



City Council Meeting/Work Session

Tuesday, September 23, 2025 at 7:00 pm

Attendees: Mayor Bayley Hedglin (Excused), Councilmember Kirk Crowley, Councilmember Ron Skinner, Councilmember Nathan Chamberlain (Mayor Pro Tem), Councilmember Kevin Dunn, Councilmember George Rice, City Manager Kaeden Kulow, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill (Excused), Deputy Recorder Jasmine Nielson

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Hideout Way

1. **Call to Order**
2. **Invocation/Opening Remarks/Pledge of Allegiance**
3. **Public Comment**
4. **Consider for Approval: Building Permit/Nuisance Violation Extension 617 W Oak Crest Dr. (discussion/action)**

Attachments:

- **Building Permit Extension.1** (Building_Permit_Extension.1.tiff)
- **Building Permit Extension.2** (Building_Permit_Extension.2.tiff)

5. **Consider for Approval: Emergency Building Inspector Services with Blanding City (discussion/action)**

Attachments:

- **Draft of Blanding Inspection Contract (1)** (Draft_of_Blanding_Inspection_Contract_1_.pdf)

6. **Consider for Approval and Adoption: Resolution 2025-15 A Resolution Supporting America250 Utah and Recognizing and Approving of the Monticello City Utah250 Community Committee (discussion/action)**

Roll Call Vote

Attachments:

- **Resolution 2025-15 Utah250-Communities** (Resolution_2025-15_Utah250-Communities.pdf)

7. **Consider for Approval and Adoption: Resolution 2025-16 Amendment of Consolidated Fee Schedule: Hideout Golf Course, Monticello City Visitor Center, and Monticello City Landfill Rates (discussion/action)**

Attachments:

- **Resolution 2025-16 Consolidated Fee Schedule Updates** (Resolution_2025-16_Consolidated_Fee_Schedule_Updates.pdf)

8. Consider for Approval and Adoption: Ordinance 2025-05 Monticello City Annexation Policy Plan (action)

Roll Call Vote

Attachments:

- **Ordinance 2025-05 Annexation Policy** (Ordinance_2025-05_Annexation_Policy.pdf)

9. Consider for Approval: Monticello City Waiving all Building Permit Fees for the San Juan County Public Safety Building (discussion/action)

10. Consider for Approval: Monticello City Demolish Young's Theater, Located at 249 S Main, With the Stipulation of Full Reimbursement by San Juan County (discussion/action)

11. Monticello City General Plan (discussion)

Attachments:

- **GP Requirements** (GP_Requirements.pdf)

12. Follow Up Items (discussion)

13. Administrative Communications

14. Consider Upcoming Agenda Items (action)

15. Adjournment (action)

AUDIO FILE

<https://soundcloud.com/user-250815044/2025-09-23-city-council>

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. The order of agenda items may change to accommodate the needs of the City Council, the staff, and the public.



Re: Overview of City Council

From Jonny Redd <jonny.the.redd@gmail.com>

Date Tue 9/23/2025 4:09 PM

To Megan Gallegos <megang@monticelloutah.org>

 1 attachment (56 KB)

Home-Construction-Timeline PDF.pdf;

On Aug 27, 2025, at 9:48 AM, Megan Gallegos <megang@monticelloutah.org> wrote:

Hello Jonny,

I just wanted to follow up on last night's City Council Meeting, and make sure you understood what the council asked of you.

If you can please put together a plan stating how you intend to complete your home over the course of the next year, this plan needs to be specific with monthly milestones that you will meet to ensure your home will be completed within the year as well as a cost for each step to be completed. Additionally, the council requested some form of proof of financing your home.

This information needs to be put together and given to me by September 22nd no later than 2:00 p.m. so I can make copies for the council members. You will also need to be in attendance to the City Council Meeting on September 23rd @ 7:00 p.m. at the hideout community center. The council will review the documentation and may choose to grant or deny your request. They may also request additional information and table the request again.

