



The Land Above the Canyons

Planning Commission Meeting

Tuesday, June 3, 2025 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

- 1. Call to Order**
- 2. Minutes Review/Approval (action)**

Attachments:

- 2025-04-15 PC (2025-04-15_PC.pdf)
- 2025-05-06 PC (2025-05-06_PC.pdf)

- 3. Public Comment**
- 4. Public Hearing: Monticello City Annexation Plan**

Attachments:

- **Special Meeting Responses** (Special_Meeting_responses__1_.pdf)
- **2025 Annex Plan** (2025_Annex_Plan.pdf)
- **Current annexation map** (Current_annexation_map.pdf)
- **Monticello City Annexation Expansion Area Map** (Monticello_City_Annexation_Expansion_Area_Map.pdf)

- 5. Monticello City Annexation Plan Review (discussion/action)**
- 6. Monticello City Code Permitted Uses (discussion/action)**

Attachments:

- **Revised Permitted uses with changes 06.03.2025** (Revised_Permitted_uses_with_changes_06.03.2025.pdf)

- 7. Administrative Communications**
- 8. Next Meeting Agenda**
- 9. Adjournment (action)**

Audio File

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: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Agenda published on 05/30/2025 at 9:02 AM



Planning Commission Special Meeting Annexation Plan

Minutes

Tuesday, April 15, 2025 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Planning Commission Special Meeting: Annexation Plan

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Commissioner Bennett called the Monticello City Planning Commission Annexation Plan Special Meeting to order at 6:34 pm. The following visitors were present: 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, Eric George

2. Welcome and Introductions

Minutes:

Chairperson Bennett welcomed all present and explained the order of operations for the meeting.

3. Administration Reports

Minutes:

Planning And Zoning Administrator Gallegos informed all present the purpose for updating the current Annexation Policy Plan. She stated the State of Utah encourages municipalities to review their annexation plan every five years and Monticello City's was last updated in 2003. Gallegos presented the current annexation plan map along with the proposed map and further explained the letters that were sent to property owners. Letters of notification were sent to residents currently inside city limits that border the city limits line, residents who have land included in the proposed annexation expansion map, and residents who own property bordering the San Juan County side of the proposed annexation expansion map.

4. Question and Answer

Minutes:

Question 1: Bunker asked why the map was being changed after so long a time. Gallegos informed him that in order to feel comfortable with future annexation requests the annexation plan should be updated. A review of the map is included in the process. He further inquired why the

City has decided to include land that was not developable. Gallegos stated that the borders of the map was drawn in part to include all City owned property.

Question 2: Sonderegger asked for clarification regarding annexation into the city limits. If property was included in the expansion area map, the property owner must request to be annexed into the city. Gallegos stated that if a property received a majority of utility services from the city State Code allows the city to pursue annexation however there was a lengthy process involved which included communication with the property owner and various public hearings.

Question 3: Sonderegger further inquired if the San Juan Hospital had an annexation request with the City. Gallegos reported that once the certificate of occupancy was received from the County the Hospital would begin the annexation process.

Question 4: Bowring had a question regarding the placement of his house. He asked how he could get out of the expansion area. Commissioner Bennett stated anyone wishing to make a request should email the City Recorder their request along with the physical address, mailing address, and parcel number they wish to be included or removed from the expansion area.

Gallegos further stated they would have ten days after the meeting to make their requests along with the additional hearings that will be held before the process is complete. She explained that the State of Utah did not want municipalities to create islands or peninsulas on the map so while all requests would be addressed individually some may be denied due to placement of property around them.

Question 5: Bunker asked if the city would discuss the criteria to develop the annexation policy with the public. Bunker explained to all present that the State had very specific criteria that would be reviewed when considering any annexation into the city. Gallegos projected the proposed document for all to view. She asked if those present would like for her to read the policy to them. The audience declined having her read the document to them. She also asked those interested in receiving a copy of the proposed plan to leave their email address for the Recorder to email to them.

Question 6: George asked for clarification on the blue area of the map. He wanted to know if it could receive city services with reasonable effort. Gallegos confirmed that was the case.

Question 7: Forrest asked if the property tax would increase if annexed into the city. Gallegos confirmed if it did become part of the city limits they would be assessed city taxes. She stated that the City would receive less than \$1500.00 in property tax yearly for the entire annexation proposal area. He inquired if they were removed from the proposed area would it have a negative effect on the property once it changes hands to his children.

Question 8: Chet Johnson, representing Sue Halliday, requested parcel number 3233s24e (unable to locate correct parcel number) be removed from the expansion area.

Question 9: Holt stated he does not own property outside of the city limits. He requested the City take careful consideration in the criteria and qualifications of the process of creating the annexation plan in order to benefit future generations to come.

There was further discussion between the audience and commission regarding clarification of procedures.

5. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Commissioner Bennett closed the meeting at 7:25 pm.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2025-04-15-planning-commission>

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Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271)



Planning Commission Meeting

Minutes

Tuesday, May 6, 2025 at 6:30 pm

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

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Commissioner Bennett called the Monticello City Planning Commission to order at 6:38 pm. The following visitors were present: City Councilmember Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of 04/01/2025 was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously. The Commission decided to wait until specified changes had been made to the minutes of 04/15/2025 for approval.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no public present for public comment.

4. Annexation Policy Revisions (discussion)

Minutes:

Chairperson Bennett explained to the Commission that the next step in creating the Monticello City Annexation Policy Plan was to create a statement addressing all comments made by those in attendance at the meeting on April 15, 2025 and those emailed to the city recorder afterward. The Commission reviewed all comments provided and discussed them in detail.

It was determined that a review of the GIS map was necessary before making a recommendation for Bowring's request to be removed from the expansion area. It was further determined that the request for Roring's property to be removed from the map would create an island. There is an open utility account for the property.

5. Permitted Uses/Zone Intents (discussion)

Minutes:

Bennett led the discussion for permitted uses/zone intents. She stated progress was being made

with the definitions the Commission have been discussing and informed them that the State is asking the municipalities to simply state that a use is either permitted or not permitted in an area. There was a discussion regarding the definition for a home based business. It was determined that City Recorder Gill will bring a proposed definition to the next meeting for review.

6. Building Permit Update (discussion)

Minutes:

This item was tabled until the next meeting.

7. Administrative Communications

Minutes:

Commissioner Cokenour informed the Commission that she has provided Jasmine Nielson items related to the Cottonwood Mining sites. Jasmine is the manager of the Welcome Center.

8. Next Meeting Agenda

Minutes:

Permitted Use Discussion - Public Hearing Annexation Policy - Building Permit Update

9. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Chairperson Bennett adjourned the Monticello City Planning Commission meeting at 8:33 pm.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2025-05-06-planning-commission>

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Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271)

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.

DRAFT ANNEXATION POLICY PLAN

City of Monticello, Utah

The annexation policy plan was prepared in accordance with the provisions of Utah Code Title 10, Chapter 2, Part 4, Annexation, as of the date of approval of this plan. The plan addresses the criteria and relevant matters required by Utah code and was prepared following the procedures specified in state code.

A. Requests For Annexation

- (1) The City will receive annexation proposals only through submission of an annexation petition. (UT 10-2-402(2) and 10-2-403(1)).
- (2) Petitions for annexation must follow the requirements at UT 10-2-403. Failure to meet the requirements at UT 10-2-403 will result in the City's refusal to consider the annexation proposal.
- (3) Petitions that conform to UT 10-2-403 will be accepted or denied by the City in accord with UT 10-2-405 and this Annexation Policy Plan.
- (4) The city may annex an unincorporated area without an annexation petition if the action meets the requirements at UT 10-2-418.

B. Expansion Area Defined

- (1) As part of its on-going effort to plan and prepare for responsible growth, the City of Monticello has identified undeveloped territory in San Juan County that is adjacent to present City boundaries that could, at some time in the future, be a part of the City. (UT 10-2-401.5(3)(b)(i))
- (2) The area proposed for future annexation is not bordered by any other municipality and no urban development is found within 1/2 mile of the city boundary. (UT 10-2-401.5(3)(c))
- (3) The expansion area is more than 5,000 feet from the centerline of the nearest airport runway. (UT 10-2-402(6)(b))
- (4) The expansion area is depicted on the attached map, Monticello City Expansion Area, which is herewith made a part of the Annexation Policy Plan. (UT 10-2-401.5(3)(a))

C. Criteria for Evaluating Area Proposed for Annexation

- (1) Areas to be annexed must fall within the area designated for future expansion on the Monticello City Expansion Area map. If the proposed area for annexation is outside of the current expansion area, the City shall deny the proposal. (UT 10-2-402(1)(b)(iv))
- (2) Areas to be annexed must be compatible with the City's character, which is currently mixed residential, commercial, industrial, and agricultural. The City envisions many opportunities for growth and will consider annexation proposals broadly. (UT 10-2-401.5(3)(b)(i))
- (3) An area proposed for annexation must be a contiguous area. (UT 10-2-402(1)(b))
- (4) Areas to be annexed must be contiguous to the corporate limits of the City of Monticello at the time of the submission of an annexation request. (UT 10-2-402(1)(b))
- (5) Areas to be annexed shall not leave or create an unincorporated island or unincorporated peninsula, unless San Juan County and the City have otherwise agreed. If an unincorporated island or peninsula existed before annexation, the city may consider the proposed annexation if it will reduce the size of the unincorporated island or peninsula. (UT 10-2-402(1)(b)(v))

peninsula. The city may consider annexation of an unincorporated island or unincorporated peninsula when criteria at 10-2-401(1)(c) or 10-2-418(3) of Utah Code are met.

