



Planning Commission Meeting

Minutes

Tuesday, July 2, 2024 at 6:30 pm

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

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Commissioner Bennett called to order the Planning Commission meeting at 6:31 pm. The following visitors were present: City Councilmember Kevin Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of April 16, 2024 and May 7, 2024 was made by Commissioner Christensen and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no public present for comment.

4. Tiny Home Park Standards (discussion/action)

Minutes:

The Commission and Staff discussed the proposed setbacks, common areas, foundations, and building inspections for a tiny home park. It was requested this agenda item be added to the August planning commission meeting along with the city council work meeting in August.

5. Landscape Standards Revisions (discussion/action)

Minutes:

Commissioner Bennett opened a discussion on landscape standards. The proposed code was reviewed and found to encompass all requirements set forth by the City Council in Ordinance 2024-03.

6. General Plan Revisions (discussion)

Minutes:

Commissioner Bennett reviewed the current general plan and highlighted updates that needed to

be made. She advised City Manager Kulow to discuss with the City Council how they would like to structure the document. He stated he would discuss it with the Council in July.

7. Administrative Communications

Minutes:

Advertising for the current Commission seat was discussed.

8. Next Meeting Agenda

Minutes:

Tiny Home Park Code Review - General Plan Structure and Data Points Review - Landscape Standards Review

9. Adjournment (action)

Minutes:

Commissioner Bennett adjourned the meeting at 8:51 pm.

Audio File

[https://soundcloud.com/user-250815044/2024-07-02-planning-commission?](https://soundcloud.com/user-250815044/2024-07-02-planning-commission?si=669679900d5b418d9b6413f267b047a6&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

[si=669679900d5b418d9b6413f267b047a6&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2024-07-02-planning-commission?si=669679900d5b418d9b6413f267b047a6&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 10/02/2024, adopted on 10/01/2024