If you have any other questions regarding what is being asked of you, please feel free to reach out.

Thank you,

Megan Gallegos
City of Monticello
Assistant City Manager
(435)587-2271 Ext: 15
<image.png>

	Estimate	Months
WALL FRAMING		1
Sheathing		
Rake Walls x3		
ROOF		3
Roof Framing	\$14,670.00	
Roofing Material	\$7,900.00	
Labor	\$10,545.00	
EXTERIOR		
Windows and Doors	\$26,000.00	1
Insulation	\$8,300.00	1
PLUMBING	\$6,000.00	1
ELECTRICAL Rough In (Electrician)	\$9,260.00	1
Empire Electric Meter	\$5,250.00	1
HVAC (Mini-Splits)	\$3,900.00	1
INSULATION/DRYWALL		2
Drywall, mud, tape... etc	\$5,563.00	
Hang, Tape, Finish, and Sand Drywall		
TOTALS	\$97,388.00	12
Financial Pre-Approval		
Home Equity Loan @ 70% LTV (450k)	\$107,000.00	
@ 80% LTV	\$152,000.00	
@ 90% LTV	\$197,000.00	

INTERLOCAL COOPERATION AGREEMENT BETWEEN BLANDING CITY AND CITY OF MONTICELLO FOR EMERGENCY/BACKUP BUILDING INSPECTION SERVICES

This Agreement is entered into this ____ day of _____, 2025, by and between Blanding City, a municipal corporation of the State of Utah, hereinafter referred to as “Blanding,” and City of Monticello a municipal corporation of the State of Utah, hereinafter referred to as “Monticello”. This Interlocal Cooperation Agreement (“**Agreement**”) is made and entered into pursuant to 11-13-1, Utah Code Annotated, as amended, commonly referred to as the Interlocal Cooperation Act.

SECTION ONE: PURPOSE

The purpose of this Agreement is to set forth the terms and conditions under which the Blanding will provide backup or emergency building inspection services and plan review to Monticello for building permits located within Monticello City limits.

SECITON TWO: SCOPE OF SERVICES

Blanding shall provide building inspection services, including but not limited to: structural, electrical, mechanical, and plumbing inspections, along with plan reviews including plan adjustments, as required for Monticello’s building permits. Inspections may be performed in person, virtually, or through submitted photo documentation, at the sole discretion of the Blanding’s Building Inspector.

SECTION THREE: SCHEDULING

Inspections shall be scheduled and grouped where possible to maximize efficiency. Monticello agrees to provide reasonable advance notice when scheduling inspections to allow the Blanding to coordinate multiple inspections within a single trip, if possible. Monticello will immediately notify of any plans to be reviewed, allowing maximum time for review and approvals by Blanding.

SECTION FOUR: FEES

Monticello shall pay Blanding \$300.00 for the initial two (2) hour period for any inspections request and then will pay an additional \$125.00 per hour. Monticello shall not be required to reimburse Blanding for mileage or other travel costs to or from the inspection site. Monticello shall pay Blanding \$150 for plan review services per building permit.

SECTION FIVE: INVOICING AND PAYMENT

Blanding shall submit an invoice to Monticello on a monthly basis, detailing the services provided, hours billed, and any applicable mileage charges. Monticello shall remit payment within 30 days of receipt of each invoice.

SECTION SIX: TERM AND TERMINATION

This Agreement shall become effective upon execution by both parties and shall continue until terminated by either party with 30 days' written notice. All inspection services rendered prior to termination shall be paid for in accordance with the terms set forth herein.

SECTION SEVEN: INDEMNIFICATION

Each party shall be responsible for its own acts and omissions and the acts and omissions of its employees, officers, and agents. Nothing in this Agreement shall be construed as a waiver of governmental immunity under the laws of the State of Utah.

