



Planning Commission Meeting

Minutes

Tuesday, November 16, 2021 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen - Not Present, Commissioner Mary Cokenour, Commissioner George Matocha, City Manager Evan Bolt, 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. The following visitors were present: Kim Henderson and Alex Goble.

2. Public Comment

Minutes:

No public comment

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

Minutes:

Chairperson Bennett explained how the updates to residential zoning codes lead to needed updates in the other zoning codes and to better implement the General Plan, updates were needed in the commercial zoning codes. The Planning Commission discussed in their last meeting the possibility of adding a centralized business area in the commercial zone. The business area would be more focused on businesses that generate sales tax revenue. The intention of the Commission was to relabel the areas without changing the zoning map. Each Planning Commission member shared a list of businesses they would like to see included in the commercial zone. They concluded that some of the current permitted uses would need to be moved to the industrial zone. City Attorney Goble said most municipalities require industrial uses to go through the conditional use process. He encouraged the Commission to look for what type of industrial uses would be permitted without having a conditional use permit. Manager Bolt expressed his concerns with having a central business district. He explained that 25 households would be disenfranchised by doing so and didn't see the city growing by a substantial amount to need a business district. City Attorney Goble said he feels the City is already in compliance with the General Plan, and could include more flexibility if C-1 and C-2 were combined. Even if the Commission didn't

combine the two commercial zones, the list of permitted uses should be generous. The question of conditional uses was brought up. City Attorney Goble explained to the Commission that a conditional use runs with the land and not the owner and would be mandatory for the City to grant without a specific reason not to. It was decided to not require conditional uses for residents in commercial zones. There was discussion about necessary updates to the government, agriculture, and industrial zoning codes. Chairperson Bennett volunteered to work on the commercial zoning codes and present it to the Commission at the next meeting.

4. Administrative Communications

Minutes:

There was discussion about moving forward with the public hearings concerning the code changes. City Attorney Goble recommended that the Commission present all the changes at one public hearing to avoid confusion.

Chairperson Bennett asked about funding for affordable housing. Manager Bolt said an assessment would have to be done first to help begin the process and could be more focused on in 2022.

5. Next Meeting Agenda

Minutes:

The Commission will continue to review permitted uses in C-1 and C-2 commercial zoning codes and begin reviewing agricultural, industrial, and governmental codes. Subdivision application.

6. Adjournment

Minutes:

MOTION was made by Commissioner Mary Cokenour to adjourn the meeting at 9:18 p.m. The motion was seconded by Commissioner George Matocha and passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2021-11-16-pcmp3?si=26b987e90cda43709daca9b15a341854>

Notice of Special Accommodations

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12/07/2021, adopted on 12/07/2021