



Mona City – Planning and Zoning

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Planning and Zoning Work Session Wednesday, November 2, 2022 7:30 pm (City Council Room, 20 W. Center St.)

Commission Members In attendance: Chair Dennis Gardner, Steve Ewing, Ed Newton, Mike Stringer, Kevin Young

City Council Member(s) Present: Ron Warren

Others in attendance: Secretary Lori Henrie, Troy Painter

Chair Dennis Gardner called the meeting to order at 7:45 p.m.

The work session was called to discuss Excavation Permits and New Subdivision Requirements.

Chair Gardner asked about the letter received from Richard Hatfield dated October 12, 2022, updating the City of their progress in approvals for the Willow Creek Farms Subdivision. Chair Gardner stated that Cliff Hales was having issues finding water. Secretary Henrie has reached out to Jonathan Jones, Water Operator, and asked about the protested water transfer. Secretary Henrie said that Mr. Jones responded to her that the state should be reaching their decision within a few weeks. Chair Gardner asked Secretary Henrie to contact Mr. Hatfield to find out what the water right number is that he is applying for.

With regards to the gas line, Mr. Hatfield commented that they have not received any information from the City regarding a Natural Gas Master Plan. City Councilmember Warren had spoken to the City Gas Operator, Chad Phillips. Mr. Phillips says that the city does not have a “master plan”. Currently the city gas regulator would not be able to handle the capacity of a new subdivision without significantly affecting the existing

homes in the City. Councilmember Warren has turned the issue over to Mayor Christensen to follow up on. Commissioner Stringer mentioned that a survey had been completed a few years ago from Sunrise Engineering that showed that without a new reg station there wasn't enough gas for the Burraston Subdivision. Commissioner Stringer and Mona City Street, Water, and Gas Operator, Troy Painter both discussed that there is no room for any additional utility lines to be installed on Main Street. Chair Gardner requested that the city provide Mr. Hatfield with the study done by Sunrise Engineering.

In response to Mr. Hatfield's question regarding South Field Irrigation, Commissioner Newton stated that there have been no discussions with the Irrigation company. Mr. Painter, also responded to his recollection, the South Field Irrigation shareholders have not been in discussion with Mr. Hatfield. Commissioner Newton reiterated that "we do not have enough water to let them do that subdivision, unless they pipe water in because we are out".

In discussing the updated Mona City water plan, Chair Gardner questioned the sizes of the water line that extends from the eastside of I-15 and then runs under the freeway. The Mona City Master Plan shows that it was a 10" line but Mr. Hatfield is under the impression that it is a 12" line. Mr. Painter stated that the culinary line from the tank is a 12" line and that it reduces to 8" under I-15 and then back to a 10" line on the west side of I-15. 12" is what his study was done from but if it's a 10" line then it won't be large enough and Mr. Hatfield will need to redo his plan.

Although not mentioned in the letter, Chair Gardner inquired about the sewer lines being able to handle the capacity of the new subdivision. Mr. Painter stated that running the sewer line all the way down Cemetery Lane (700 South) to 200 west was not a good idea. Mr. Painter continued that the lines are 30' deep. Commissioner Stringer suggested running them down 300 South. Mr. Painter stated that 200 West is just not somewhere you want to block. It's 10' deeper than anywhere else.

Chair Gardner mentioned that the letter from Mr. Hatfield was merely an update to the City on their progress towards the subdivision requirements. The Commissioners asked about a time frame as the application has been ongoing for over 1 ½ years. Commissioners Ewing and Stringer questioned a clause about 180 days. Commissioner Newton mentioned that they thought they were "grandfathered" in prior to the building moratorium but at some point, there needs to be a deadline. City Councilmember Warren asked, "what is considered progress?" Please find the letter attached as exhibit 1.

Chair Gardner asked about the Excavation Permits. Secretary Henrie is researching paperwork for excavation permits and cross referencing with the Mona City Code, to

ensure that everything matches before launching the ZipFlow software. Most importantly, the amount of the bond, the cost of the asphalt and back fill, and how long the excavation company be required to maintain the job site after completion of the project. Chair Gardner said that they should also pay for inspection fees to ensure that it's been compacted properly. Commissioner Ewing suggested that there should be a 24 month requirement for maintenance. Chair Gardner stated that for ½" asphalt, it would cost \$60-70 per ton. Chair Gardner continued \$10/sq ft for the asphalt and \$6 for base & preparation which equates to \$16 per sq ft. When price increases, Planning & Zoning should reevaluate those costs. Chair Gardner suggested that the bond be a percentage of the job. Subdividers are required per house so should the bond be 25% of the work to be done.

A follow up to the work session from October 5, 2022, Secretary Henrie reminded the Commission of the Mona City Code 8-3-4, Sanitary Sewers, Building Sewers and Connections. Since the meeting in October, there was one application that was overturned by City Council at the October 11, 2022 meeting, for the Woodlands bakery being built. City Councilmember Warren also advised the Planning & Zoning commissioners about the Cleary Building that was discussed at Planning & Zoning, where at the City Council Meeting, the council denied both requests for the two structures that were illegally built on an illegal subdivision.

In conclusion, Secretary Henrie discussed training that would occur at the December 7, 2022 meeting on Robert's Rules of Order.

Chair Gardner called to close the work session at 8:45 p.m. Commissioner Stringer made motion to close the work session. Commissioner Young second the motion. Roll call vote was as follows:

Commissioner Ewing: Aye
Commissioner Stringer: Aye
Commissioner Newton: Aye
Commissioner Young: Aye

Dennis Gardner, Planning & Zoning Chair

Lori Henrie, Planning & Zoning Secretary