SECTION EIGHT: ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the parties and supersedes all prior oral or written agreements with respect to the subject matter herein. This Agreement may only be amended in writing, signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

BLANDING CITY

By _____
Mayor Trevor Olsen

Date _____

ATTEST:

Approved as to form and for compliance
with state law:

City Recorder

City Attorney

CITY OF MONTICELLO

By _____
Mayor Bayley Hedglin

Date _____

ATTEST:

Approved as to form and for compliance
with state law:

City Recorder

City Attorney

MONTICELLO CITY
RESOLUTION 2025-15

Supporting America250 Utah

and

Recognizing and Approving of the Monticello City Utah250 Community Committee

Whereas Governor Spencer J. Cox and the Utah State Legislature created the America250 Utah Commission (also known as America250 Utah);

Whereas the mission of America250 Utah is to commemorate and celebrate, reflect on our nation's past, build community, and look toward the future by educating, engaging, and uniting Utahns and visitors to our state;

Whereas America250 Utah is seeking partnerships with counties and municipalities to further its mission;

Whereas this partnership will be formed by creating a local committee called the Monticello City Utah250 Community Committee.

Whereas the Monticello City Utah250 Community Committee will focus on important events, people, and places within San Juan County to commemorate and celebrate San Juan County's role in America's 250th anniversary; and

Whereas local projects will enhance tourism, community building, and economic development opportunities.

Now, therefore be it *RESOLVED*, that Monticello City Council

1. Hereby recognizes the Monticello City Utah250 Community Committee as its official committee.
2. Will partner with America250 Utah.
3. Will support signature programs of the America250 Utah Commission; and
4. Will support the Monticello City Utah250 Community Committee in its local efforts to educate, engage, and unify Utahns and our visitors in San Juan County.

Bayley Hedglin, Mayor

ATTEST:

Jasmine Nielson, Deputy Recorder

**CITY OF MONTICELLO
RESOLUTION 2025-16**

TITLE: **Amendment of Consolidated Fee Schedule: Hideout Golf Course, Monticello City Visitor Center, and Monticello City Landfill Rates**

PURPOSE: **To update the schedule of fees for Monticello City.**

WHEREAS, the Monticello City Council and respective departments of the city have evaluated and made changes to the schedule of fees for Monticello City: and

WHEREAS, City Staff desire all charges to be listed in the same location and managed consistently; and

NOW, THEREFORE, be it resolved by the Monticello City Council that the following rates have been revised:

Monticello City Hideout Golf Course

Local Green Fees

Adult – 9 Hole	\$22.00
Adult – 18 Hole	\$34.00
Adult – Season Pass	\$475.00
Senior/Veteran – 9 Hole	\$20.00
Senior/Veteran – 18 Hole	\$28.00
Senior/Veteran – Season Pass	\$425.00
Junior – 9 Hole	\$7.00
Junior – 18 Hole	\$10.00
Junior – Season Pass	\$75.00

Local Cart Fees

Per Person – 9 Hole	\$9.00
Per Person – 18 Hole	\$18.00
Per Person – Season	\$425.00

Personal Cart Trail Fee

Per Person – 9 Hole	\$5.00
Per Person – Season	\$200.00

Punch Pass

10 Play – 9 Hole	\$175.00
20 Play – 18 Hole	\$350.00

Season Pass

Golf Team	\$75.00
Couple	\$800.00

Punch Pass with Cart

10 Round – 9 Hole	\$250.00
20 Round – 18 Hole	\$475.00

Western Slope Pass

Pass Cost	\$40.00
Hideout Card	\$60.00

Non-Resident Green Fees

Adult – 9 Hole	\$27.00
Adult – 18 Hole	\$45.00
Senior/Veteran – 9 Hole	\$24.00
Senior/Veteran – 18 Hole	\$36.00

Non-Resident Cart Fee

Per Person – 9 Hole	\$9.00
Per Person – 18 Hole	\$18.00

Holiday Green Fees

Adult – 9 Hole	\$30.00
Adult – 18 Hole	\$50.00
Senior/Veteran – 9 Hole	\$27.00
Senior/Veteran – 18 Hole	\$39.00

