



Planning Commission Meeting

Minutes

Tuesday, August 6, 2019 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner George Matocha, Commissioner Gordon Reeve, City Manager Doug Wright, City Recorder Cindi Holyoak- not present

Meeting Location: 17 N 100 E

1. Call to Order

Minutes:

Chairperson Lee Bennet called to order the Monticello Planning Commission meeting at 6:32 p.m. Visitors present: City Attorney Walter Bird, Rowland Griffin

2. Minutes Review/Approval

Minutes:

Motion was made by Commissioner Mary Cokenour to approve the minutes of July 2, 2019, as presented. The motion was seconded by Commissioner George Matocha and passed unanimously.

3. Public Comment

4. Future Road Corridor on North Main Street - Attorney Discussion

Minutes:

Chairperson Bennett explained the property in question is listed for sale. This property includes a future road corridor which has not been deeded. Attorney Walter Bird was invited to attend the meeting in order to give legal council to the City regarding the future road corridor. Rowland Griffin, Realtor for County Wide Realty, discussed difficulty with obtaining a building permit for the potential new owner of the property to remodel the home. Building Official, Cindi Holyoak, told the potential new owner, during a preliminary review of the property, that a remodel must be designed to observe frontage on the future road corridor. Mr. Griffin then investigated easements recorded on the property deed and did not find

a deeded corridor. Attorney Bird said it shows on the plat map there are two easements but it does not show in the title report. These easements are not related to the corridor in question. Mr. Griffin said this property needs to be improved as it is an eyesore. Attorney Bird said he needs to research the law more to comfortably council the City with this situation. Mr. Griffin said that at some point, the issue with storm water running through the ditch on the south side of the property should be fixed as it is causing flooding problems. Chairperson Bennett said she was aware of the problem due to prior complaints but said she didn't know where the responsibility lies with the storm water. Manager Wright said it is important for the City to take proper measures in securing road corridors for the future. There was discussion about how the corridor may have been designated and a timeframe was estimated. Chairperson Bennett discussed prior proceedings to the best of her recollection, along with the process of producing a City General Plan to Utah State specifications. The Commission and realtors involved were content to wait for Attorney Bird's official opinion.

5. Amendments to Subdivision Ordinance

Minutes:

This item will be forwarded to a future discussion. Commissioner Matocha recommended this be moved to priority on the next agenda.

6. Amendments to R-1 & R-2 Zoning Ordinance

Minutes:

Chairperson Bennett discussed the sentiment of the public for keeping residential zones as they are with current permitted uses and intended character. There was discussion about rental properties and short term rentals and the allowance of accessory dwellings. The consensus was to allow short term rentals in all zones except R-1 and to allow long term rentals in R-1, proposing 9 month contract on the long term rental agreements. Commissioner Reeve said looking at the proposed set back increases, he feels uncomfortable with the new restrictions. Commissioner Matocha said it makes sense to increase the setbacks to allow for emergency vehicles and room for parking, etc.

7. Review Zoning Map

Minutes:

Commissioner Matocha discussed some areas that pose opportunity for change. It was decided that the Commission should go out and visit areas and discuss potential for zoning changes.

8. Other Information/Discussion

Minutes:

None.

9. Next Meeting Agenda

Minutes:

Amendments to Subdivision Amendments to R-1 & R-2 Zoning

10. Adjournment

Minutes:

Motion was made by Commissioner Mary Cokenour to adjourn the meeting at 8:24 p.m. The motion was seconded by Commissioner Gordon Reeve and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0