



Planning Commission Meeting

Minutes

Tuesday, April 5, 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, City Recorder Shalena Black, Deputy City Recorder Melissa Gill - Not Present

Meeting Location: 17 N 100 E

1. Call to Order

Minutes:

Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 6:34 p.m. The following visitors were present: City Councilmember Kevin Dunn.

2. Minutes Review/Approval (action)

Minutes:

MOTION was made by Commissioner George Matocha to approve the minutes, as presented. 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 for Zoning Ordinance Revisions of §10-8: C-1 Commercial and §10-9: C-2 Light Commercial

Minutes:

There was no public comment.

MOTION was made by Commissioner George Matocha to adjourn the public hearing at 6:40 p.m. The motion was seconded by Commissioner Robert Christensen and opened for discussion.

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

Vote results:

Ayes: 4 / Nays: 0

**5. Consider Recommendation of Adoption of Amendments to Zoning Ordinance
Title 10 Chapter 6: R-1 Residential Zone (action)**

Minutes:

MOTION made by Commissioner George Matocha to recommend to the City Council the changes to the R-1 Residential be approved. The motion was seconded by Commissioner Mary Cokenour and opened for discussion.

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

Vote results:

Ayes: 4 / Nays: 0

**6. Consider Recommendation of Adoption of Amendments to Zoning Ordinance
Title 10 Chapter 7: R-2 Residential Zone (action)**

Minutes:

MOTION was made by Commissioner George Matocha to recommend to the City Council the changes to the R-2 Residential Zone. The motion was seconded by Commissioner Robert Christensen and opened for discussion.

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

Vote results:

Ayes: 4 / Nays: 0

**7. Review City Attorney's Recommended Changes to Title 10 Chapter 5 A-1
Residential-Agricultural and Chapter 10 I-1 Industrial (discussion)**

Minutes:

I-1 Industrial Zone: City Attorney Goble recommended that the permitted uses be put back in but would require a conditional use permit.

A-1 Residential - Agricultural Zone: City Attorney Goble suggested clarification on some of the definitions and sections. The Planning Commission reworked 10-5-19: Effect of Street Plan to include a bond to be required before issuing a building permit for buildings that abut on a proposed city street and decided to make the necessary changes for both sections of the zoning code.

8. Administrative Communications

Minutes:

Commissioner Matocha said the water situation was going to be challenging this year. Commissioner Cokenour informed the Commission that a harassing letter for business licenses gave false information. Commissioner Bennett said she had a request to have the City Council classify the difference between tiny homes and small homes. She advised that because the airport belongs to the City of Monticello, it needs to have a zone and an ordinance and she expressed concern that the approval of three

heliports at the bottom of Peters Hill might interfere with the airport air space. Manager Bolt will address the airport concern when he meets with Armstrong and FAA. The Commission was reminded to complete the OPMA training.

9. Next Meeting Agenda

Minutes:

Next Meeting: Public hearing for I-1 and A-1 and consider C-1 and C-2 recommended changes to City Council.

May first meeting: Subdivision

10. Adjournment (action)

Minutes:

MOTION was made by Commissioner Mary Cokenour to adjourn the meeting at 7:55 p.m. The motion was seconded by Commissioner Robert Christensen and passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

Audio File

[https://soundcloud.com/user-250815044/2022-04-05-planning-commission-meeting-and-public-hearing?
utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2022-04-05-planning-commission-meeting-and-public-hearing?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