(6) Annexation cannot include only part of a parcel of real property and exclude part of the same parcel unless the parcel owner has signed the annexation petition. Boundaries of areas proposed for annexation shall follow boundaries of existing parcels and special districts, to the extent practicable and feasible. (UT 10-2-403(5)).

(7) Areas to be annexed cannot include areas or parts of areas that were previously proposed for annexation and not denied, rejected, or granted. (UT 10-2-403(4))

(8) The City shall not annex territory for the sole purpose of acquiring revenue. (UT 10-2-402(4))

(9) The City shall exclude from the annexed area rural real property when the owner of the rural real property has not signed the petition for annexation or has not given written consent to include the rural real property under his or her ownership. (UT 10-2-408(2)(a))

D. Criteria for Evaluating Extension of City Services

(1) For the City to provide culinary water to the area proposed for annexation, an existing City water line must be located near enough to the proposed area that water service can be reasonably extended without exceeding the City's capacity to treat water. If no existing water line is available, the City will consider whether the proposed area is within the City's plan for expansion of the water system. If the proposed area is not within the City's plan for culinary water expansion, the City may deny the annexation request. (UT 10-2-401.5(3)(b)(ii))

(2) For the City to provide sewer service to the area proposed for annexation, an existing City sewer line must be located near enough to the proposed area that sewer service can be reasonably extended without exceeding the treatment plant capacity. If no existing sewer line is available, the City will consider whether the proposed area is within the City's plan for expansion of the sewer system. If the area is not within the City's plan for sewer system expansion or the proposed annexation would exceed treatment plant capacity, the City may deny the annexation request. (UT 10-2-401.5(3)(b)(ii))

(3) The proponent of the annexation proposal will work with the City's electrical provider if electrical service is needed within the area proposed for annexation. (UT 10-2-401.5(3)(b)(ii))

E. Consideration of Anticipated Consequences

(1) The City will include in its deliberations the projected population growth or loss in the City over the next 20 years. In conjunction with the City's general plan, the City will consider the need for land suitable for residential, commercial, and industrial development over the next 20 years. (UT 10-2-401.5(4)(b,d))

(2) The City will estimate the tax consequences to property owners of accepting the annexation proposal on (a) the residents within the current City boundary, and (b) residents within the area proposed for annexation. (10-2-405.1(3)(b)(v))

(3) The City will consider the current and projected costs of infrastructure, City services, and public facilities necessary for (a) full development of the area currently within the corporate boundary, and (b) expanding the infrastructure, services, and facilities into the area proposed for annexation. (UT 10-2-401.5(4)(c))

(4) If the area proposed for annexation includes land to be used for agricultural, wildlife management, or recreational purposes, the City will explain why it would allow these uses within the corporate boundary. (UT 10-2-401.5(4)(e))

E. Interests of Affected Entities

DRAFT City of Monticello Annexation Policy Plan

(1) The affected entities pertaining to annexation proposals are San Juan County, San Juan School District, San Juan Water Conservancy District, San Juan Transportation District, and any properties adjacent to or included within the annexation proposal.

(2) For each annexation proposal the petitioner shall file a notice of intent to file a petition with the city recorder and all affected entities. (UT 10-2-403(2)(a,b))

(3) For each annexation proposal San Juan County shall fulfill its role under UT 10-2-403(2)(b).

(4) Failure of either the petitioner or San Juan County to follow the requirements of UT 10-2-403 shall result in the City's refusal to accept a petition.

APPROVED by Monticello City Planning Commission and forwarded to the Monticello City Council this _____ day of _____, 2025.