Monticello City Landfill Rates

Uncovered Load Fee

Fee for visiting the landfill without a covered and secured load	Double the load cost or \$10.00 (whichever is greater)
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Transfer Bin Pricing – City Residents

Minimum Charge – any type of trash	\$25.00
Punch Pass	\$25.00
Pickup Truck or Carload	\$25.00
Single axle Trailer only	\$25.00

Double axle Trailer only or (est 10YD)	\$40.00
Pickup and Single axle Trailer or (est 15YD)	\$75.00
Pickup and Double axle Trailer or (est 20YD)	\$100.00
Larger Vehicles than listed above	\$15/cuyd

Landfill Items – City Residents

Clean Non-hazardous Dirt	\$0.00
Yard Waste (clean wood materials)	\$5.00
Metals (recyclable)	\$5.00

Construction & Demo Pricing – City Residents

Minimum Charge – Const. & Demo	\$20.00
Pickup Load (5 cuyd or less)	\$20.00
Pickup and Single axle Trailer (10 cuyd)	\$35.00
Dual axle Truck or Trailer (15 cuyd)	\$50.00
Larger Trucks or Trailers (20 cuyd)	\$100.00
Commercial Semi-Trailers (End dump/Side dump)	\$200.00

Miscellaneous Items – City Residents

Electronics:	
Large Items (<24" TV, copy machines, microwaves, etc.)	\$15.00
Med Items (copier, stereo, VCR, DVD player, computer, etc.)	\$8.00
Small Items (calculators, handheld radios, etc.)	\$8.00
Mattresses & Box Springs (each)	\$20.00

Tires – City Residents

Car or Pickup Tire	\$6.00
On Rim	\$15.00
Large or Semi Tire	\$20.00
On Rim	\$40.00
Tractor Tire	\$100.00
On Rim	\$120.00

Appliances – City Residents

Non Evacuated Freezer, Refrigerator, AC Unit	\$80.00
Washer, Dryer, Water Heater, Swamp Cooler, Range, etc.	\$5.00

Transfer Bin Pricing – County Residents

Minimum Charge – any type of trash	\$50.00
Punch Pass	\$50.00
Pickup Truck or Carload	\$50.00

Single axle Trailer only	\$50.00
Double axle Trailer only or (est 10YD)	\$80.00
Pickup and Single axle Trailer or (est 15YD)	\$150.00
Pickup and Double axle Trailer or (est 20YD)	\$200.00
Larger Vehicles than listed above	\$25/cuyd

Landfill Items – County Residents

Clean non-hazardous Dirt	\$0.00
Yard Waste (clean wood materials)	\$10.00
Metals (recyclable)	\$10.00

Construction & Demo Pricing – County Residents

Minimum Charge – Const. & Demo	\$40.00
Pickup Load (5 cuyd or less)	\$40.00
Pickup and Single axle Trailer (10 cuyd)	\$70.00
Dual axle Truck or Trailer (15 cuyd)	\$100.00
Larger Trucks or Trailers (20 cuyd)	\$200.00
Commercial Semi-Trailers (End dump/Side dump)	\$400.00

Miscellaneous Items – County Residents

Electronics:	
Large Items (<24" TV, copy machines, microwaves, etc.)	\$30.00
Med Items (copier, stereo, VCR, DVD player, computer, etc.)	\$16.00
Small Items (calculators, handheld radios, etc.)	\$16.00
Mattresses & Box Springs (each)	\$30.00

Tires – County Residents

Car or Pickup Tire	\$12.00
On Rim	\$30.00
Large or Semi Tire	\$40.00
On Rim	\$80.00
Tractor Tire	\$200.00
On Rim	\$240.00

Appliances – County Residents

Non Evacuated Freezer, Refrigerator, AC Unit	\$160.00
Washer, Dryer, Water Heater, Swamp Cooler, Range, etc.	\$10.00

Monticello City Visitors Center

Locals Corner (6-12 Month Contract)	\$20.00 per month
RV Water	\$5.00
Water per 5 gallons	\$1.00

THIS RESOLUTION shall become effective on September 23, 2025, and shall supersede any previous Ordinance or Resolution in conflict with the provisions herein.

