



Planning Commission Meeting

Tuesday, July 1, 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:

- 2025-06-03 PC (2025-06-03_PC.pdf)
- 2025-06-17 PC (2025-06-17_PC.pdf)

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

Attachments:

- 2025 Annex Plan (2025_Annex_Plan.pdf)
- Monticello2025JuneAnnex (1) (Monticello2025JuneAnnex__1_.pdf)

- 5. Annexation Policy Revisions (discussion)**

Attachments:

- PC Responses 0617 (PC_Responses_0617.pdf)

- 6. Permitted Uses/Zone Intents (discussion/action)**

Attachments:

- Personal Keeping of Livestock (Personal_Keeping_of_Livestock.pdf)
- 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 06/27/2025 at 10:37 AM



DRAFT

Planning Commission Meeting

Minutes

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

Minutes:

Commissioner Bennett called the Monticello City Planning Commission meeting to order at 6:34 pm. The following visitors were present: Doug McLaughlin, Steve Simpson with Canyon Country Discovery Center, Riley Camron, Sue Halliday, Chet Johnson, Mike Scott Piper, Mike Carter, Jay Booth, City Councilmember Kevin Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of April 15, 2025 as written was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously. MOTION to approve the minutes of May 6, 2025 was made by Commissioner Bailey and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

Commissioner Bennett invited any members of the audience to make public comments on anything that was not on the agenda. There was no public comment.

4. Public Hearing: Monticello City Annexation Plan

Minutes:

Commissioner Bennett opened the public hearing at 6:37 p.m. to receive input on updates to the Monticello City Annexation Plan. Assistant City Manager Gallegos explained the purpose and process of the update, while City Recorder Melissa Gill distributed agenda packets to everyone in attendance who wished for one. Gallegos projected the current annexation map, the proposed expansion map, and draft annexation code changes, then reviewed each item with Bennett. Together they walked the audience through the draft language and answered questions throughout the evening.

Mike Carter asked whether the City had set a target date to annex all property within the proposed expansion area. Gallegos replied that no blanket date had been established; annexations would continue to be initiated by individual landowners inside the expansion boundary. Jay Booth, whose parcel on "Clay Hill" abuts the city limits, inquired about the benefits and drawbacks of annexation—specifically water availability and property taxes. Gallegos noted that culinary water could be extended to developed parcels, though undeveloped land without a residence would not initially qualify for service. She added that, according to the County Assessor's data, full annexation of the entire expansion area would generate only about \$1,315 in new property-tax revenue for the City. Steve Simpson, chair of the Canyon Country Discovery Center, requested that an additional parcel (33S23E248401) be added to the expansion map and asked whether secondary-water infrastructure would accompany annexation. Gallegos responded that secondary service would depend on location and demand; extending the system to the northern parcel was not an item of discussion for the City at this time. Carter then asked whether the City is obligated to provide secondary water to properties already inside city limits. Gill explained that it is not; Gallegos added that where secondary water is unavailable, special culinary-water rates currently allow lawn irrigation, and broader secondary-water expansion remains under discussion beyond the scope of this hearing.

Bennett emphasized that property owners inside the blue expansion area may petition for annexation, while those outside it cannot be annexed. Inclusion on the map does not compel annexation; the process is landowner-driven unless specific circumstances justify a City-initiated action, which would still require additional hearings. The intent, she said, is simply to align the plan with state code and not to trigger any takings. Gallegos confirmed that landowners within the expansion area can begin petitions once the plan is finalized—anticipated by October 20—and noted that Simpson's request to add parcels would follow the same procedure.

As Planning Commission decisions are advisory, Bennett reminded attendees that the City Council will hold its own public hearing before acting on the recommendation, and Gill highlighted the ten-day written-comment period that follows this hearing. With no further comments, Bennett closed the public hearing at 7:02 p.m.

5. Monticello City Annexation Plan Review (discussion/action)

Minutes:

Bennett led the discussion for this agenda item by reviewing the questions and answers compiled from the recent special meeting. She asked the group to consider whether anything had been overlooked or misrepresented during that discussion. After a brief review, the Commission expressed general satisfaction with the content and clarity of the questions and responses, indicating that they were confident the key points had been accurately captured and addressed.