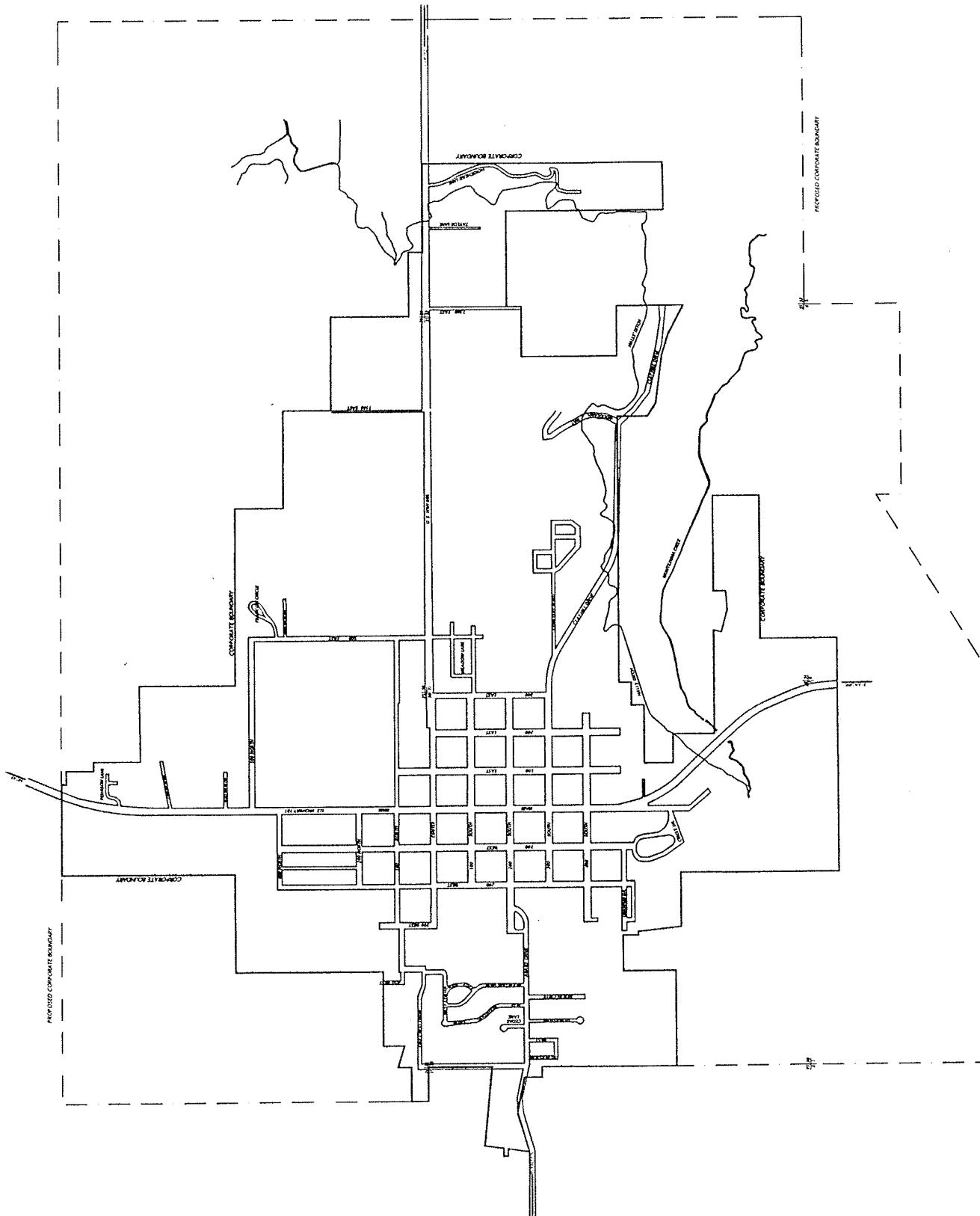
*, Chairperson

ADOPTED by Monticello City Council on this _____ day of _____, 2025, with without modification.

*, Mayor

ATTEST:

