



Mona City
Planning & Zoning

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February 1, 2023 Planning and Zoning Meeting Minutes

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

City Council Member Present:

Others Present: Secretary Lori Henrie, Blair Peacock, Alisha Peacock, Jedd Davis

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:30 p.m.

Minutes:

Chair Gardner called for vote to accept the work session minutes for January 4, 2023:

Commissioner Newton made motion to approve the work session minutes. Commissioner Stringer second the motion. The roll call vote was as follows:

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

Chair Gardner called for vote to accept the meeting minutes for January 4, 2023:

Commissioner Ewing made motion to approve the meeting minutes. Commissioner Young second the motion. The roll call vote was as follows:

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

Blair & Alisha Peacock – 27 South 650 East – Land Use Inquiry

Mona City residents Blair and Alicia Peacock have purchased 6 acres of property directly across the street from their residence at 27 South 650 East. The Peacocks are inquiring about putting an outbuilding on the property that will primarily be used for storage of recreational vehicles. The

building will be 30x50 and will be identical to the existing outbuilding that they have on their residential property. Chair Gardner asked if the property would be used for their business. The Peacocks stated that no, they lease property in the city that is zoned for commercial use where their equipment is parked. Commissioner Newton asked if they would be bringing power to the property. Mr. Peacock stated that eventually they would pull power to power the garage doors. The Peacocks were asked about any other utilities which they stated no other utilities would be used on this outbuilding. Chair Gardner questioned if there were plans for someone to live in the structure. Mrs. Peacock stated no, no one would occupy the structure. Secretary Henrie mentioned that in MCC 10-6-3, all lots and subdivisions shall be required to provide .5 acre-foot of culinary water. Mr. Peacock questioned the code because no one would be living in the structure. Chair Gardner stated that it would be something that we would need to look into. Secretary Henrie stated that it would definitely be required should they further develop the land. Chair Gardner stated that the commission would need to see more information on their plans before any approvals go through. Secretary Henrie will look into the water requirements.

Jedd Davis – Approximately 1300 South 750 East – Annexation Inquiry

Jedd Davis owns 10 acres of property at approximately 1300 South 750 East that borders Mona City boundaries that he would like to annex into Mona City. Upon annexing into the city, Mr. Davis would like to divide the property into two 5-acre lots, building on 5-acres and then selling off the other 5-acres. Mr. Davis said he would need to be on a septic system since his property is beyond 300' to connect to the city sewer however when surrounding properties are developed, he would be able to connect. Commissioner Newton mentioned that his biggest problem would be getting culinary water that distance. Chair Gardner also stated that the City requires frontage to a major road. The Davis' currently use a private road to access their property. Commissioner Young didn't think it would be an issue since the frontage would be the private road. Commissioner Newton stated that the road was a dirt road that goes through Randy Brooks' property. Commissioner Young wondered if there was an easement. Mr. Davis said at one time there was a problem with the road but it was settled in court that there was an easement there. Commissioner Newton asked if there were plans to gravel the road. Mr. Davis responded yes. Chair Gardner questioned if there was a requirement to pave the private road or if gravel was sufficient? Secretary Henrie would research that requirement. Secretary Henrie asked if Mr. Davis had culinary credits. Mr. Davis is aware that it would be an issue. He does have secondary water shares. Chair Gardner stated that Mona City requires all lots provide .5 acre-foot of culinary water for indoor use. Additionally, Chair Gardner stated that Mr. Davis would need to run the culinary water line all the way from Cemetery Lane and that Mr. Davis would need to be responsible for maintaining the line. Commissioner Young said the biggest issue is getting the utilities to the property. Commissioner Stringer also mentioned that Mr. Davis would run into issues with running gas to the property. Mr. Davis responded that his thoughts were to run a propane tank there. Chair Gardner told Mr. Davis that he would bring it before the City Council and get their thoughts as there are other areas that are in consideration for annexing as well.

Work Session Discussion – Occupied Trailers

Chair Gardner discussed a meeting that took place on January 31, 2023, where the City met with Six County Association of Governments, Regional Planner, Shay Morrison. There is grant money available for the City to share a city manager with 4 other cities. Chair Gardner has asked for help from Mr. Morrison to go through the city ordinances, specifically looking at trailer ordinances. There are several residences in Mona City where there are occupied recreational trailers. Chair Gardner stated that those residences that have been spoken to about the issue are still not in compliance. Chair Gardner said that we don't have enforcement or penalties either. Mr. Morrison is putting information together for Planning & Zoning to review.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 8:28 p.m. Commissioner Young made a motion to adjourn the meeting. Commissioner Ewing second the motion. The roll call vote to adjourn the meeting at 8:28 p.m. was as follows:

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

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary