



Planning Commission Meeting

Minutes

Tuesday, April 19, 2022 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen - Not Present, 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 6:35 p.m. No visitors were present.

2. Public Comment

Minutes:

There was no public comment.

3. Public Hearing for Zoning Ordinance Revisions of §10-5: A-1 Residential-Agricultural, §10-10: Industrial, and §11-1-9: Residential Infilling

Minutes:

Because there was no public present for the public hearing, the Commission chose to revisit the public hearing after continuing on with the other agenda items in hopes that someone from the public would show up.

MOTION was made by Commissioner George Matocha to close the public hearing at 7:01 p.m. 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, Commissioner Julie Bailey - Not Present. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

4. Consider Recommendation of Adoption of Amendments to Zoning Ordinance Title 10 Chapter 8: C-1 Commercial (action)

Minutes:

MOTION was made by Commissioner George Matocha to recommend to the City Council the proposed changes to Title 10 Chapter 8: C-1 Commercial be accepted. 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, Commissioner Julie Bailey - Not Present. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

5. Consider Recommendation of Adoption of Amendments to Zoning Ordinance Title 10 Chapter 9: C-2 Light Commercial (action)

Minutes:

MOTION was made by Commissioner Mary Cokenour to recommend to the City Council the adoption of amendments to Zoning Ordinance Title 10 Chapter 9: C-2 Light Commercial. The motion was seconded by Commissioner George Matocha and opened for discussion.

Chairperson Lee Bennett - Aye, Commissioner George Matocha - Aye, Commissioner Robert Christensen - Not Present, Commissioner Mary Cokenour - Aye, Commissioner Julie Bailey - Not Present. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

6. Administrative Communications

Minutes:

Recorder Black planned to reach out to the city attorney about the A-1 and I-1 changes.

7. Next Meeting Agenda

Minutes:

Next meeting: Subdivision code and recommendations of A-1, I-1 and Residential Infilling.

8. Adjournment (action)

Minutes:

MOTION was made by Commissioner Mary Cokenour to adjourn the meeting at 7:01 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-250815044/2022-04-19-pc?
utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2022-04-19-pc?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

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

Contact: Shalena Black (shalena@monticelloutah.org 435-587-2271) | Minutes published on 05/03/2022, adopted on 05/03/2022