



Planning Commission Meeting

Minutes

Tuesday, May 7, 2024 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen
(7:17 pm), Commissioner Mary Cokenour, 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 7:17 p.m. The following visitors were present: Mike Semadeni MOTION to amend the agenda to move agenda item number four (4) to agenda item number two (2) was made by Commissioner Bennett and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

2. Minutes Review/Approval (action)

3. Public Comment

4. Consider for Approval: Semadeni Frontage Reduction Request (discussion/action)

Minutes:

Commissioner Bennett informed Commissioner Christensen that prior to his arrival, Commissioner Bennett, Cokenour, and Assistant City Manager Gallegos had an informal discussion with Mr. Semadeni regarding his request. She explained the proposal to Christensen and detailed the building footprint. Gallegos explained that Semadeni would have one hundred feet (100') of street frontage, which would be enough for four (4) units, however he would like to build six (6) units. That would require a reduction of fifteen feet (15') of street frontage for the proposed development. Bennett detailed the new landscape standards that were passed at the prior City Council meeting. Commissioner Cokenour asked Semadeni if the proposed development would be for short or long term rentals. Christensen asked for clarification on the proposed floor plan. There was a water table discussion. The depth of the City's main sewer line was brought into question. There was also an affordable housing discussion among the Commission and those present at the meeting. Gallegos stated that she felt granting the street frontage reduction would still leave adequate frontage for the development. MOTION to approve the Semadeni frontage reduction request of fifteen feet (15') was made by Commissioner Christensen and seconded by Commissioner Cokenour. The motion passed unanimously.

MOTION to table the remaining agenda items until the next Planning Commission meeting in June of 2024 was made by Commissioner Cokenour and seconded by Commissioner Christensen. The

motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

5. Tiny Home Park Standards (discussion/action))
6. Landscape Standards Revisions (discussion/action)
7. General Plan Revisions (discussion)
8. Administrative Communications
9. Next Meeting Agenda
10. Adjournment (action)

Minutes:

MOTION was made by Commissioner Christensen to adjourn the meeting at 7:57 p.m. and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

[https://soundcloud.com/user-250815044/2024-05-07-planning-commission?
si=7504df2699ca47d8b9829932f01f925f&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2024-05-07-planning-commission?si=7504df2699ca47d8b9829932f01f925f&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 07/03/2024, adopted on 07/02/2024