



Planning Commission Meeting

Minutes

Tuesday, September 3, 2019 at 6:30 pm

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

Meeting Location: 17 N 100 E

1. Call to Order

Minutes:

Chairperson Bennett called to order the Monticello Planning Commission meeting at 6:34 p.m. There were no visitors present.

2. Minutes Review/Approval - action

Minutes:

Motion was made by George Matocha to approve the minutes of August 8, 2019. The motion was seconded by Commissioner Mary Cokenour passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

None

4. R-2 Residential Zoning Amendments - discussion

Minutes:

Accessory dwellings were discussed, as well as short term rental apartments/housing. The draft of suggested amendments was created and presented by Commissioner Matocha, and includes the permitted use of accessory buildings as a dwelling in the R-2 zone, if the occupant of the dwelling is related to the occupant of the main dwelling. There was discussion about how to enforce this

criterium. The draft also allows short term rentals in the R-2 zone. There was discussion about requiring a 9 month contract for long term rentals. Recorder Holyoak said, currently, the City does not list or monitor landlords. Commissioner Matocha expressed his concerns for maintaining a non-transient neighborhood in the R-1 zones.

5. City Council Update on Semi-Truck By-pass - Discussion

City staff discussions with UDOT about the possibility of a future by-pass for semi-traffic in Monticello prompted a conversation with the City Council. The City Council did not express any interest in the by-pass for a future agenda.

Minutes:

Recorder Holyoak took this discussion to the City Council after speaking with UDOT about the possibility of a future by-pass for semi-trucks. She reported that there was little discussion with the Council due to fears of a decline in business. She and the Planning Commission discussed the difference between an interstate by-passing the city and a by-pass or alternate route, saying the alternate route could change the flow of business and create a new business district while enhancing a more walkable downtown.

6. Building Permit Report - Cindi Holyoak

Minutes:

Building permits are at an increase. Two new maintenance buildings have been approved, residential construction is occurring, and office buildings are in preliminary review. One radio tower will be built in a C-1 zone.

7. Administrative Communications

Minutes:

The letter of opinion, submitted by Attorney Walter Bird, for the pending sale of the Schafer property was reviewed. Planned future road corridors must be secured by an easement.

8. Next Meeting Agenda

Minutes:

Printout of the southwest quadrant of town - by engineer 36 x 24 - 1 copy Agenda - work on quadrant - consider changes to zoning lines in southwest quadrant.
Consider changes to subdivision ordinance. October 1, 2019

9. Adjournment