6. Monticello City Code Permitted Uses (discussion/action)

Minutes:

Gallegos led the discussion on this agenda item. Uses and permitted zones were questioned, discussed, and clarified.

7. Administrative Communications

Minutes:

Councilmember Dunn reported to the Commission that the City Council attended a pool tour the week before and discussed the condition of such. City Recorder Gill reminded the Commission that Candidate Declaration was going on that week. The Commission and Gallegos discussed the housing situation in Monticello City.

8. Next Meeting Agenda

Minutes:

June 17, 2025 Annexation Policy Public Hearing Response - July Permitted Uses

9. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Commissioner Bennett adjourned the Monticello City Planning Commission meeting at 9:15 pm.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2025-06-03-planning-commission>

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



Planning Commission Special Meeting Annexation Plan

Minutes

Tuesday, June 17, 2025 at 6:30 pm

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

Planning Commission Meeting Annexation Plan

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Commissioner Bennett called the Monticello City Planning Commission to order at 6:37 p.m. The following visitors were present: City Councilmember Dunn

2. Annexation Policy Revisions (discussion)

Minutes:

Bennett explained the purpose of the special meeting being held. It was to review and address all questions and comments expressed by members of the public at the previous public hearing. She stated that there were three basic questions asked during the hearing.

- 1) Why does the plan need to be changed?
- 2) Why was the map different than previous?
- 3) How can I remove my parcel from the future annexation area?

The Commission and Gallegos reviewed and discussed each question and comment and determined if requests could be granted or denied.

3. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bennett. The motion passed unanimously and Commissioner Bennett adjourned the Planning Commission meeting at 7:42 p.m.

Vote results:

Ayes: 2 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2025-06-17-planning-commission>

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

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))

