

City of Monticello, Utah
Planning Commission

SPECIAL PUBLIC MEETING FOR THE ANNEXATION POLICY PLAN
Responses to Questions and Comments

A special public meeting was held on April 15, 2025 by the Planning Commission to acquaint people with the Annexation Policy Plan and to hear their concerns and questions. The City of Monticello was represented by Assistant City Manager Megan Gallegos, City Recorder Melissa Gill, and Planning Commissioners Julie Bailey, Lee Bennett, and Mary Cokenour. Members of the public in attendance were Lejon Gines, Charlotte Johnson, Sue Halliday, Chet Johnson, Jimmie Forrest, Carol Forrest, Adam Halliday, Shalena Halliday, Bryan Bowring, Kevin Francom, Paul Sonderegger, Trent Sonderegger, Stephen Redd, Gary Redd, Jan Redd, Tanner Holt, Brad Bunker, Gary Halls, and Eric George. Review of the meeting minutes and consideration of requests to withdraw parcels from the proposed expansion area was conducted by the Planning Commission at their regularly scheduled meeting on May 6, 2025. No members of the public attended that meeting. The City was represented by the same three Planning Commissioners and City Recorder Gill. City Councilman Kevin Dunn was present as the Council's liaison to the Planning Commission.

Questions and Answers

1. *Why was the expansion area map being changed after such a long time?* The existing Annexation Policy Plan and expansion area map were last updated in 2003. Changes to state law has rendered the old plan obsolete. The City Council wanted to assure the expansion area included areas surrounding the City that would make sense for future annexation. They particularly wanted to include property owned or managed by the City that had been left off of the 2003 map. The proposed expansion area map was projected for the audience to view.
2. *Is property located within the expansion area automatically approved for annexation?* If the property owner wants to be included in the City, the owner must request to be annexed. If the property receives City utility services, Utah law allows the City to pursue annexation. Both a request from the property owner and the City's desire to annex a property require a lengthy process to communicate with the property owner, inform the public, hold public hearings, and determine the suitability of the property to be part of the City before the City Council can make a decision.
3. *Has the San Juan Hospital filed an annexation request with the City?* The City has been in communication with the Hospital about annexation. When the Hospital is issued a certificate of occupancy from San Juan County, the Hospital can begin the annexation process.
4. *How can I get my property out of the expansion area?* Anyone wishing to request that their property be removed from the expansion area should email the request to the City Recorder and provide the physical address, mailing address, and parcel number of the property they want to remove from the expansion area. There is a ten-day window for

such requests, beginning on April 15, 2025. However, Utah law discourages municipalities from creating islands or peninsulas on the expansion area map. Requests will be considered individually, and some may be denied due to the restriction on islands and peninsulas.

5. *How is the City responding to the State's specific criteria for annexation?* The proposed Annexation Policy Plan was projected for the audience to view. The City asked if the audience wanted to review each of the criteria in the proposed plan and they responded in the negative. The City offered to make copies of the proposed plan available to anyone if they would provide their email to the City Recorder.
6. *Does the blue area on the proposed expansion area map mean that the properties could receive City services with a reasonable effort?* The City confirmed that to be the case.
7. *Will my property taxes increase if my property is annexed into the City?* Once inside the City's corporate boundary the property owner would be assessed city taxes. If all of the property within the proposed expansion area were to be annexed, the City estimates that it would total about \$1500 in city taxes.
8. *Will there be a negative effect to my heirs if my property is removed from the expansion area?* No answer to this question was provided.

Comments

The City should carefully consider the criteria for annexation. The criteria must consider benefits to future generations.

Requests for Removal of Parcels from the Expansion Area

1. Parcel 33S24E317204 - Bryan Bowring 1216 E. Clayhill Drive: His residence receives City water and garbage service and should be included in the expansion area.
2. Parcel 33S24E317200 - Bryan Bowring E. Clayhill Drive: This is an agricultural field that does not receive City services. >Need to see map before deciding<
3. Parcel 33S24E26000 - Bryan Bowring E. Clayhill Drive: This is an agricultural field that does not receive City services. >Need to see map before deciding<
4. Parcel 33S23E4900 - Mike Roring North Highway 191 (between Chris Halls and Kathy Stewart): The property had a City water connection from 2016-2018 but was disconnected. Removing the parcel from the proposed expansion area would create a hole or island within the expansion area. >Does Stewart receive City services? If not could adjust the line to exclude Stewart and Roring<

Annexation Request

1. Parcel 33S23E248400 - Four Corners School Canyon Country Discovery Center: The City sent a letter on April 24, 2025 advising that they could submit an annexation request after the City has an approved Annexation Policy Plan.
2. Parcel 33S23E248401 - Four Corners School Canyon Country Discovery Center: The City sent a letter on April 24, 2025 advising that they could submit an annexation request after the City has an approved Annexation Policy Plan.