



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) | Minutes published on 05/06/2026, adopted on 05/04/2026