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



Boundaries

Municipalities

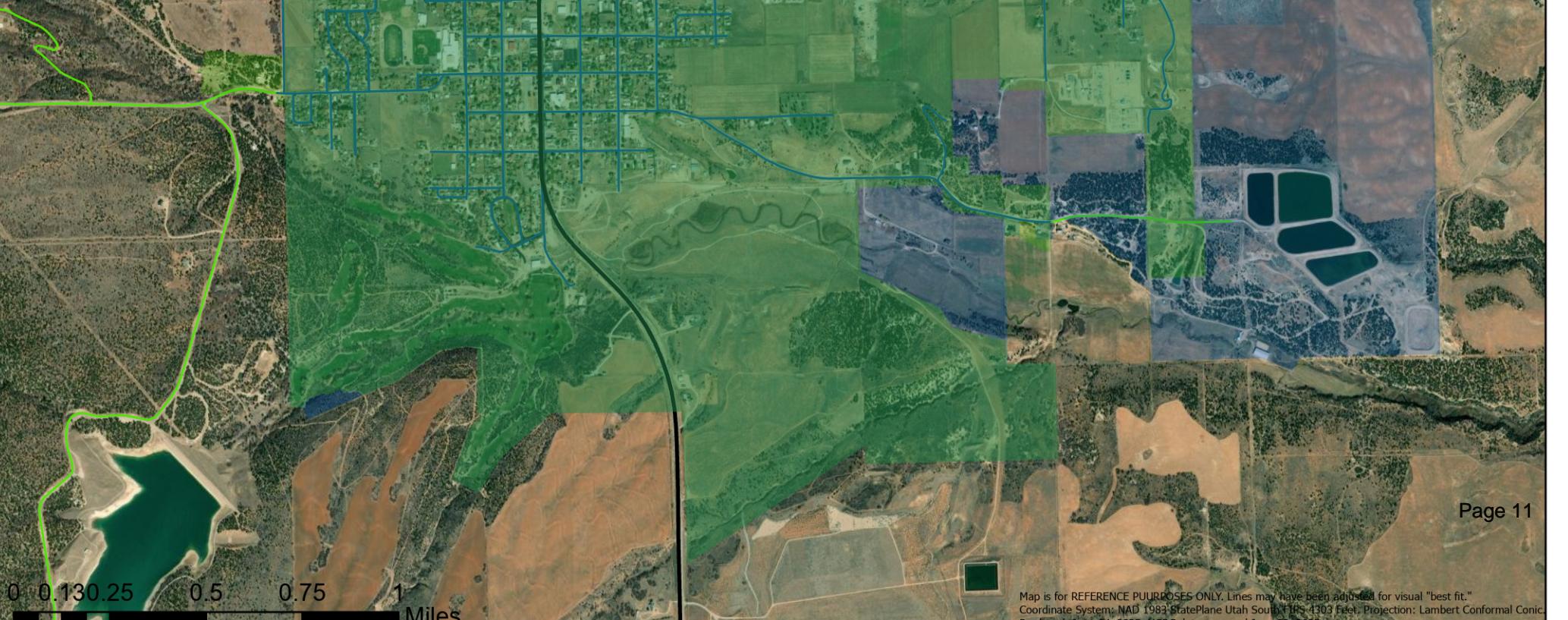
Future Annexations

Streets

B Road

C Road

US Highway



City of Monticello, Utah
Planning Commission

**PLANNING COMMISSION PRELIMINARY RESPONSE
TO PUBLIC INPUT ON THE PROPOSED ANNEXATION POLICY PLAN**

At the regularly scheduled Planning Commission meeting on June 17, 2025, the Planning Commission discussed public input from the April 15, 2025 special meeting and the June 3, 2025 public hearing on the City's proposed Annexation Policy Plan. The intent was to identify any changes needed prior to the next public hearing scheduled for July 1, 2025. Present were commissioners Cokenour and Bennett, Deputy City Recorder Jazzy Nielson, Assistant City Manager Megan Gallegos, and City Councilman Kevin Dunn in his capacity as liaison to the Planning Commission. No members of the public were in attendance.

Review of Draft Responses to Public Questions and Comments

The Planning Commission reviewed its draft response to questions and comments from the special meeting on April 15, 2025. No changes to that document were made.

The Planning Commission reviewed its draft response to questions and comments from the public hearing on June 3, 2025. No changes to that document were made.

Review of Draft Annexation Policy Plan Narrative

No comments from the public specific to any plan criterion were received. Gallegos had reviewed the document to make sure it addressed the elements required by Utah code and found nothing to add, eliminate, or change. Therefore, the Planning Commission agreed to proceed with the present draft plan narrative for the public hearing scheduled on July 1, 2025.

Review of Draft Annexation Policy Plan Expansion Area Map

Most of the questions and comments received from the public concerned the expansion area map and how property would be affected by inclusion in the expansion area. Four property owners made requests for specific parcels to be added to the expansion area or removed from the expansion area. Gallegos supplied a revised map that showed what the expansion area would look like if all of the changes requested by owners were implemented. She called attention to the area where the new hospital is under construction and pointed out that it should be colored blue on the expansion area map but was inadvertently left off of the map showing the owner-requested changes; she will correct that for the public hearing.

The Planning Commission examined the map provided by Gallegos and discussed each of the owner requests to determine whether implementing the requested changes would result in an expansion area that failed to meet Utah requirements. Of particular concern was an expansion area boundary that followed parcel boundaries, did not create peninsulas or islands, and which considered whether a parcel was currently receiving City services.

The Planning Commission recommended the following changes to the expansion area map for the public hearing scheduled on July 1, 2025, as explained in the paragraphs below and including the correction mentioned by Gallegos.

Parcel No.	Location	Request	Recommendation
33S24E317204	E. Clayhill Drive	Remove	Include
33S24E317200	E. Clayhill Drive	Remove	Remove
33S24E26000	E. Clayhill Drive	Remove	Remove
33S23E24900	North Hwy 191	Remove	Include
33S24E320600	East Hwy 491	Remove	Include
33S23E248400	North Hwy 191	Add	Include
33S23E248401	North Hwy 191	Add	Include

