



Planning Commission Meeting

Minutes

Tuesday, August 18, 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: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett called the Monticello City Planning Commission meeting to order at 6:32 pm. The following visitors were present: Eric George with Olde School LLC, Mayor Kevin Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of June 2, 2026, as presented, 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 present for comment.

4. Presentation Eric George (discussion/action)

Minutes:

Eric George presented a preliminary concept plan for a subdivision to be built off 450 E. The "George Farm Development" plan has been added to the agenda packet. He suggested the City enter a public private partnership (PPP) to create the development in addition to seeking federal funding. The Commission discussed George's concept plan along with drainage corridors and floodplains that are marked in blue on the concept map.

5. Monticello City General Plan

Minutes:

Chairperson Bennett led a discussion on the 2027 General Plan elements. It was noted that there are no current objectives for the Energy Conservation element.

The Commission discussed adjusting zoning to allow small wind turbines and the use of trees and shade for natural cooling of homes.
The Commissioners were assigned to build implementation charts for the discussed elements for the next meeting.
Gallegos was assigned with updating the zone percentages throughout the city.

a. General Plan (discussion)

Minutes:

Bennett reminded the Commission that the elements of the General Plan the Commission were responsible for were Moderate Income Housing, Energy Conservation, and Land Use elements. She reiterated the Commission's focus must be on land use and future citizens needs.

b. Moderate Income Housing Element (discussion)

Minutes:

Discussion among the Commissioners and Administrators focused on how to attract developers to Monticello. Further discussion included the current lack of housing variety (apartments, condominium, duplexes) and real estate throughout the city that needed to be improved. Bennett clarified that the City could not force owners of vacant homes to fix or rent their properties.
The Commission reviewed objectives for the next five years.

c. Land Use Element (discussion)

Minutes:

The Commission reviewed objectives from the agenda packet. Discussion included phased development in subdivision codes and the regulation of storage container/shipping container houses. Assistant City Manager Gallegos noted the transportation element would be broken down into highways, city streets, sidewalks, curb and gutter, drainage, and street signs. The Parks and Trails element will include sub-categories for recreation programs, youth/adult recreation, and events.

6. Building Permit Update (discussion)

Minutes:

Gallegos provided a verbal update for the 2026 calendar year.

7. Administrative Communications

Minutes:

Mayor Dunn reported the City may receive revenue for airport water usage, sanitation, and sewage from federal contracts related to the Babylon fire.
City Recorder Gill announced a town hall meeting on September 18th with the Utah State Treasurer and State Auditor.
Gallegos informed the Commission of a Land Use Training session in Blanding on Thursday, September 20th, at 7:00 pm. She stated that it would be livestreamed at the City office.

8. Next Meeting Agenda

Minutes:

Moderate Income Housing – Energy Conservation – Land Use Element – Economic Development

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 Planning Commission meeting at 8:42 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Audio File

<https://soundcloud.com/user-250815044/2026-08-19-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 09/02/2026, adopted on 09/01/2026