PASSED and ADOPTED by the Monticello City Council this 2^{3rd} day of September 2025.

Signed: _____

Bayley Hedglin, Mayor

ATTEST:

Jasmine Nielson, Deputy Recorder

CITY OF MONTICELLO

Ordinance No. 2025-05

TITLE: Monticello City Annexation Policy Plan

PURPOSE: To Adopt an Annexation Policy Plan for the City of Monticello according to Utah Code §10-2-8.

WHEREAS, the State of Utah has enacted legislation that requires communities to develop and adopt Annexation Policy Plans before annexing unincorporated lands into their incorporated boundaries; and

WHEREAS, Monticello City desires to plan for the future expansion of its boundaries in a manner that is consistent with its General Plan and in coordination with San Juan County; and

WHEREAS, Monticello City wishes to direct and manage growth in ways that will preserve the future quality of life now enjoyed in Monticello City; and

WHEREAS, Monticello City is willing to consider annexation of surrounding lands that are within its designated annexation areas to receive municipal services; and

WHEREAS, The Planning Commission and City Council have held duly noticed public hearings according to Utah Law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MONTICELLO CITY AS FOLLOWS:

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 8, 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 10-2-802(2) and 10-2-803(1)).
- (2) Petitions for annexation must follow the requirements at UT 10-2-803. Failure to meet the requirements at UT 10-2-803 will result in the City's refusal to consider the annexation proposal.
- (3) Petitions that conform to UT 10-2-803 will be accepted or denied by the City in accord with UT 10-2-805 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 10-2-812.

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 10-2-801(7))
- (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 10-2-803(2)(iii))
- (3) The expansion area is more than 5,000 feet from the centerline of the nearest airport runway. (UT 10-2-804(7)(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 10-2-803(2)(a)(i))

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 10-2-812(1)(B))
- (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 10-2-803(2)(A))
- (3) An area proposed for annexation must be a contiguous area. (UT 10-2-804(1))
- (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 10-2-804(2)(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. The city may consider annexation of an unincorporated island or unincorporated peninsula when criteria at 10-2-804(2)(c) or 10-2-812 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 10-2-804(5)(a)).

(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 10-2-806(4))

(8) The City shall not annex territory for the sole purpose of acquiring revenue. (UT 10-2-804(6))

(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 10-2-811(10)(b))

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 10-2-803(3)(c))

(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 10-2-803(3)(c))

(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 10-2-803(3)(c))

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 10-2-803(3)(b))

(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. (10-2-803(2)(E))

(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 10-2-803(3)(c))

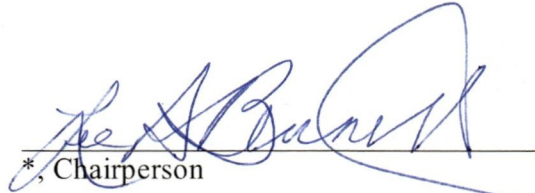
(4) If the area proposed for annexation includes land to be used for agricultural, wildlife management, or recreational purposes, the City will explain why it would allow these uses within the corporate boundary. (UT 10-2-803(3)(E))

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 10-2-806(2))
- (3) For each annexation proposal San Juan County shall fulfill its role under Utah State Code Title 10 Chapter 2 Part 806.
- (4) Failure of either the petitioner or San Juan County to follow the requirements of Utah State Code Title 10 Chapter 2 Part 8 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 15th day of July, 2025.


*, Chairperson

ADOPTED by Monticello City Council on this 23rd day of September, 2025,
with without modification.

