



Planning Commission Meeting

Minutes

Tuesday, December 5, 2023 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen,
Commissioner Mary Cokenour, Commissioner Julie Bailey (Excused),
Commissioner Jeremy Hoggard (Excused), Assistant City Manager
Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett called to order the planning commission meeting at 6:33 pm. Visitors present were City Councilmember Dunn.

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes as presented was made by Commissioner Cokenour and seconded by Commissioner Christensen. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no public comment.

4. Title 10: Zoning Regulations with Attorney Comments (discussion)

Minutes:

Commissioner Bennett explained to the Commission that Title 10 was submitted to the City Attorney for comments. The Commission reviewed and discussed each suggestion at length. Nearly all of the Attorney recommendations were put into Title 10: Zoning Regulations.

5. Title 11: Subdivision Requirements with Attorney Comments (discussion)

Minutes:

Gallegos presented the need to return to this title. It has been to a public hearing with both the Planning Commission and City Council. Due to the fact that the City Attorney has suggested changes to the final draft, the Planning Commission must review again. If any changes are made to the final draft this title must go back through the public hearing process. The Commission reviewed and discussed each suggestion. Nearly all of the Attorney recommendations were put into Title 11: Subdivision Requirements.

6. Electronic Charging Stations Regulations (discussion)

Minutes:

Gallegos presented information gathered from other states regarding this agenda item to the Commission. Two ECS stations are proposed to be installed in Monticello City Limits. It was suggested ECS be allowed in all zones so homeowners may install them for personal use. The question of ADA accessibility was addressed. Commissioner Cokenour suggested the City use the station at the Welcome Center as a guide. She recommended at least two units be specified as handicap spaces. Councilmember Dunn suggested one per every four should be handicap spaces. That would guarantee that no matter what size station a company would like to put in there would be specific ADA regulations. Fire safety was also a great source of discussion as well. Commissioner Bennett asked Gallegos to contact Monticello City Fire Chief Nielson for his thoughts on this issue. Bennett suggested the Commission move forward with Title 10 and Title 11, get information from Empire Electric regarding usage within city limits, and get a detailed report from Chief Nielson before making a decision on this agenda item.

7. Mobile Home/Tiny Home Park Revisions (discussion)

Minutes:

This agenda item was a follow up from previous discussions. Commissioner Cokenour presented information she had gathered from other cities codes along with the International Residential Code. Her research failed to find any city that allows tiny homes in mobile home parks. Commissioner Christensen expressed the desire to make this code simple. Cokenour felt each type of dwelling was different and the City should specify different ordinances for each. Gallegos agreed that there needed to be a separate code for tiny home parks.

8. Administrative Communications

Minutes:

ASM Gallegos and City Recorder Gill reported to the Commission about the Variance Request that was sent to the Board of Adjustments for the San Juan County Fairgrounds RV stalls. The County has addressed the question of people parking in the fairgrounds and using services when events are not being conducted. Public Works Director Langston conducted a water study and stated the surrounding homeowners will not be affected.

There will be a rezoning request presented at the next Commission meeting.

Gill and Gallegos invited the Commission to attend the training that will be conducted with the City Council.

Gallegos updated the Commission on the 2023 Municipal Election results.

9. Next Meeting Agenda

Minutes:

January 4, 2023 Public Hearing Title 10 and Title 11 - Public Hearing for a Zone Change Application - Electronic Charging Stations Regulations - In February Mobile Home Revisions and Tiny Home Park Code

10. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Christensen and seconded by Commissioner

Cokenour. The motion passed unanimously and the meeting adjourned at 9:41 pm.

Vote results:

Ayes: 3 / Nays: 0

Audio File

[https://soundcloud.com/user-250815044/2023-12-05-pc?](https://soundcloud.com/user-250815044/2023-12-05-pc?si=042eff7e019246c4b8493eb3ca949d53&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

[si=042eff7e019246c4b8493eb3ca949d53&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2023-12-05-pc?si=042eff7e019246c4b8493eb3ca949d53&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

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Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Minutes published on 01/09/2024, adopted on 01/04/2024