



Planning Commission Meeting

Minutes

Tuesday, December 3, 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

Meeting Location: 17 N 100 E

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:34 p.m. The following visitors were present: Mayor Tim Young, Councilwoman Bayley Hedglin, Ron Skinner, Councilman George Rice, Scott Burgess, Manike Pipkin, Kim Henderson.

2. Minutes Review/Approval - action

Minutes:

A typographical error was noted in item 4. Motion was made by Commissioner Gordon Reeve to approve the minutes as presented. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

3. Public Comment - information

Minutes:

There was no public comment.

4. Consider Nomination of Planning Commissioner to Fill Vacancy

Minutes:

Manike Pipkin introduced herself. She said city planning affected her life growing up and her family was very involved. She said she cares about future planning in

Monticello.

Scott Burgess said he works full time for San Juan County EMS. He has lived in the San Juan County for 10 years, 8 of which he has resided in Monticello. He said he is interested in helping the community.

Motion was made by Commissioner George Matocha to refer both names to the County. The motion was seconded by Commissioner Mary Cokenour and opened for discussion: Commissioner George Matocha - Aye Commissioner Mary Cokenour - Aye Commissioner Gordon Reeve - Aye Commissioner Lee Bennett - Nay The motion passed.

Vote results:

Ayes: 3 / Nays: 1

5. R-1 and R-2 Draft Codes Work Session with City Council - action

Minutes:

Accessory dwelling units were discussed. George Rice expressed concern that adding an accessory dwelling unit will change the classification of the sewer connection from a lateral connection to a main connection which means the City takes the liability for those connections rather than the property owner. He said he will look into the Utah State Law to make sure this is not the case. Manager Wright cautioned the commission to make sure the code is enforceable and easy to interpret. There was discussion about how to enforce a family only accessory dwelling unit. It was decided that allowing the dwelling units proposes enforcement problems in maintaining the Planning Commission's intention of elderly care or mother-in-law dwellings. To resolve this dilemma, it was decided that the dwellings should not be allowed and the elderly apartment should be an addition to the main dwelling.

6. Zoning Review for NW Quadrant of Monticello - discussion

Minutes:

The Northwest quadrant of Monticello was reviewed for necessary changes. The details of the discussion will be summarized and brought to the Planning Commission for recommendation to the City Council.

7. Consider Identification of Critical Roads Corridors - action

Minutes:

Critical road corridors will be included in the zoning boundary reviews. To date, the NW and SW boundaries have been reviewed with no critical future corridors identified in these quadrants of the City.

8. Administrative Communications - information

Minutes:

Manager Wright discussed the submittal of a grant application to UDOT for a comprehensive traffic study to be used to plan for future and current traffic needs. He said he was not optimistic that the grant would be awarded to Monticello.

9. Next Meeting Agenda - discussion

Minutes:

(1) Review of proposed changes to the Planned Unit Development and Subdivision ordinances; (2) Review of proposed changes to zoning map [to determine how best to communicate the information to CC and public]; (3) Review of proposed changes to the R-1 and R-2 ordinances and recommendation to submit to CC.

10. Adjournment - action

Minutes:

Motion was made by Commissioner George Matocha to adjourn the meeting at 9:23 p.m. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0