



Planning Commission Meeting

Minutes

Tuesday, July 15, 2025 at 6:30 pm

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

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennet called the meeting to order at 6:34 PM. There were no visitors present.

City Councilmember Dunn joined the meeting at 6:38 PM.

2. Public Comment

Minutes:

There was no public comment.

3. Annexation Policy Revisions (discussion)

Minutes:

Bennett explained the purpose of the special meeting was to review the annexation plan, determine if all agreed, and to send the draft to City Council for public hearing. There was discussion about the State requirements, and it was determined that all have been met, and the Planning Commission was happy with the plan.

4. Consider for Approval: Forward the Monticello City Annexation Policy Update to City Council for Public Hearing (action)

Minutes:

MOTION to forward the Annexation Policy Plan as completed was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

5. Permitted Uses/Zone Intents (discussion)

Minutes:

Commissioners and Assistant City Manager Gallegos reviewed and discussed permitted use definitions.

6. Administrative Communications

Minutes:

The City Council and Planning Commission will meet for a discussion of the current General Plan.

7. Next Meeting Agenda

Minutes:

Permitted Uses – Subdivision Code 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 Bennett adjourned the meeting at 8:57 pm.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2025-07-15-planning-commission>

Notice of Special Accomodations

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 09/03/2025, adopted on 09/02/2025