

**Mona City – Planning and Zoning**

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

May 4, 2022

Planning and Zoning Meeting Minutes

Commission Members Present: Steve Ewing, Dennis Gardner, Mike Stringer, Lynn Ingram, Ed Newton

City Council Member Present: Ron Warren

Others Present: Secretary Alicia Hills, Jeff Kay, Lori Henrie, Leslie Eddlemore.

Planning and Zoning Chair Dennis Gardner called the meeting to order at 8:10 p.m.

**Minutes:**

Commissioner Ewing made a motion to approve the minutes of April 6, 2022, as written. Commissioner Stringer seconded the motion. The vote to approve the minutes of April 6, 2022, as written was unanimous.

**Jeff Kay – lot split questions**

Jeff Kay inquired concerning splitting the remaining 1 ½ acres of his subdivision. He would like to split ½ acre off to build a home on it with the remaining acre left untouched. The original land was previously made into a minor subdivision and there were questions about whether he could do another minor subdivision or a simple lot split with the land. The water and utilities are already accessible 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. He was told that it would be a minor subdivision lot split, but he will need to make sure to put in a public utility easement. If he wants to split the land again it would need to be made into a major subdivision. Mr. Kay reported that his intentions are to put a commercial business on the remaining land.

Commissioner Ingram made motion to accept the minor subdivision of a lot split for Jeff Kay. Steve Ewing seconded the motion to accept the minor subdivision lot split for Jeff Kay. The vote to approve the motion to accept the minor subdivision lot split for Jeff Kay was unanimous.

**Howard Newton – Subdivision Inquiry**

Howard Newton (not present) sent information concerning his presentation from the April 6th planning and zoning meeting concerning splitting his land and putting building lots on his property at approximately 300 East and Platt Lane. He questioned putting in a private lane to access the land and creating a minor subdivision. He currently owns the water to meet the requirements and is questioning how he could legally put in a minor subdivision. Commissioner Ingram questioned how and who would install the road to the home (private or city owned?). He suggested doing one lot, running the water, sewer, and gas down the lane that runs to the home and using it as a driveway. If Mr. Newton wanted to put more lots in the future to create a minor subdivision, he would already have the utilities run and would only need to put in the road. Commissioner Newton will follow up with Mr. Newton about the Planning and Zoning recommendations and he can follow the minor subdivision process.

Chair Dennis Gardener questioned if the council would approve holding future meetings at 7:30 pm. It was approved unanimously. In the future the Planning and Zoning meeting will be held on the first Wednesday of the month at 7:30 pm.

**Adjournment**

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

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Dennis Gardner, Chair Alicia Hills, Secretary