1. **Parcel 33S24E317204 - Bryan Bowring 1216 E. Clayhill Drive:** His residence receives City water and garbage service. The Planning Commission recommended that this parcel be included in the expansion area because it receives City services, parcel boundaries are followed, and no peninsula or island would be created.
2. **Parcel 33S24E317200 - Request for removal - Bryan Bowring E. Clayhill Drive:** This is an agricultural field that does not receive City services. The Planning Commission recommended that this parcel be removed from the expansion area because no City services are provided, the parcel boundaries are followed, and no island or peninsula would be created.
3. **Parcel 33S24E26000 - Request for removal - Bryan Bowring E. Clayhill Drive:** This is an agricultural field that does not receive City services. The Planning Commission recommended that this parcel be removed from the expansion area because no City services are provided, the parcel boundaries are followed, and no island or peninsula would be created.
4. **Parcel 33S23E24900 - Request for removal - Mike Roring North Highway 191:** The property had a City water connection from 2016-2018 but was disconnected. In May 2025 the property owner requested and was granted reconnection to City water. The Planning Commission recommended that this parcel be included in the expansion area because it receives City services, the parcel boundaries are followed, and no island or peninsula would be created.
5. **Parcel 33S24E320600 - Request for removal - Sue Halliday and Chet Johnson East Highway 491:** The parcel does not receive any City services, although City water is provided to an existing business that is bounded by this parcel on three sides. The Planning Commission discussed two options for this parcel.
 - A. Removal of parcel from expansion area: If removed an island would be created within the expansion area. To avoid creating an island and be responsive to the owners' request, the parcel to the east would also need to be removed from the expansion area.
 - B. Include parcel in expansion area: No island would be created within the expansion area. The owners would have opportunities to respond in the event

an annexation proposal was received. This option is not responsive to the owners' request for removal.

The Planning Commission recommended that option B be used for the public hearing scheduled on July 1, 2025.

6. **Parcel 33S23E248400 - Request for addition - *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. This parcel receives City services by written agreement between the owner and City. The Planning Commission recommended that this parcel be included in the expansion area because it receives City services under an existing agreement, parcel boundaries are followed, and no island or peninsula would be created.
7. **Parcel 33S23E248401 - Request for addition - *Four Corners School Canyon Country Discovery Center***: The City sent a letter on April 24, 2025 advising that owners could submit an annexation request after the City has an approved Annexation Policy Plan. However, the parcel was not included within the expansion area at that time and owner's representative asked that the parcel be added to the expansion area so it could be included in a future annexation request. The Planning Commission recommended that the parcel be included in the expansion area because it follows parcel boundaries and the peninsula created would extend only 890 feet (0.17 miles) north of the adjacent parcel owned by the same party (#6 above).

5-1-4: CARE AND KEEPING OF ANIMALS AND LIVESTOCK:

A. The keeping of livestock shall be a permitted use in the Agricultural District or Zone. The keeping of livestock shall be a conditional use in the Single-Family Residential Districts as specified in section 10-10A-3 of this Code.

B. For the keeping of livestock in the Single-Family Residential Districts, a conditional use permit, with payment of required fees, must be reviewed and approved by the city staff. A conditional use applicant dissatisfied with the determination or interpretation by the city staff may appeal that determination and/or interpretation of this Code to the Planning Commission. Permits may be reviewed annually for Code compliance.

C. Number:

1. The number of domesticated animals which may be maintained on the property shall be determined on the basis of point. No parcel of property shall exceed one hundred (100) points per acre (or a fractional share thereof) based on the following or a proportionate combination thereof, considering the size of the parcel or set of parcels concerned (e.g., 0.25 acre x 100 = 25 animal points). 1 Acre = 43,560 square feet. .5 acre = 21,780 square feet.

2. Type of animal or fowl/number of points per animal:

- a. Cow (bovine), horse (equine), donkey, mule, or similar large animal (25 points).
- b. Miniature horses, ponies, goats, llamas, alpacas, and/or similar medium size animals (12 points).
- c. Ostriches or other similar large fowl (12 points).
- d. Turkeys, geese, pheasants, and similar medium size fowl (4 points).
- e. Chickens, ducks, pigeons, doves, or similar small fowl (3 points).
- f. Rabbits or similar small domesticated or farm animals (3 points).

g. For animals not specified above, the Planning Commission shall determine the type and number of points per animal. A property owner dissatisfied with the determination or interpretation of the Planning Commission may appeal that determination and/or interpretation of this Code to the appeal authority in accordance with the procedures and provisions of chapter 4 of this title.

