



Planning Commission Meeting

Minutes

Tuesday, February 7, 2023 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen,
Commissioner Mary Cokenour, Commissioner Julie Bailey (Excused), City
Manager Kaeden Kulow, Assistant City Manager Megan Gallegos, City
Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Commissioner Bennett called the regularly scheduled meeting to order at 6:31 pm. The following visitors were present: Tyler Erickson, City Councilmember Kevin Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes, as submitted, was made by Commissioner Christensen and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no public comment.

4. Interviews For Planning Commission Vacancy

Minutes:

One applicant was unavailable to attend the meeting due to a work conflict. Tyler Erickson presented to the Commission for an interview. Commissioner Bennett requested City Recorder Gill reach out to the other applicant for an interview at the meeting in March. They will make a decision to send a recommendation to the City Council at that time.

5. Subdivision Code Title 11 Chapter 1 Review

Minutes:

The Commission reviewed, discussed, and made adjustments to this chapter of the Subdivision code. They came to the agreement that the definition for "Street" will be left in the subdivision code.

6. Subdivision Code Title 11 Chapter 2 Review

Minutes:

The Commission reviewed, discussed, and made adjustments to this chapter of the Subdivision code.

7. Subdivision Code Title 11 Chapter 3 Review

Minutes:

The Commission reviewed, discussed, and made adjustments to this chapter of the Subdivision code. It was decided upon to include the statement “Streets will be constructed according to APWA Standards.”.

8. Subdivision Code Title 11 Chapter 4 Review

Minutes:

This agenda item was tabled until additional information could be acquired.

9. Subdivision Code Title 11 Chapter 5 Review

Minutes:

This portion of the Code was inserted due to State Legislation changes.

10. Subdivision Code Title 11 Chapter 6 Review

Minutes:

This is a reformat of the original Subdivision Fees and Enforcement of Title.

11. Administrative Communications

Minutes:

City Manager Kulow gave the Commission an update of the MOU for the hotel by the Hideout and thoughts and ideas expressed by the owner, Berrett. Commissioner Bennett reminded everyone that the Open and Public Meetings Act training must be completed on a yearly basis. There was a discussion of affordable housing and the fact that local business owners are having to compete with online ordering. City Councilmember Dunn suggested a city wide website for local business owners to advertise their in-stock items.

12. Next Meeting Agenda

Minutes:

Invite other Planning Commission applicant to next meeting - Put as action item to send recommendation to City Council - Schedule Public Hearing for Title 11: Subdivision

13. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Christensen and seconded by Commissioner Cokenour at 8:29 pm. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

[https://soundcloud.com/user-250815044/2023-02-07-planning-commissionion?](https://soundcloud.com/user-250815044/2023-02-07-planning-commissionion?si=35f4f343eb1241169f4b76217b043204&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

[si=35f4f343eb1241169f4b76217b043204&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2023-02-07-planning-commissionion?si=35f4f343eb1241169f4b76217b043204&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 (melissa@monticelloutah.org 435-587-2271) | Minutes published on 03/08/2023, adopted on 03/07/2023