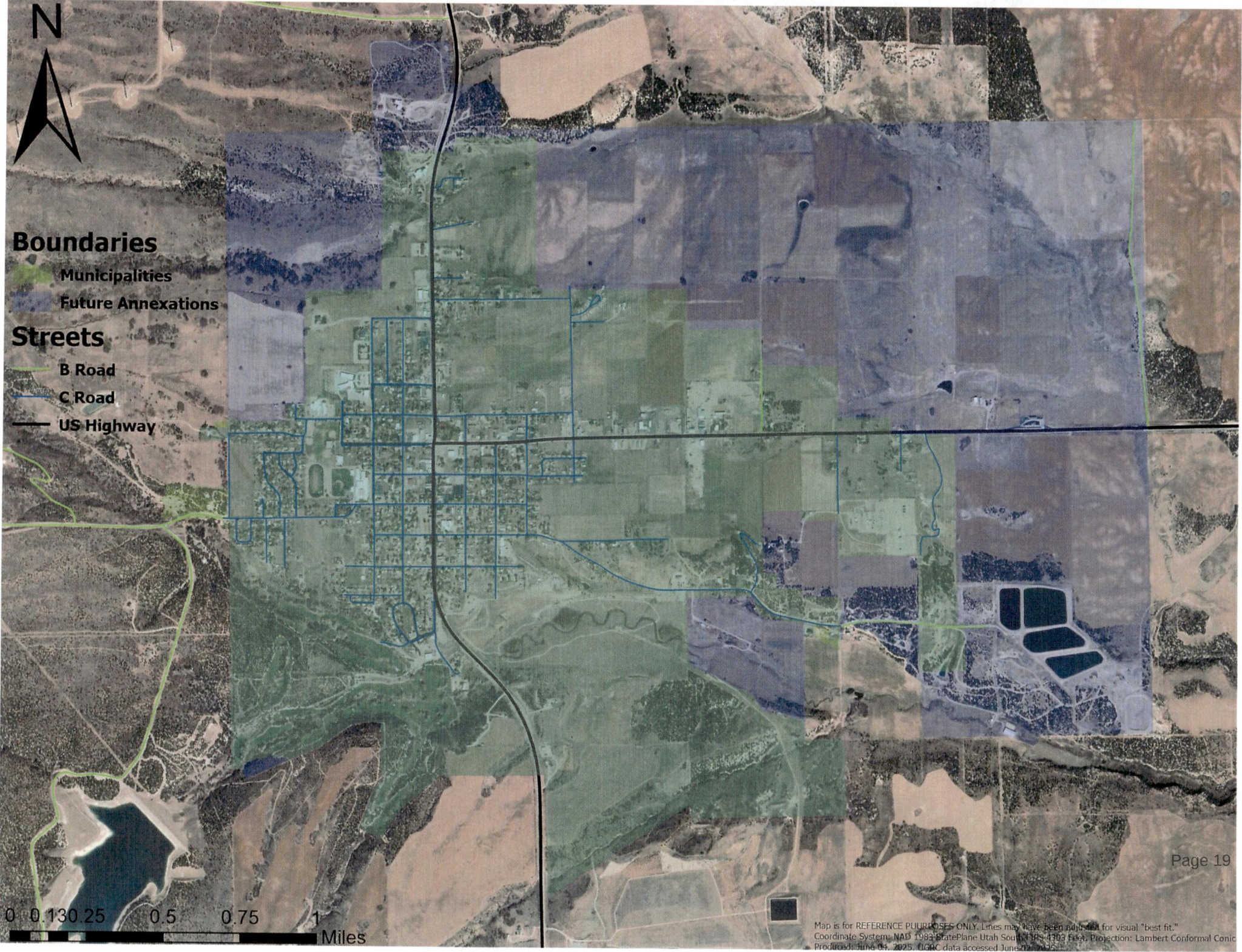
*, Mayor

Walter Chamberlain, Mayor Pro Tem

ATTEST:

*, City Recorder

Deputy Recorder
Jasmine Nielson





April 3, 2025

Property Tax Evaluation for Proposed Annexation Expansion Area & Proposed Utility Expansion Funding

As of March 4, 2025 tax records, it is expected that if all properties within the proposed annexation area were to be annexed into the City, we would see an increase of \$1,315.74 in property tax revenue. These numbers are not considering any zone changes or changes from the current uses. This number is lower because the surrounding area is mostly greenbelt properties that are currently in agricultural operations. These funds would aid the City in providing some of the services already available to those within the annexation expansion area. However, more funds would be needed to expand utilities to those locations.

Since property tax would not be a source of significant funding to expand utilities, it would be up to the City to obtain the funding needed to expand the utilities. Slow expansion would be paid for by each utility themselves, or from the city reserves. In the case of a quicker expansion the City would need to request funding through various sources including, but not limited to, Utah Division of Drinking Water, Utah Division of Water Quality, Utah Community Impact Board, San Juan County Water Conservancy District, San Juan County Transportation District, USDA, Utah Inland Port, and other federal or state sources. Based on current long-term debt the city could take on loans through the means above or private loans to pay for the expansion of the service area, with a preference given to grants and lower interest rate options. These options will only be explored if the burden of funding the utilities rests with the City, any utility expansion with a development would be at the cost of the developer.

For the current properties within Monticello City limits there would be no change in property tax. The only changes with property tax would be for new city-wide projects that would have been covered by property taxes regardless of any annexations into the city.

Kaeden Kulow
City Manager
City of Monticello
435-587-2271 ext. 13
kaeden@monticelloutah.org

UPDATING MONTICELLO CITY GENERAL PLAN

In compliance with Utah code 10-9a-Part 4

Current through 2025 General Session

OVERVIEW

GENERAL PLAN DOCUMENT

<i>Required by Utah</i>	<i>Options for City</i>
Comprehensive and long-range	Consider expansion or significant modification of services provided by an affected entity
Describes present needs of city	
Describes future needs of city, including charts, maps, descriptions, and other explanatory matter	Select additional elements to include (see details below)
Considers growth and development anywhere within city boundaries	Decide whether to Include or exclude expansion area
Must consider transportation, land use, and moderate income housing	See details below
An advisory guide for land use decisions	Impact determined by ordinance
City-owned streets, parks, grounds, spaces, or places are not constructed or authorized unless they conform to the current general plan	
City-owned buildings, structures, or utilities are not constructed or authorized unless they conform to the current general plan	

COMPARISON OF 2025 CODE TO CITY'S 2018 GENERAL PLAN

<i>Required in 2025</i>	<i>City plan of 2018</i>
Comprehensive and long range	Comprehensive and long range
Describes present and future needs	Describes present and future needs
Land use (mandatory)	Land use
Transportation (mandatory)	- Transportation network - City services - Community aesthetics
Moderate income housing (mandatory)	- Moderate income housing - Land use
Water use and preservation (optional)	City services
Public services and facilities (optional)	- City services - Public safety - Parks and recreation - Community aesthetics
Environmental (optional)	
Rehabilitation, Redevelopment, and Conservation (optional)	Historic preservation (includes Welcome Center)
Economic Development (optional)	- Community promotion - Economic development - Community aesthetics - Land use
Energy conservation and clean energy (optional)	- Energy conservation - Land Use
Recommendations for implementation (optional)	Goals for each of the 11 elements

MORE DETAILS FOR 2025 PLAN UPDATE

LAND USE (required)

<i>Required by Utah</i>	<i>Options for City</i>
Long-term goals	
Identify any agricultural protection area and avoid proposing land use that is detrimental to the use of the land for agriculture	
Projections of and standards for population density and building intensity in each zone	If a water use and preservation element is desired, then how the land uses of each zone will affect water demand and use
Proposed extent and location of agriculture	
Proposed extent and location of business and industry	
Proposed extent and location of educational facilities	
Proposed extent and location of public buildings, grounds, and open spaces	
Proposed extent and location of recreation areas	
Proposed extent and location of housing for various income levels	If a water use and preservation element is desired, set new or modify existing lot size and landscaping standards to reduce water demand for new single-family developments

