Stanley made motion to adjourn the meeting at 9:35. Commissioner Gardner seconded the motion. The vote to adjourn the meeting at 9:05 pm was unanimous.

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Lynn Ingram, Chair Alicia Hills, Secretary