



Planning Commission Meeting

Minutes

Tuesday, January 4, 2022 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen - Left at 7:25 p.m., 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 6:31 p.m. The following visitors were present: City Attorney Alex Goble, Councilwoman Kim Henderson, RL Wilcox, Adam Lee, Shik Han, Guy Wallace, and Luke Lessner.

2. Minutes Review/Approval (action)

Minutes:

MOTION was made by Commissioner George Matocha to approve the minutes with the suggested amendments. 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. Public Hearing: A-1 to C-1 and R-2 Zone Change Request

The purpose of the hearing will be to receive comment on the following zone change application:

Minutes:

Chairperson Lee Bennett opened the public hearing at 6:34 p.m. She gave Shik Han the opportunity to introduce his plans for the property. Mr. Han said he was planning a small cottage development for affordable homes which would include 20 single-family homes on six acres of the property. On the three acres he requested to change to commercial, he planned to put 20 mixed use units with retail on the bottom floor and residential above in a townhouse style. The tiny home manufacturing would be on the adjacent parcel abutting the highway. Adam Lee said his property abuts Mr. Han's and said he was concerned about receiving complaints from future residents about the animals he keeps on his property. He asked Mr. Han if a fence could be constructed to block his view of the development and would like to have a written agreement from Mr. Han that he wouldn't receive complaints on his animals. Mr. Han said a fence could be put up. Guy Wallace stated that the proposed C-1 zone change bordered his property and impacted him more than anyone else. He said he had an issue with the proposed change because it didn't run consistent with the current C-1

zoning and might reduce the value of the surrounding properties. He felt that manufacturing should be put in an area that worked better in town and wasn't in favor of the change to C-1, but he didn't have an issue with the R-2 zone change. RL Wilcox, a neighboring property owner, said he had some of the same concerns as in the prior public hearing for Mr. Han. He expressed concern about there being no guarantee as to what Mr. Han might do with the property and that it might be sold after the zone change. He said the property by the Empire Electric building would be a good place to put a manufacturing facility because it wasn't surrounded by homes. He added that just recently a neighbor in the same area didn't get a zone change to commercial. He informed the Commission that Mr. Han's property had a center pivot and an irrigation ditch on it which other property owners used and that there was a future road corridor through it. He encouraged the Commission to not approve the zone change request. Mr. Han said he couldn't promise anything but was committed to the community. He wanted to provide jobs, homes, and offer diversity to the area. He said he was investing in building homes here for people who want the rural lifestyle and want to share in what Monticello has. He added that banks investing in rural areas want a sure thing and with a mix of residential and commercial zoning made them more likely to invest. City Attorney Alex Goble told the Commission to only consider appropriate concerns and make their decision based on whether the zone would be appropriate for the area and the current surrounding uses. He said the Commission needed to check if there was a planned road there and that the request for a wall is a valid request that would need to be addressed when doing the building permit. Mr. Wallace asked about the impact to surrounding landowners. City Attorney Goble said concerns about impacts are hypothetical at this point and should not be considered by the Commission when making their decision. Mr. Lee asked Mr. Han what his timeframe for the project was and if he would be willing to zone it all residential. Mr. Han said he would have to go through the site plan process for the development, so it could possibly be year or two. As far as the zoning, he said he wanted to create a place for entrepreneurs to live above their business, but it would only be in a small area of the property. Mr. Wallace asked if manufacturing was a permitted use in the C-1 zone. City Attorney Goble said it depended on the type of manufacturing and that assembly type operations were allowed. After asking if there were any further comments, a motion was made to close the public hearing. MOTION was made by Commissioner Mary Cokenour to close the public hearing at 7:25 p.m. The motion was seconded by Commissioner Robert Christensen and passed unanimously.

5. Review Proposed R-2 Frontage Requirements (discussion)

Minutes:

Commissioner Bennett said the City proposed a frontage requirement reduction in the R-2 zone to 45 or 50 feet to provide more housing. Commissioner Matocha expressed concerns about setbacks if the frontage requirements were reduced. Commissioner Cokenour said the setbacks would still work if the frontage is 50 feet. There was discussion about whether that much density was wanted in the R-2 zone and if homes would be too close together. City Attorney Goble said the problem could be solved by having square footage requirements, and a set percentage of the lot the house could be.

6. Review Monticello City Code Title 10 Chapter 5 A-1 Residential-Agricultural Zone (discussion)

Minutes:

Chairperson Bennett said they should go through permitted and conditional uses like they did with the other zoning codes. There were concerns about the future road corridors in the A-1 zone. City Attorney Goble said language could be added to require the developer or owner to create the street and record the easement prior to construction.

7. Consider Recommendation of New Planning Commissioner (action)**Minutes:**

The Commission reviewed the letters of interest for the Planning Commission vacancy. MOTION made by Commissioner George Matocha to recommend to the City Council the appointment of Julie Bailey to Planning Commission. The motion was seconded by Commissioner Mary Cokenour and opened for discussion. Chairperson Lee Bennett - Aye, Commissioner George Matocha - Aye, Commissioner Robert Christensen - Not Present, Commissioner Mary Cokenour - Aye.

Vote results:

Ayes: 3 / Nays: 0

8. Review Monticello City Code Title 10 Chapter 8 C-1 Commercial (discussion)**Minutes:**

The Commission reviewed the code Chairperson Bennett reformatted as per their discussions in past meetings. City Attorney Goble told the Commission to consider adding “stealth towers” built on buildings for cell phone providers as a permitted use. There was discussion about changing the title of C-1 Commercial to Commercial Business Zone.

9. Review Monticello City Codes Title 10 Chapter 9 C-2 Light Commercial (discussion)**Minutes:**

This agenda item was discussed with the previous agenda item.

10. Administrative Communications**Minutes:**

The Commission discussed the upcoming public hearings for the zoning code changes. They decided to break down the sections and do multiple public hearings prior to sending the recommendations to the City Council. City Attorney Goble suggested including changes to noticing requirements to reflect the State’s requirements at the same time. Chairperson Bennett would like changes made to meeting procedures as well. The City Council will hold one public hearing for all the changes.

11. Next Meeting Agenda**Minutes:**

Review A-1 and I-1 zoning codes, action on the zone change request and review City Attorney's suggestions for C-1 and C-2.

12. Adjournment (action)**Minutes:**

MOTION was made by Commissioner Mary Cokenour to adjourn the meeting at 9:19 p.m. The motion was seconded by Commissioner Matocha and passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

[https://soundcloud.com/user-250815044/2022-01-04-pc?](https://soundcloud.com/user-250815044/2022-01-04-pc?si=9564450efab14e4dbe6a568ff1c32e4c&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

[si=9564450efab14e4dbe6a568ff1c32e4c&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2022-01-04-pc?si=9564450efab14e4dbe6a568ff1c32e4c&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

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