TRANSPORTATION AND TRAFFIC CIRCULATION (required)

<i>Required by Utah</i>	<i>Options for City</i>
Location and extent of existing public streets	
Proposed location and extent of public streets, public transit, and other modes of transportation	If an official map is provided, then use of map complies with UT 10-9a-407
Consider and coordinate with long-range transportation plans developed by UDOT	
Provide for maintenance and improvement of connections between zones and employment, education, and recreation facilities	
Correlates with population projections	
Correlates with employment projections	If an economic element is desired, consider effects of successful development

MODERATE INCOME HOUSING (required)

<i>Required by Utah</i>	<i>Options for City</i>
Provide realistic opportunity to meet additional moderate housing needs during next five years	Analysis of how the city will develop moderate income housing within the next five years
Address needs of various income levels	Include implementation of three or more of the moderate income housing strategies in 10-9a-403(2)(b)(iii), but then required to set 5-year schedule for implementing each of the chosen strategies and to follow annual reporting requirements at UT 10-9a-408
	Establish affordable home ownership density bonus for single-family residential units as defined in UT 10-9a-403.2
	Establish affordable home ownership density bonus for multi-family residential units as defined in UT 10-9a-403.3

WATER USE AND PRESERVATION (optional)

<i>Required by Utah</i>	<i>Options for City</i>
Effect of permitted development or patterns of development on water demand and infrastructure	
Methods of reducing water demand and per capita consumption in future developments	- Set low water use landscaping standards for new commercial, institutional, and multi-family developments - Discourage or deny economic development that fails to account for water use or reduce water demand
Methods of reducing water demand and per capita consumption at existing developments	Provide water reduction incentives
Opportunities for the city to modify its operations to eliminate water waste	
Consider applicable regional water conservation goals from UT Division of Water Resources	
Recommendations for water conservation policies for adoption	Create a water budget to go with a particular development
Landscape options within a public street for current and future development that do not require the use of lawns or turf in a parking strip	
Recommend changes to ordinances to facilitate efficient water use and sustainable landscaping as listed at UT 10-9a-403(2)(f)(iv)	Discourage or deny economic development that fails to account for water use or reduce water demand
Consider how the land use element affects water storage capacity, distribution, and drinking water demand	Set new or modify existing lot size and landscaping standards to reduce water demand for new single-family developments

ECONOMICS (optional)

<i>Required by Utah</i>	<i>Options for City</i>
	Review existing and projected city revenue and expenditures and revenue sources
	Identify basic and secondary industry
	Identify primary and secondary market areas
	Identify employment activity
	Identify retail sales activity

PUBLIC SERVICES AND FACILITIES (optional)

<i>Required by Utah</i>	<i>Options for City</i>
	General plan for drainage
	General plan for facilities to support public services
	General plan for police and fire services
	General plan for public utilities
	General plan for rights-of-way and easements for public utilities
	General plan for sanitation
	General plan for water and sewer infrastructure

REHABILITATION, REDEVELOPMENT, AND CONSERVATION (optional)

<i>Required by Utah</i>	<i>Options for City</i>
	Elimination or reduction of impediments to Community Reinvestment Project
	Plans and programs for historic preservation
	Plans and programs for redevelopment of land

ENVIRONMENTAL RESOURCES (optional)

<i>Required by Utah</i>	<i>Options for City</i>
	○ Energy conservation and regulation of solar and clean energy resources
	○ Flood control
	○ Mapping of known geologic hazards
	○ Preservation, control, and correction of soil erosion
	○ Prevention and control of water pollution
	○ Protection, conservation, development and use of natural resources
	○ Reclamation of land
	○ Regulation of land on hillsides, stream channels, and other sensitive areas

RECOMMENDATIONS FOR IMPLEMENTING GENERAL PLAN (optional)

<i>Required by Utah</i>	<i>Options for City</i>
	○ Adoption of land and water ordinances
	○ Capital improvement plans
	○ Community development and promotion