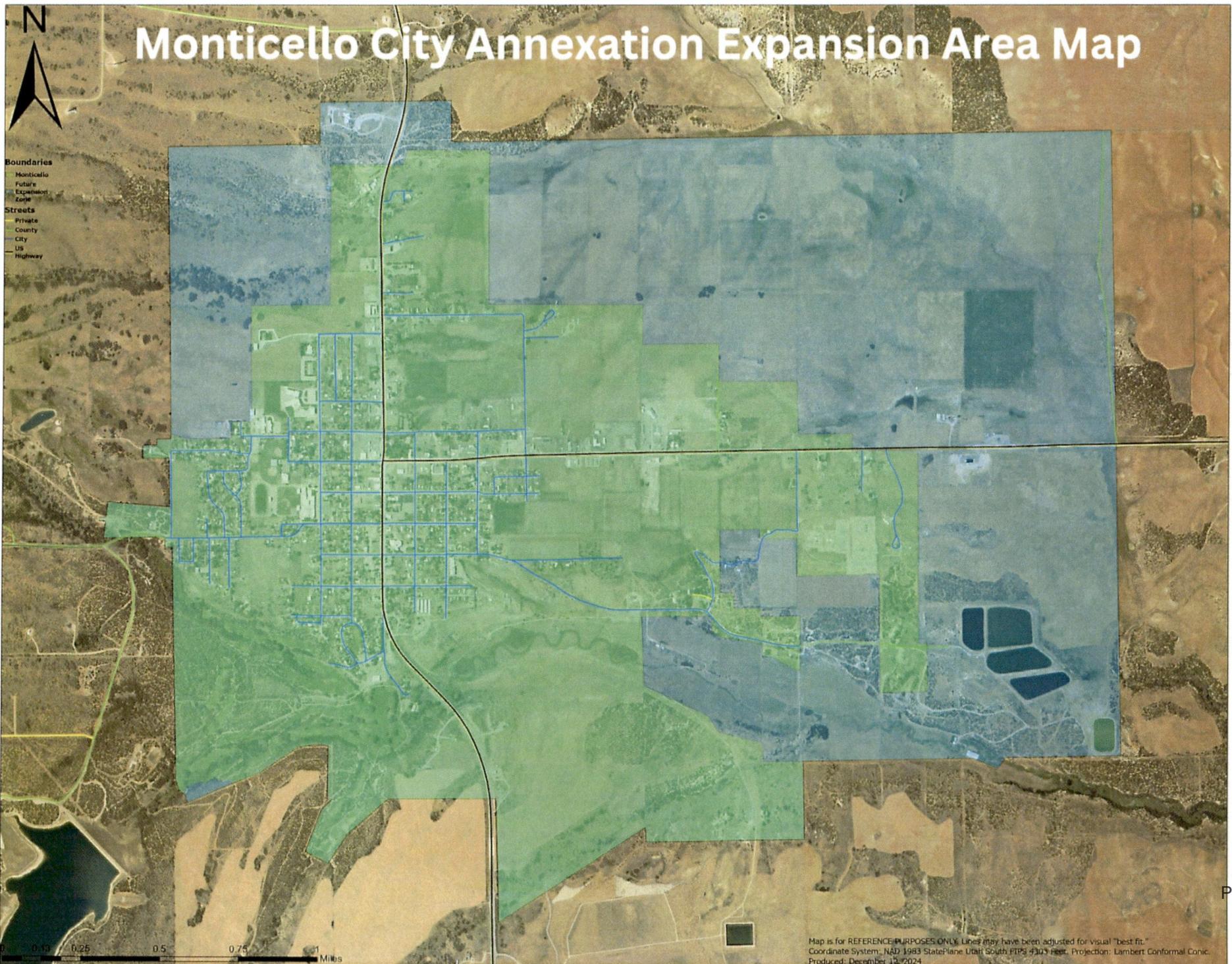
*, City Recorder



*MONTICELLO CITY
EXPANSION AREA MAP*

DATE OF LAST REVESTON Oct 1 2005

Scale: 1" = 200 ft



PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

PROPOSED CHANGES TO PERMITTED USES	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
INTENT OF THE ZONE	Uses prohibited in zones unless expressly permitted	Certain areas of the city where the raising of crops is allowed	Raising of crops or keeping of livestock for personal consumption or pleasure of the people residing on the premises	A centralized locations where retail and commercial services and be operated. It is the further intent of this zone to maintain a central business district as the "heart of the city", and to these ends promote it's development in step with the increase of population within the trading area	Open areas owned and maintained by the city for public use and recreation	Industrial operations can commence where impacts to residential areas are minimized	Where single family detached dwelling can be constructed in a favorable environment for family life	A mixed-use zone where multi-family dwellings and small-scale businesses can be constructed
Accessory buildings including equipment storage and supply storage customarily used in conjunction with and incidental to a principal use or structure permitted in the zone	Building: Any structure built for the support, shelter or enclosure of a person, animals, chattels or property of any kind. A. Building, Accessory - A subordinate building, the use of which is incidental to that of the main building; B. Building Line - Line designating the minimum distance which buildings must set back from a street or lot or parcel line; C. Building, Main: The principal building upon a lot or parcel	YES	YES	Yes	Under 800 sq ft for storage of equipment pertinent to the location where the building is erected	Yes	Yes	Yes
Accessory dwelling unit (detached from a single-family dwelling unit on one lot)	Detached from the primary dwelling and on the same lot as the primary dwelling and conforms to applicable building codes.		Yes				Yes	Yes
Accessory dwelling unit (internal or attached to a single-family dwelling unit on one lot)	Created within a primary dwelling or within the footprint of the primary dwelling at the time the accessory dwelling unit is created, and is offered for rental for 30 consecutive days or longer		Yes				Yes	Yes
Automobile and truck body shops. Parts and inoperable vehicles must be enclosed by a fence at least 6 feet high.	Location where repairs are made to the frame, body, or windshield of a vehicle					Yes		
Automobile and truck repair establishments where repairs cannot be completed in less than 8 hours. Outside storage of parts and inoperable vehicles are enclosed by a fence at least 6 feet high.	Major repairs are made to the engine, running gear, tires, wheels, electronic, and other vehicle parts not including the frame, body, or windshield. Major repairs are those requiring more than 8 hours of work.					Yes		
Automobile and truck repair establishments where repairs can be made in no more than 8 hours. Repairs are made inside the principal building and outside storage of parts or inoperable vehicles are enclosed by a fence at least 6 feet high.	Minor repair and replacement of brakes, tires, batteries, headlights, taillights, windshield wipers, and similar. Also where tires can be repaired or replaced, and wheels balanced and aligned, oil changed and lubricants applied, and engines repaired. Minor repairs are those that can be completed within 8 hours.			Yes				
Automobile, motorcycle, ATV, and snowmobile sales and rental structures and lots; Also related repair facilities where included as an integral part of the principal sales structure; No outside storage of parts or inoperable vehicles				Yes		Yes, but does not require enclosed storage of parts or inoperable vehicles		
Automotive service establishments including gasoline stations, car washes, parking lots, storage garages				Yes		Yes		Page 15

PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

PROPOSED CHANGES TO PERMITTED USES	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Boarding house, lodging house, bed and breakfast, rooming house	A building containing not more than one kitchen where for compensation meals are provided pursuant to previous arrangements on a daily, weekly, or monthly basis as distinguished from a motel, café, or rooming house. Considered short-term rental units if rented for less than 30 days. (city) Bed & Breakfast: A building in which a full time, live-in caretaker resides and serves one or more meals per day, and provides overnight accommodations for short term guests (St George)			YES. MAYBE ON A LARGER SCALE.				Yes
Bunkhouses used by workers and staff	A structure designed and used for housing of workers on the place of employment, and which contains no food preparation facilities		Yes			Yes		
Care and keeping of chickens OR Urban hens and rabbits (would require redoing city code for chickens)	Keeping of chickens (hens only) and rabbits, as an accessory use to a single-family dwelling, to produce food for the family residing on the subject property (St George)		Yes				In conformance with 10-2-11	In conformance with 10-2-11
Personal keeping of livestock.	A place or pen where livestock are kept for personal consumption or pleasure.		Yes WITHIN REASON			Yes		
Commercial plug-in electric vehicle charging stations				In conformance with 10-2-18		In conformance with 10-2-18		
Communications tower	Any tower or other structure erected for the purpose of radio, television or microwave transmission or line-of-sight relay devices		In conformance with 10-2-8	In conformance with 10-2-8		Yes	In conformance with 10-2-8	In conformance with 10-2-8
Computer and electronics sales and service	Sale and repair of computers and other electronic equipment typically used in homes and offices where all parts and discarded components are stored within the building			Yes				
Concrete mixing, gravel crushing, stonemasonry, and rock, sand, and gravel distribution						Yes		
Convenience stores for sale of food and variety products				Yes		Yes, if part of gasoline station		
Commercial Daycare, nursery, preschool (compensated, state regulated)	A building in which 2 or more employees tend 9 or more children including provider(s) children are tended or kept for compensation, and any similar use for which the state requires a license. Does not include overnight accommodations for children, as in a foster home or an orphanage.			Yes				Yes
Residential Daycare, nursery, preschool (compensated, state regulated)	A home in which 8 or less children including the providers children are tended or kept for compensation, and any similar use for which the state requires a license. Does not include overnight accommodations for children, as in a foster home or an orphanage.						Yes	Yes
Diagonal parking				In conformance with 10-2-12	In conformance with 10-2-12	In conformance with 10-2-12		

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Dwelling, Caretaker's	A dwelling occupied by a person whose function is to watch or take care of a business or industry which is located on the same premises as the dwelling.			YES		Yes		
Dwelling, Live-work units	A dwelling unit that is part of a commercial building and (1) is located behind or above the commercial floor space of the building; (2) Has its own utility connections separate from the commercial use; (3) Has its own entry separate from the commercial space; and (4) conforms to applicable building codes for use as a dwelling.			Yes				
Dwelling, Long-term rental	A building or portion of a building that is used or designed for use as a residence by one or more persons and meets applicable building codes, and is available to be rented, loaned, leased, or hire out for a period of 30 consecutive days or longer						In conformance with 10-2-17	In conformance with 10-2-17
Dwelling, Multi-family, apartment houses	Apartment house - Any building or portion thereof which is designed, built, rented or leased, let, or hired out to be occupied of which is occupied as the home or residence of 3 or more families living independently of each other and doing their own cooking within the premises.			YES				Yes
Dwelling, Primary	As shown on city website, the definition may be wrong		YES				YES	YES
Dwelling, Short-term rental	For a period fewer than 30 consecutive days (city) Property that is occupied, possessed or used by any person or entity for a transient lodging where the term of occupancy, possession, or use of the property by the person or entity is offered for twenty-nine (29) consecutive calendar days or less, for direct or indirect compensation or other consideration (St. George)							In conformance with 10-2-17
Dwelling, Single-family	A building containing one dwelling unit which is designed for or occupied by one family and which is larger than 900 sq ft on the ground level		YES				Yes	Yes
Dwelling, Small home	Small home - Any single family dwelling that is between 600-899 sq ft and designed for an intended for human occupancy and meets applicable building codes		YES				Yes	Yes
Dwelling, Tiny home	Any single family dwelling that is 200-599 sq ft and designed for and intended for human occupancy for more than 30 consecutive days, and meets applicable building codes		YES					Yes
Dwelling, Two-family, duplex	A building with a minimum of 1200 sq ft on the ground floor and contains 2 separate dwelling units, each of which is designed for or occupied by one family		YES					YES
Establishments for the sale of hardware, lumber, plumbing, and heating equipment and similar building products; All storage shall be within a building or an enclosure surrounded by a fence not less than 6 ft high				Yes		Yes		

PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

PROPOSED CHANGES TO PERMITTED USES	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Fences	A barrier to limit visibility, provide privacy, define a property line, or prevent ingress or egress, made out of materials such as concrete or masonry block, wood, metal, stone, chain link, or vegetation. A retaining wall is not a fence. (St. George)	In conformance with 10-2-13	In conformance with 10-2-14					
Foster care homes	A residence that is licensed or certified by the state for the full-time substitute care of a child		Yes				Yes	Yes
Funeral home				Yes				
Gazebos & Pergolas	Same Definition as accessory building or falls under same setbacks	Yes						
General retail stores and shops providing goods and services for sale at retail in the customary manner				Yes				
Grain bins and silos		Yes	Yes					
Growing fruits and vegetables for household use or local farmers market sales.	Tilling of soil or raising and harvesting crops (from St. George)		Yes				Yes	YES
Home-Based Business	Home-Based Business means a business operated by a resident within their primary dwelling or an accessory structure on the same lot, which is clearly incidental and secondary to the residential use of the property. Such a business: 1. Shall not interfere with the residential use or enjoyment of surrounding properties; 2. Shall not generate measurable offsite impacts beyond those typical of residential use, including but not limited to traffic, noise, odors, lighting, or visual clutter; 3. Shall not be subject to municipal fees or licensing unless the combined offsite impact of the business and residence materially exceeds that of residential use alone; 4. Shall not be subject to additional requirements beyond those imposed by state or federal law; 5. Shall require a Monticello City business license if state law mandates licensing, certification, or inspection by a state agency.	IN CONFORMANCE WITH MONTICELLO CITY DEFINITION						
Hospitals				Yes				
Hotels and motels	A dwelling shall not include boarding, rooming, or lodging houses, tents, trailers, recreational vehicles, mobile home parks, motels and hotels, motor courts, motor lodges, cottage camps, or any short-term rentals or uses primarily for transient residential uses.			Yes				
Household pets	Animals ordinarily permitted in the house and kept for personal use and not for commercial purposes, not including goats or pigs (St George)		Yes				Yes	Yes
Impound yards, automobile wrecking yards	See junkyard			YES?		Yes		

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Junkyards, collecting of rags, paper, iron or scrap materials	Junkyard - A place where scrap, waste, discarded, or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled or stored, including auto wrecking yards, house wrecking yards, used lumber yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment, but not including such places where such uses are conducted entirely within a completely enclosed building or where salvaged materials are kept incidental to manufacturing operations conducted on the premises.					Yes		
Kennel	Land or buildings used in the keeping of 4 or more dogs over 4 months old with the intentions to breed and sell.		Yes				YES?	YES
Landscaping businesses, plant nurseries and shops, including storage of equipment and materials. Does not include gravel crushing. Cannot violate dust, noise, or nuisance ordinances.				Yes, exterior storage of equipment and supplies must be enclosed by a fence		Yes		
Laundries and dry cleaning establishments and laundromats				Yes				
Law Enforcement Building	Police Service, jail, correctional facility.			YES				
Machinery and equipment shed used for storage of equipment exceeding 10,000 pounds in connection with agricultural activities performed on the premises		YES	YES					
Manufactured home	A transportable factory-built housing unit constructed on or after 6/15/1976 that conforms to the National Manufactured Housing Construction and Safety Act and is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation and which includes plumbing, heating and air conditioning and electrical system		Yes				Yes	Yes
Manufacturing, Custom - COMMERCIAL	Establishment primarily engaged in the on-site production of goods by hand manufacturing which involves on the use of hand tools or domestic mechanical equipment.			YES				
Manufacturing, Custom - RESIDENTIAL	Establishment primarily engaged in the on-site production of goods by hand manufacturing which involves on the use of hand tools or domestic mechanical equipment and does not affect the visual astetic of the residential neighborhood or violate noise ordinances or bring additional traffic into the neighborhood.					YES		

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Manufacturing, Heavy	Converting of raw or partially processed materials into a product used for further processing or distribution. Examples include lumber and paper mills, sewage treatment plants, stone, clay, glass product manufacturing, asphalt and concrete batch plants, and similar operations. These uses may be conducted partially or wholly outdoors and usually create noxious byproducts such as dust, fumes, hazardous waste products, noise, vibration, and glare (St George)					YES		
Manufacturing, Light	Establishment engaged in the manufacture, predominantly from previously prepared materials, of finished products of parts, including processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing (St George)			YES		YES		
Mobile home parks	Mobile Home - A transportable factory-build housing unit build before 6/15/1976, in accordance with state mobile home codes which existed prior to the National Manufactured Home Construction and Safety Standards Act (HUD code).		In conformance with 10-13					In conformance with 10-13
Office buildings, medical clinics, banks, insurance, and financial services	Clinic - A building used for the diagnosis and treatment of ill, infirm, and injured persons which does not provide board, room or regular hospital care and services. (city) Financial, Medical, Professional Center - Financial institutions, medical and professional offices/services, limited to daytime hours of operation, and exclude a hospital, pay-day loan and sexually oriented business (St George)			Yes				
Pavilions				YES	Yes, limited to no more than 2 enclosed walls			
Permanent cosmetics establishment	An establishment engaging in permanent cosmetics as a secondary use to an establishment employing cosmetologists, barbers, aestheticians, electrologists, or nail technicians licensed by the state under UT 58-11a, excluding tattoo establishments and home occupations (St George)			Yes				YES
Personal service establishments such as barber and beauty shops, reception centers, jewelry, and similar establishments				Yes				YES

