



Planning Commission Meeting

Minutes

Tuesday, March 4, 2025 at 6:30 pm

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

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Commissioner Bennett called the Monticello City Planning Commission meeting to order at 6:32 pm. The following visitors were present: City Councilmember Kevin Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of February 2, 2025 with the specified change of Agenda Item 6, "Commissioner Cokenour presented definitions for several forms of automobile repairs and nurseries along with the environmental impacts of oil refineries and metal casting" was made by Commissioner Bailey and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no one present for public comment.

4. Permitted Uses/Zone Intentions (discussion)

Minutes:

Commissioner Bennett led the discussion of permitted uses/zone intentions. She presented a spreadsheet that included all zones the City included in the zoning map along with the definition of what she and Planning and Zoning Director Gallegos felt each zone should include. Along with the zone designations it also outlined suggested changes with the permitted uses in each zone. The spreadsheets were included in the agenda packet.

There was a great deal of discussion between the Commission and Councilmember Dunn regarding the agenda item. Communication Towers and Wind Towers were a large portion of the discussion. The Commission will continue to review the definitions of permitted uses to refine the list.

5. Annexation Policy Revisions (discussion)

Minutes:

Bennett introduced the Annexation Policy Plan draft. She explained that the draft was created based on the Utah State Annexation Code with the desire to provide clarity of operations. The order of operations was reviewed and discussed in detail to ensure accuracy. The term “character of the community” was clarified. Once the specified changes are made the Commission will be ready to present the draft to public opinion.

6. Administrative Communications

Minutes:

Councilmember Dunn gave a report on the special meeting the Council held for public input on the sale of Circle Park.

City Recorder Gill reported she will review all definitions for Title 10 that are on the Codifier’s website.

Bennett informed the Commission that the State Legislature had introduced many land use bills and the current session will be wrapping up soon. Once the Governor’s Office responds to the bills, the Commission will review them for necessary changes within Monticello City Code.

7. Next Meeting Agenda

Minutes:

Annexation Policy Plan Review

8. Adjournment (action)

Minutes:

MOTION to adjourn the Planning Commission meeting was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Commissioner Bailey adjourned the meeting at 7:45 pm.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2025-03-04-planning-commission>

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