3. The unweaned offspring of a residing animal or fowl, under six (6) months of age, shall be excluded from consideration for the purpose of determining compliance with this section.

4. Residential Beekeeping shall be limited to not more than three (3) hives and in accordance with the Utah Bee Inspection Act set forth in Title 4, Chapter 11 of the Utah Code, as amended. Beehives are to be kept in side or rear yard and at least ten (10) feet away from any adjoining property line.

5. For residentially zoned properties (one or more adjacent lots under the same ownership or tenancy and referring to usable acreage vs. deeded acreage):

a. That are less than one-half (1/2) acre in size, no large or medium size animals or large or medium sized fowl shall be allowed.

b. That are ten thousand (10,000) square feet in size, or smaller, a maximum number of animals and/or fowl equivalent to a total of twelve (12) points under the terms of this section are allowed, subject to the following:

(1) No medium size animals or medium sized fowl shall be allowed on the property; and

(2) No animals other than household pets shall be allowed on properties that are six thousand (6,000) square feet or smaller in size.

6. The following animals may not be maintained on the property: exotic animals, wild animals, dangerous animals, pigs (porcine), mink, and peacocks.

7. Adequate containment of the animal(s) shall be provided by the applicant.

8. Manure shall be cleaned at least weekly and odors shall be controlled.

9. Chickens must not be in the front yard; No rooster or peafowl in all residential zones; in Agricultural Zones roosters and peafowl are allowed. (Ord. 2017.11, 9-7-2017; amd. Ord. 2020.12, 6-11-2020)

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
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 sharing common facilities, which is a dwelling.			YES				Yes
Dwelling, Primary	Detached single-family dwelling A single-family dwelling that: (A) is detached; and (B) is occupied as the primary residence of the owner of record. Primary residence means a garage or carport: (A) is a habitable space; and (B) is connected to the primary dwelling by a common wall.		YES				YES	YES
Dwelling, Short-term rental	For a period less than 30 consecutive days (e.g. Property that is rented, leased, or used by any person, entity for a transient lodging where the term of occupancy, possession, or use of the property by the person or entity is different than twenty-nine (29) consecutive calendar days or less, for compensation or 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 in which is larger than 900 sq ft.		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 intended for residential use.		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 1,200 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, electrical 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.	Facility for the sale of home, lawn and garden supplies; landscaping materials; brick, lumber, and other similar materials. This use may include the outside storage of materials.			Yes		Yes		
Fences	A barrier to limit visibility, provide privacy, define a property line, or provide a means of protection for 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	In conformance with 10-2-14	In conformance with 10-2-14	In conformance with 10-2-14	In conformance with 10-2-14	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	A place of business at a specific street address or location licenses under the "Funeral Services Licensing Act" 54-9-101 that is devoted to: the embalming, care, custody, shelter, preparation, preservation, and transportation of deceased bodies; and the furnishing of services, merchandise, and products purchased from the establishment as a preneed provider under a preneed funeral arrangement.			Yes				
Gazebos & Pergolas	Canopy Definition an accessory building or fall under same definition as freestanding structure or building, or attached structure or building with a pitched-roof design, and a maximum area of 600 sq. ft. to be used for habitation.	Yes	Yes	Yes	Yes	Yes	Yes	Yes
General retail stores and shops providing goods and services for sale at retail in the customary manner	Any place where merchandise is displayed, held, or offered for sale by a merchant.			Yes				
Grain bins and silos	AGRICULTURAL BUILDING - A structure designed and constructed to house farm implements, grain, poultry, livestock, or other agricultural products. The structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.	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 exceed the residential use or enjoyment of the property; and							
	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 exceed the combined offsite impact of the business and residence materially exceeds that of residential use alone;							
	4. Shall be in compliance with all state or federal law;							
	5. Shall require a Monticello City business license if state law mandates licensing, certification, or inspection by a state agency.							
Hospitals			Yes					
Hotels and motels	Dwelling shall not include boarding, rooming, or lodging houses, tents, or mobile recreational vehicles, mobile home parks, mobile home subdivisions, mobile home subdivisions, mobile home subdivisions, or any short-term rental or vacation rental.							
	For transient residential uses: Hotel means a commercial lodging establishment that has at least 40 rooms as temporary sleeping accommodations for transient lodgers.							
	Motor means a place providing temporary sleeping accommodations to the public. OR a transient lodging facility usually containing no more than 20 guestrooms and having no more than 25 percent of the total number of non-resident on-site support staff present for all or the majority of the day and typically offers guest support services such as front desk and housekeeping.							
Household pets	Animals ordinarily kept in the house and kept for general pleasure, not for commercial purposes, nor including pets weighing more than 100 pounds or goats.		Yes				Yes	Yes
Impound yards, automobile wrecking yards	Impound yard Impound yard is a facility specifically used for the storage of vehicles, vessels, or equipment. Automobile wrecking yard An establishment used for storing, buying, or selling wrecked, scrapped, or dismantled motor vehicles or parts, often with at least ten or more such vehicles present.		YES?			Yes		
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 used for storage of scrap metal. A place used for manufacturing, assembling, or repairing equipment, but not including such places where such uses are conducted entirely within a completely enclosed building or where vehicles, machinery, or equipment is manufactured or 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

