



Planning Commission Meeting

Minutes

Tuesday, February 6, 2024 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Mary Cokenour, Commissioner Julie Bailey (Excused at 7:53 pm), Commissioner Jeremy Hoggard (Absent), Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:38 p.m. The following visitors were present: Gordon Beh, Gabriel Beh, City Councilmember Kevin Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION was made by Commissioner Christensen to approve the minutes of January 4, 2024 as corrected (Insert into agenda item 7: Property owner stated she has a mortgage on the property and would like to rent it long term in order to pay that mortgage.) The motion was seconded by Commissioner Cokenour and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

3. Public Comment

Minutes:

There was no public comment.

4. Appointment/Election Planning Commission Chairperson (discussion/action)

Minutes:

Chairperson Bennett explained to the Commission what the Chairperson does for the Commission and City Staff. She opened the floor up for any Commissioner to state they would like to take on the position. MOTION to appoint Lee Bennett as Planning Commission Chairperson was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

5. Consider Recommendation to City Council: Title 10 Zoning Regulations (action)

Minutes:

Formatting errors were corrected before considering a motion. MOTION to recommend the City

Council adopt the revisions to Title 10: Zoning Regulations was made by Commissioner Cokenour and seconded by Commissioner Christensen. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

6. Consider Recommendation to City Council: Title 11 Subdivision Regulations (action)

Minutes:

Title 11 Subdivision Regulations (action): Formatting errors were corrected before considering a motion. MOTION to recommend the City Council adopt the revisions to Title 11: Subdivision Regulations was made by Commissioner Cokenour and seconded by Commissioner Christensen. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

7. Annual Planning Commission Report (discussion)

Minutes:

Chairperson Bennett explained to the Commission that this report is one that must be presented annually to the City Council per City Code. She asked the Commission how they would like to go about compiling the report for presentation. It was recommended they review the minutes of the past year and refer to the General Plan regarding the Planning Commission's role. The Commission inquired from Councilmember Dunn what he felt the City Council would like to hear from them. He gave his input. Assistant City Manager Gallegos presented Monticello City Code 2-1-3B which outlines what should be reported. There was a discussion of revision to said code. Councilmember Dunn asked this report be tabled until he can discuss with the Council what information they would like to have.

8. Electronic Charging Stations Regulations (discussion/action)

Minutes:

Chairperson Bennett presented a draft ordinance for Electronic Charging Stations. Gallegos, City Manager Kulow, and Bennett attended a meeting with Moab city officials regarding this agenda item. Gallegos and Bennett presented a report on the information received. ADA accessibility was a large part of the discussion. Safety issues regarding the placement of the transformers were addressed. Bennett stated the prepared draft ordinance was a "good start", however discussions need to take place with Empire Electric regarding ownership of the transformer before moving forward with the code. She presented the question of what zones the stations should be allowed. There was a great deal of discussion regarding this agenda item. Chairperson Bennett assigned each Commissioner the task of reviewing and revising the draft for discussion at the next meeting.

9. Administrative Communications

Minutes:

Gallegos requested the Commission report clarification/changes to codes, once the City Attorney has reviewed or public hearing conducted, directly to her so she can make sure all necessary changes are made. That will ensure only one official draft. She reported there have been several requests for subdivision developments.

City Recorder Gill reported that she received the official code changes of 2023 from the American Legal Publishing earlier that day. She asked the Commission if they would like to receive the

training the Council were given at their last work meeting. They requested it be put on the next agenda.

10. Next Meeting Agenda

Minutes:

Electronic Vehicle Charging Stations - Tiny Home Parks - Monticello 101 - General Plan
Refresher - City Council Update on Annual Report

11. Adjournment (action)

Minutes:

MOTION was made by Commissioner Cokenour to adjourn the meeting at 9:38 p.m. and seconded by Commissioner Christensen. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

[https://soundcloud.com/user-250815044/2024-02-06-planning-commission?](https://soundcloud.com/user-250815044/2024-02-06-planning-commission?si=baa74567b2ca4f709b447869108d5874&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

[si=baa74567b2ca4f709b447869108d5874&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2024-02-06-planning-commission?si=baa74567b2ca4f709b447869108d5874&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

Notice of Special Accommodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5

Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Minutes published on 03/07/2024, adopted on 03/05/2024