



Planning Commission Meeting

Minutes

Thursday, November 4, 2021 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Mary Cokenour, Commissioner George Matocha, City Manager Evan Bolt - Not Present, City Recorder Shalena Black, Deputy City Recorder Melissa Gill

Meeting Location: 17 N 100 E

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:32 p.m. No visitors were present.

2. Minutes Review/Approval

Minutes:

MOTION was made by Commissioner Mary Cokenour to approve the minutes, as presented. The motion was seconded by Commissioner Robert Christensen and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

3. Public Comment

Minutes:

There was no public comment.

4. Review Monticello City Codes Title 10 Chapter 8 C-1 Commercial and Chapter 9 C-2 Light Commercial Combination (discussion)

Minutes:

The Commission reviewed the commercial zoning code. Commissioner Matocha stated that the preamble to the code talks about pursuing developmental business, yet the permitted uses don't reflect that pursuit by allowing residential. He said C-1 commercial should be more of a business district which is centrally located in town to allow for more walk-in services that generate sales tax revenue. There was discussion about removing residential as a permitted use in commercial zoning and requiring a conditional use permit for the existing residents with the idea of those properties being converted to commercial use in the future. Chairperson Bennett explained that the changes would redefine the uses of commercial zoning rather than changing the

zoning map. The Planning Commission decided to work on compiling a list of businesses that would be appropriate in the C-1 and C-2 commercial zones.

5. Administrative Communications

Minutes:

Recorder Black said that she was continuing to receive building permit applications and inquiries regularly.

6. Next Meeting Agenda

Minutes:

Continue discussion of C-1 and C-2 commercial zones.

7. Adjournment

Minutes:

MOTION was made by Commissioner George Matocha to adjourn the meeting at 8:17 p.m. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2021-11-04-planning-commission-meeting?si=a6ace2c6d9034722a0b4688bdb57d6e>

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