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
Landscaping businesses, plant nurseries and shops, including storage of equipment and materials. Does not include gravel crushing. Cannot violate dust, noise, or nuisance ordinances.	Establishment where young trees or other plants are raised and sold, and which also sells garden supplies such as garden tools, fertilizer, etc. Commercial fertilizer yards or processing plants and sod farms are excluded from this definition.			Yes, exterior storage of equipment and supplies must be enclosed by a fence		Yes		
Laundries and dry cleaning establishments and laundromats	Establishments that provide cleaning and washing services For tangible personal property, including clothing, linens, and other textiles. This may include both self-service laundries and those that provide drop-off and pick-up services.			Yes				
Law Enforcement Building	Federal, state, and local law enforcement offices, jail, correctional facilities, and police stations.			YES				
Machinery and equipment shed used for storage of equipment exceeding 10,000 pounds in connection with agricultural activities performed on the premises	AGRICULTURAL BUILDING - A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of assembly. It may be used for agricultural activities and may be processed, treated or packaged, nor shall it be a place used by the public. ??????????????	YES	YES					
Manufactured home	A transportable factory-built housing unit constructed on or after 6/1/1976 that conforms to the National Manufactured Housing Construction and Safety Act and is built for permanent location and intended 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 the use of hand tools or mechanical equipment that does not affect the visual aspect of the residence or does not create noise or violate zoning laws or bring additional traffic into the neighborhood. OR An operation that processes a raw or unfinished material into a finished product by a single person or a group of three or fewer skilled workers and that has limited impacts on surrounding properties.			YES				
Manufacturing, Custom - RESIDENTIAL					YES	Yes	Yes	
Manufacturing, Heavy	Converting of raw or partially processed materials into a product used for further processing or distribution. Examples include lumber and wood products, sewage treatment plants, stone, clay, glass product manufacturing, asphalt and concrete batch plants, and similar operations. These uses may have significant impacts on the environment and may 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-built housing unit built before 6/1/1976 that conforms to the mobile home construction and safety standard in the National Manufactured Home Construction and Safety Standard, Act (HUD code). Any tract of land on which two or more mobile homes stand, or are to stand, or offered for lease or rent, to accommodate mobile homes for residential purposes.	In conformance with 10-13				In conformance with 10-13		
Office buildings, medical clinics, banks, insurance, and financial services	Office - A building used for the diagnosis, treatment of ill, infirm, or disabled persons which does not provide board, room or regular medical care or services. (Expt: Financial, Medical, Professional Center, Financial institutions, medical and professional offices/centers, limited to daytime hours of operation, such as banks, pay day loans and sexually oriented business (St George))			Yes				
Pavilions	Open or seem-enclosed structures designed for social gatherings in public parks and grounds -seize considerations? Not over 200 sq ft?			YES	Yes, limited to no more than 2 enclosed walls			
Permanent cosmetics establishment	An establishment engaging in permanent cosmetics as a secondary business establishment employing cosmetologists, barbers, aestheticians, electrologists, or nail technicians licensed by the state under UT 58-11a. (Expt: nail salons and tanning facilities and home occupations (St George))			Yes			YES	
Personal service establishments such as barber, beauty shops, reception centers, jewelry, and similar establishments	An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty shops and barbershops, tattooing and tattoo removal, nail salons, electrolysis studios, portrait studios, massage shops, spas, nail salons, and weight loss centers. This definition includes permanent cosmetics when done in association with another permitted use such as beauty shops and nail salons, but excludes tattoo and body engraving services.			Yes				YES
Portable storage containers	Any portable, reusable container generally referred to as a cargo container, shipping container, or shipping container, made of prefabricated metal structures 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 containers defined in Utah Code 41-14-202, and must be free from damage, rust, and exposed metal, painted in one solid marine earth tone color or similar colors, in 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	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	Any publicly owned or leased facility at which temporary conventions, and other gatherings are held and whose primary business or function is to host such conventions, conferences, and other gatherings.			Yes	Yes			
Public buildings and grounds, including manufacturing maintenance shops and storage	Capital facilities owned by a local political subdivision.			Yes		YES		
Public, private and parochial schools and grounds	Public schools are government-funded and publicly administered, offering free tuition to all students. Private schools are privately funded and operated. Parochial schools are a subset of private schools with a religious affiliation.			Yes				
Recreational enterprises including bowling alleys, 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 organization 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				

