



Planning Commission Meeting

Monday, May 4, 2026 at 6:30 pm

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

Meeting Location: 17 N 100 E

- 1. Call to Order**
- 2. Minutes Review/Approval (action)**

Attachments:

- **2026-04-07 PC** (2026-04-07_PC.pdf)

- 3. Public Comment**
- 4. General Plan Planning Elements Discussion**

Attachments:

- **DRAFT template for GP** (DRAFT_template_for_GP.pdf)

- 5. Community Invite Public Meetings for General Plan Input (discussion/action)**
- 6. Administrative Communications**
- 7. Next Meeting Agenda**
- 8. Adjournment (action)**

Audio File

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) | Agenda published on 05/01/2026 at 11:10 AM



Planning Commission Meeting

Minutes

Tuesday, April 7, 2026 at 6:30 pm

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

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett called the Monticello City Planning Commission meeting to order at 6:31 pm. The following visitors were present: City Councilmember Shane Brewer

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of March 3, 2026 was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

3. Public Comment

Minutes:

There was no public comment.

4. Subdivision Regulations Discussion

Minutes:

Chairperson Bennett provided an overview of what the Commission had been working on for the subdivision code to Councilmember Brewer. Bennett expressed that the Commission will need to review the 2026 State Legislative update to ensure no changes needed to be made before sending recommendations to the Council.

5. Community Survey Discussion

Minutes:

Bennett provided an extensive overview of the General Plan Community Survey results. There was a lengthy discussion regarding the survey analysis by all present.

6. General Plan Discussion

Minutes:

The Commission was tasked with reviewing the moderate income and land use

components of the General Plan..

7. Administrative Communications

Minutes:

Due to conflicting activities, the Commission decided to move their May Planning Commission meeting to Monday May 4th.

8. Next Meeting Agenda

Minutes:

Subdivisions - Land Use Components - Moderate Income Components

9. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Chairperson Bennett adjourned the Monticello City Planning Commission meeting at 8:03 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Audio File

<https://soundcloud.com/user-250815044/2026-04-07-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

Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271)

PLANNING ELEMENT: >insert name of element<

Accomplishments from the 2018 General Plan:

>Summarize what was accomplished in the 2018 plan or why not<

Concerns and suggestions from Monticello citizens:

>List specific concerns/suggestions for things the City can control<

>List concerns/suggestions for things the City cannot control and explain why not<

Things to accomplish in the next five years:

>Discuss the overall goals for this element through 2032<

>Discuss specific objectives for the City to attain the vision. These should be things the City has authority to do<

>Estimate when an objective will be accomplished<

>Identify how success will be measured. Examples: Gallons used per month; Participants per event; Callouts by type of incident; Percent of city served by activity<

Summary of Goals and Objectives:

GOAL	OBJECTIVES	TIME FRAME	MEASUREMENTS