

**Mona City – Planning and Zoning**

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

April 6, 2022

Planning and Zoning Meeting Minutes

Commission Members Present: Steve Ewing, Dennis Gardner, Mike Stringer

City Council Member Present:

Others Present: Secretary Alicia Hills, Kelly Mitchell, Howard Newton, Ashlee Clement, Jonathan Jones, Mike Jones, Robert Jones, Bryan Matheson, Jeff Kay, McKade Kay, Tim Marshall, Geal Marshall.

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

**Welcome to the Planning and Zoning Commission- Micheal Stringer**

**Minutes:**

Commissioner Ewing made a motion to approve the minutes of March 2, 2022 as written. Commissioner Stringer seconded the motion. The vote to approve the minutes of March 2, 2022 as written was unanimous.

**Tim Marshall – Accessory Building Permit- 317 South 200 East**

Tim Marshall made application for an accessory building permit for 317 South 200 East. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

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

**Kelly Mitchell – Accessory Building Permit- 60 South 200 West**

Kelly Mitchell made application for an accessory building permit for 60 South 200 West. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

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

**Brandon Lish – Accessory Building Permit- 638 South 400 West**

Brandon Lish made application for an accessory building permit for 638 South 400 West. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

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

**Bryan Matheson - Accessory Building Permit questions- 517 South 200 West**

Bryan Matheson would like to attach a carport awning to his garage. He would demolish the current standing buildings that are on the property line in exchange for a variance of the setbacks to one foot for the awning. He would also gutter the carport to drain onto his property.

Because the setbacks are not met, the permit was denied. He was informed that he may talk with the City Council about other options for the awning.

**Ashlee Clement – Building Permit – 371 South 200 East**

Ashlee Clement made application for a building permit for a home to be built at 371 South 200 East. The current prefab home on the lot will be removed and the new home built in approximately the same location. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

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

**Jeff Kay – Building Permit – 105 East 700 South**

Jeff Kay made application for a building permit for a home to be built at 105 East 700 South. The plans have been approved by the Mona City Building Inspector, and all paperwork is complete.

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

**Jeff Kay – lot split questions**

Jeff Kay inquired concerning splitting the remaining 1 ½ acres of his subdivision into smaller lots. He questioned whether to do a lot line adjustment or a minor subdivision. The water and utilities have already run to the land and are available for the remainder of the lots. The front lot is zoned as Combined Use and the back lots are zoned Residential. The planning and zoning secretary will do some research to find out what process should be done for the lot split.

**Jonathan Jones- Land acquisition questions**

Jonathan had questions concerning purchasing land that runs behind his land. He questioned whether the land would be developable if irrigation water were put in place. The commission informed him that the road would need to be put in to allow for the buildings and would need to run to the edge of the property line. The Old Field lines, which are farmer owned, currently do not meet the required 7 out of 7 days of the week for irrigation water and it would be a difficult to get irrigation water to these lots. Sewer, culinary water, and gas would need to be run to the lots as well.

**Howard Newton – Subdivision Inquiry**

Howard Newton inquired concerning putting in building lots on his property at about 300 East and Platt Lane. He wondered about putting in a private lane to access the land and creating a minor subdivision. He currently has the water to meet the requirements and is questioning how to make it work. The minor subdivision ordinance was read and discussed at length since he would have to put in roads, to which he questioned putting in a private lane to qualify as a minor subdivision. After discussion he was put onto the agenda for May to discuss with the cochair Lynn Ingram what his options for creating a minor subdivision are.

**Public Hearing- Title 10 and Title 11 updates**

The Planning and Zoning secretary presented ordinance revisions for ordinance numbers 10-9-1 Commercial Performance Standards, 11-2-1 Subdivision Procedure, 10-6-5 Property Development Standards, and 11-8-3 Guarantee of Performance.

The Commission opened the public hearing for Title 10 and Title 11 updates. The updates include restricting buildings to be no closer than 15 feet from any private road or driveway (with the exception of drive-up windows or counters), allowing no lots to be sold until final acceptance of subdivisions, establishment of Homeowner’s Association ordinances, and the requirement of the subdivision subdivider to pay costs of subdivision completion above the bond amount.

Commissioner Ewing made a motion to forward the ordinance number 2022-6 for the amendment of Mona City Code section 10-9-1with a positive recommendation. Commissioner Stringer seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

Commissioner Stringer made a motion to forward the ordinance number 2022-13 for the amendment of Mona City Code section 11-2-1with a positive recommendation. Commissioner Ewing seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

Commissioner Stringer made a motion to forward the ordinance number 2022-11 for the amendment of Mona City Code section 10-6-5 with a positive recommendation. Commissioner Ewing seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

Commissioner Stringer made a motion to forward the ordinance number 2022-12 for the amendment of Mona City Code section 11-8-3 with a positive recommendation. Commissioner Ewing seconded the motion. The vote of the Commission was unanimous in favor of a positive recommendation.

**Adjournment**

Commissioner Stringer made a motion to adjourn the meeting at 10:43 pm. Commissioner Ewing seconded the motion. The vote to adjourn the meeting at 10:43 pm was unanimous.

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Dennis Gardner, Chair Alicia Hills, Secretary