# Planning Commission Meeting

Minutes

**Tuesday, May 3, 2022 at 6:30 pm**

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

## Meeting Location: 648 S Main

1. **Call to Order**

   **Minutes:**
   Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at p.m. The following visitors were present: City Councilmember Kevin Dunn

2. **Minutes Review/Approval (action)**

   **Minutes:**
   MOTION was made by Commissioner Matocha to approve the minutes of April 4, 2022, as presented. The motion was seconded by Commissioner Christensen and passed unanimously. MOTION was made by Commissioner Cokenour to approve the minutes of April 19, 2022, as presented. The motion was seconded by Commissioner Matocha and passed unanimously.
   **Vote results:**
   Ayes: 4 / Nays: 0

3. **Public Comment**

   **Minutes:**
   There was no public comment.

4. **Review Subdivision Code (discussion)**

   **Minutes:**
   Commissioner Matocha presented the Chapter 1 General Provisions Draft drawn up in January 2020 before the Utah State Regulations changed. The Commission went through the chapter and flagged revisions that needed to be made along with terms that needed clarification from the City's Attorney. Commissioner Bennett asked Recorder Black to reach out to City Attorney Goble for those definition clarifications so they can continue with redefining the Subdivision code.



5. **Consider Recommendation of Adoption of Amendments to Zoning Ordinance**

**Title 10 Chapter 5: A-1 Residential-Agricultural (action)**

**Minutes:**
MOTION was made by Commissioner George Matocha to recommend to the City Council to adopt Amendments to Zoning Ordinance Title 10 Chapter 5: A-1 Agricultural. The motion was Seconded by Commissioner Robert Christensen. Roll Call Vote: Commissioner Christensen, Aye Commissioner Cokenour, Aye Commissioner Matocha, Aye Commissioner Bennett, Aye Commissioner Bailey, Not Present The Recommendation passed unanimously.
**Vote results:**
Ayes: 4 / Nays: 0

6. **Consider Recommendation of Adoption of Amendments to Zoning Ordinance Title 10 Chapter 10: I-1 Industrial (action)**

**Minutes:**
MOTION was made by Commissioner Robert Christensen to recommend to the City Council to adopt Amendments to Zoning Ordinance Title 10 Chapter 10: I-1 Industrial. The motion was Seconded by Commissioner Mary Cokenour. Roll Call Vote: Commissioner Cokenour, Aye Commissioner Matocha, Aye Commissioner Christensen, Aye Commissioner Bennett, Aye Commissioner Bailey, Not Present The Recommendation passed unanimously.
**Vote results:**
Ayes: 4 / Nays: 0

7. **Consider Recommendation of Adoption of Amendments to the Subdivision Regulations Ordinance Title 11 Chapter 1 Section 9: Residential Infilling (action)**

**Minutes:**
RECOMMENDATION was made by Commissioner Cokenour to City Council to approve Title 11 CH 1-9-Residential Infilling with the understanding that Title 11 is currently in the revision process but this section can stand alone and be considered in concert with approvals to the R-1 and R-2 changes and was seconded by Commissioner Christensen. Roll Call Vote: Commissioner Matocha, Aye Commissioner Christensen, Aye Commissioner Cokenour, Aye Commissioner Bennett, Aye Commissioner Bailey, Not Present The Recommendation passed unanimously.
**Vote results:**
Ayes: 4 / Nays: 0

8. **Administrative Communications**

**Minutes:**
City Recorder Black reported that she received a new building permit application. City Councilmember Dunn reported to the Planning Commission that the City Council was re-evaluating personnel rules and codes and would like feedback regarding changes within the Planning Commission. The questions presented were: Should members of the Planning Commission live within the city limits of Monticello? Should the length of

term be shortened to three years due to potential burnout or remain at five years? Commissioner Cokenour stated that when she applied for the position she believed a condition of appointment was that you must be residential and that she had learned a lot during her tenure. She will let us know when she is ready to leave the Commission and that it takes a great deal of time to learn all the laws necessary to do the job properly. Commissioner Bennett stated concerns regarding limiting the Commission to only those within the city limits. Not only is it hard to fill the seats of the commission, you will prevent the city from gaining valuable insight from those who live outside the city limits if the council decides to make this change. Commissioner Matocha stated that Monticello city limit residency was not a requirement when he joined the Commission and agreed with City Councilmember Dunn that having three members living within the city limits and two members outside of the city limits would be a good balance that would provide valuable input from both sides. Commissioner Christensen stated that he was born and raised here and he believed all involved in the Planning Commission loved this area and had a common desire to improve the City of Monticello. He agreed that there is a learning curve involved and that the five years allowed all involved to learn the things necessary to do their jobs properly. City Councilmember Dunn stated he would report to the City Council that the Commission would like to see: no term limits, the representation of those outside the city limits, and also recommend other members of the Council come to the meetings to see the complexity of those meetings.

9. **Next Meeting Agenda**

**Minutes:**
The next Planning Commission Meeting will be held on June 7, 2022. Continue discussion of Title 11 Chapters 1 and 2 changes with feedback from City Attorney Goble regarding definitions before the meeting on Title 11 Chapter 1.

10. **Adjournment (action)**

**Minutes:**
MOTION was made by Commissioner Christensen to adjourn the meeting at 8:22 p.m. and Seconded by Commissioner Cokenour. The motion passed unanimously.
**Vote results:**
Ayes: 4 / Nays: 0

## Audio File

https://soundcloud.com/user-250815044/2022-05-03-planning-commission-meeting?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

## Notice of Special Accomodations

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

Contact: Melissa Gill, Recorder (melissa@monticelloutah.org 435-587-2271) | Minutes published on 06/08/2022, adopted on 06/07/2022