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Portable storage containers	Any portable, reusable container generally referred to as a sea cargo container, cargo container, or shipping container, made as a prefabricated metal structure and primarily designed or used for transporting freight by trailer and is built in accordance with the US Dept. of Transportation standards. Does not include semitrailers as defined in Utah Code 41-61-102, and must be free from damage, rust, and exposed metal, painted in one solid muted earth tone color or similar colors as a main structure, with no writing, signs, numbers, or logos (St. George)			In conformance with 10-2-10		In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10
Public arenas such as rodeo grounds, equestrian sports facilities, fairgrounds				Yes	Yes			
Public buildings and grounds, including manufacturing maintenance shops and storage				Yes		YES		
Public, private and parochial schools and grounds				Yes				
Recreational enterprises including bowling alley, recreation center, indoor motion picture theater, athletic clubs, private clubs, fitness gym , sororities, and fraternal lodges	Club - A building used, occupied and operated by an organized association of persons for social, fraternal, religious or patriotic purposes, whose activities are confined to the members and their guests, but not including any building used principally to render a service usually and ordinarily carried on as a business.			Yes				
Recreational vehicle park				In conformance with 10-15				
Religious facilities, not including revival tents or buildings	Meetinghouse, church, temple, mosque, synagogue or other permanent structure used primarily for regular religious worship. (St George)			YES				
Residential treatment facility	A residence where more than one person with a disability resides and the residence is licensed with the State Dept of Human Services or the Dept of Health as a residential facility to care for the disabled (St George)			YES				
Rest homes, nursing homes, convalescent homes, assisted living homes	Nursing Home - Institution providing long term residence and care for the aged or infirm (St George)			Yes				
Restaurants, food drive-ins, bars, taverns, pubs				Yes				
Restrooms for public use				Yes	Yes			
Retaining wall	Any structure designed to resist the lateral displacement of soil or other materials, not including rockery walls. An example includes block walls, concrete walls, or segmented wall designed and approved as a retaining wall (St George)		Yes	Yes	Yes	Yes	Yes	Yes
Rockery wall	A system of stacked rocks constructed to retain soil or rock and includes rock-faced slopes (St George)		Yes	Yes	Yes		Yes	Yes
Sexually oriented business	An adult arcade, adult bookstore, adult motion picture theater, adult novelty store, adult theater, adult video store, adult cabaret, and adult motel.					In conformance with 3-11		
Shopping centers, shopping mall	A series of buildings on a common site, connected by a common pedestrian access route and providing a common parking area			Yes				

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Signs		In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-5	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6
Slaughter houses, meat packaging, and wholesale distribution of meat products				YES		In conformance with 4-7		
Solar energy systems	Solar photovoltaic and solar thermal energy capture, storage, and use		In conformance with 10-2-16	In conformance with 10-2-16		In conformance with 10-2-16	In conformance with 10-2-16	In conformance with 10-2-16
Storage units	A building separated into individual spaces for customer storage and retrieval of personal effects, household goods, furniture or archived materials (St George)			YES		YES		
Supermarkets	A single structure that serves as a one-stop shop, carrying a wide range of products beyond groceries, including clothing, household items, and electronics			YES				
Tattoo/Piercing establishment	Any location, place, area, structure, or business used for the practice of tattooing/piercing or the instruction of tattooing, excluding permanent cosmetics establishments			YES				
Temporary uses	Certain uses may be permitted on a temporary basis in any zone when approved by the city council and allowed in 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9	Temporary private gatherings upon reservation	In conformance with 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9
Tiny home parks				Yes				Yes
Tire storage and recycling				?		Yes		
Townhouses and condominiums (will require additions to city code)	Development designed and approved for separate ownership of a single unit in a multi-family development, together with an undivided interest in the common area and facilities. (St George)							Yes
Unavailable for private development	Development means adapting the land to suit individual needs				Yes			
Utility buildings	A structure designed and used for protecting equipment used as part of a system of utility lines		Yes	Yes		Yes		Yes
Utility lines	A pipe, conduit, cable, or other similar facility by which services are conveyed to the public or individual recipients	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Veterinary clinics and animal boarding facilities			Yes	YES		Yes		
Veterinary clinics for treatment of household pets and the enclosed temporary boarding of same while receiving care				Yes				
Warehouse	Structure designed and used for the storage of raw materials or manufactured goods until used or distributed.			Yes		Yes		
Wind turbine (needs a section in code)	Device that converts wind into mechanical power that runs a generator to produce clean electricity for home or business use		Yes	Yes		Yes	Yes	Yes