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
Recreational vehicle park	Any site, tract or parcel of land that has been developed to provide temporary living quarters for two or more recreational vehicles, including any recreational vehicle park developed or owned by a private, public or non-profit organization catering to the public or restricted to the organizational or institutional members and their guests.			In conformance with 10-15				
Religious facilities , not including revival tents or buildings	Meetinghouses, church, temple, mosque, synagogue or other place of worship, including any religious facility that is 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	Restaurants, bars, taverns, and pubs are establishment which serves food or beverages primarily to persons stated where a restaurant may include patio seating associated therewith. Food drive-ins are businesses with features such as car hops or parking spaces for consuming food.			Yes				
Restrooms for public use	A room or small building with toilets (or urinals) and sinks for use by the public.			Yes	Yes			
Retaining wall	A wall that is 24 inches in height or less designed to resist the lateral displacement of soil or other materials, not including rocky walls. Examples include block walls, concrete walls, or segmented wall designed and approved by a registered engineer. (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	Yes
Sexually oriented business	An adult arcade, adult bookstore, adult motion picture theater, adult novelty shop, adult theater, adult video store, adult website, or adult video website. A business at which any nude or partially nude individual is employed or whether the nude or partially nude individual is an employee of the sexually oriented business or an independent contractor, performing any service for compensation.				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				
Signs	Any message, or surface used for identification, advertisement, or promotion which is visible to the public.	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	A plant or fixed premises used to: slaughter animals for human consumption; or process meat or poultry products for human consumption and store for the distribution of such products. (220-10-2-10, 220-10-2-11)			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	In conformance with 10-2-16
Storage units	A building separated into individual spaces for customer storage or 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	A planned development designed to accommodate multiple tiny homes, often with shared amenities.			Yes				Yes
Tire storage and recycling	Storage means the placement of waste tires in a manner that does not constitute disposal of the waste tires. Storage does not include: the use of waste tires solely to maintain fill or aggregate material or to maintain covers at a construction site; the storage for five or fewer days of waste tires or material derived from waste tires that are to be recycled or reused for a bona fide use; or the storage of waste tires before their use, resale, trade or retail; or recycled. Recycling means to use waste tires to recover energy or produce energy, crumb rubber, chipped tires, or ultimate product.			?		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 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	Animal boarding facility means a facility where a companion animal is kept for the purpose of caring for the companion animals. Companion animal means an animal that is a domestic dog or a domestic cat.		Yes	YES		Yes		
Veterinary clinics for treatment of household pets and the enclosed temporary boarding of same while receiving care	An establishment for the care and treatment of animals, including household pets and livestock. All facilities shall be open to the public, except for the care of animals and the parking of automobiles.			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