



Planning Commission Meeting

Minutes

Tuesday, September 1, 2020 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen - not present/excused, Commissioner Scott Burgess - not present, Commissioner Mary Cokenour, Commissioner George Matocha, City Manager Evan Bolt, City Recorder Cindi Holyoak, Deputy Recorder Shalena Black

Meeting Location: 17 N 100 E

1. Call to Order

Minutes:

Chairperson Bennett opened the meeting at 6:37 p.m. Councilwoman Henderson, Paul Sonderegger, John Black, Clayton Holt were in attendance.

2. Minutes Review/Approval August 4, 2020 (action)

Minutes:

MOTION was made by Commissioner Mary Cokenour to approve the minutes with a noted typographical correction. The motion was seconded by Commissioner George Matocha and passed unanimously.

3. Public Comment

Minutes:

Fred Burnett discussed a project which he desires a smaller lot size. The Commission discussed options. 5,000 is size he desires.

4. Preliminary Review of Zone Change Applications (discussion)

Minutes:

Chairperson Bennett introduced the zone change requests. Recorder Holyoak explained the process and timetable for the review and public hearings. Clayton Holt explained his request includes a single parcel which currently has a dual zoning ordinance, R-2 and A-1. He said he would like the line to be moved to the property line and consistent use allowance. He said the entire property is on the outskirts of the city, and there are no structures on the property. John Black explained his property is currently R-1 and he would like to change it to A-1 agriculture. He said he purchased the property from the Redds this year. It is 2 acres and used to have horses on it and has been used as pasture. He said there is no access to it. Paul Sonderegger said his property is currently R-1, and he would also like to change the zoning to A-1

agriculture. Mr. Sonderegger said many people in the community have expressed a preference to a country feel. He said realistically the subdivision that has been explored for this property won't happen for a long time so he would like to put a few horses on it. Commissioner Cokenour asked about the preference of residents surrounding some areas of the proposal. There is currently no development on the parcels. Chairperson Bennett reiterated the process for the applicants which will include a public hearing scheduled for October 6, at the Hideout Community Center. The final decision is to be made by the Monticello City Council and will tentatively be scheduled for October 13, 2020, also at the Hideout Community Center.

5. R-1 R-2 Draft Review (Discussion/Action)

Minutes:

R-1: Commissioner Matocha would like road classifications from Superintendent Langston. R-2: A question was raised as to whether the set backs for tiny homes/smaller lot allowance was wanted by the city council. There was no motion made.

6. Subdivision Ordinance Review Chapter 1 (discussion)

Minutes:

Commissioner Matocha compared the city's subdivision code with Utah code. The suggested changes were reviewed and will be brought back for more discussion during the next meeting.

7. Administrative Communications

Minutes:

There was discussion about the water source protection overlay showing up in chapter 12. It is currently in chapter 8. There was discussion about the potential subdivision of the building of the jewelry store. Problems discussed are parking, water connection, firewall. Recorder Holyoak will look into details. Move November meeting to the 5th. Possibly public hearing for R-1 & R-2.

8. Next Meeting Agenda

Minutes:

Check Tyler Hall water meter. 10-6-5a1 George R-1 7 R-2 review Redraft of chapter 2 subdivision Subdivision chapter 1 ready to reprint Prepare overlay zone - Cindi

9. Adjournment

Minutes:

MOTION was made by Commissioner George Matocha to adjourn the Planning Commission meeting at 8:58 p.m. The motion was seconded by Commissioner Mary Cokenour and passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2020-09-01-planning-commission-meeting#t=8:03>

Contact: Cindi Holyoak (cindi@monticelloutah.org 435-587-2271) | Minutes published on 09/28/2020,
adopted on 10/06/2020