



Planning Commission Meeting

Tuesday, October 7, 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:

- **2025-09-02 PC** (2025-09-02_PC.pdf)

3. **Public Comment**
4. **Permitted Uses/Zone Intentions (discussion)**

Attachments:

- **Revised Permitted uses with changes 06.03.2025** (Revised_Permitted_uses_wit h_changes_06.03.2025.pdf)

5. **Monticello City General Plan (discussion)**

Attachments:

- **GP Requirements** (GP_Requirements.pdf)
- **General Plan** (General_Plan.pdf)

6. **Monticello City Code § 11 Subdivision Regulations (discussion/action)**
7. **Monticello City Code § 10-15 Recreational Vehicle Parks (Discussion)**

Attachments:

- **RV Code Sections with revisions 10.06.25** (RV_Code_Sections_with_revisions_10.0 6.25.pdf)

8. **Consider for Approval: Move the November 4, 2025 Planning Commission Meeting to November 3, 2025 (discussion/action)**

9. **Administrative Communications**

Planning Commission Chairperson Bennett's position is due for renewal in January 2026. A request for "Letters of Interest" has been advertised.

10. Next Meeting Agenda

11. 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 09/19/2025 at 4:53 PM



Planning Commission Meeting

Minutes

Tuesday, September 2, 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

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Commissioner Bennett called the Monticello City Planning Commission meeting to order at 6:33 pm. There were no visitors present.

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of 07/01/25 and 07/15/25 as submitted was made by Commissioner Bennett and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 2 / Nays: 0 / Abstains: 0

3. Public Comment

Minutes:

There was no one present for comment.

4. Review Resolution 2025-14: A Resolution Establishing Rules of Order And Procedure for the Governing Bodies Of Monticello City (discussion)

Minutes:

City Recorder Gill introduced the Rules of Order and Procedure that was approved by the City Council at their August 26, 2025 meeting. She and Gallegos explained that the rules will be published and available for all present at each meeting.

5. Monticello City Code § 11 Subdivision Regulations (discussion/action)

Minutes:

Assistant City Manager Gallegos introduced this agenda item. She explained that the State revised their land use codes in the last legislative session so we, as a City, have to review our code. The current draft of revisions has been reviewed by the City Attorney and he has suggested specific edits. His edits are colored red and administrative edits are colored blue. The edits are to bring the Subdivision code into

compliance with Utah State Code and bring clarification to specific questions presented. The Commissioners and Gallegos reviewed the revisions necessary in detail. It was determined that a permit for residential infilling will be required and included in the code revisions. Specifications of said permit were discussed. Gallegos will make discussed revisions and bring the document back to the Planning Commission for further review.

6. Monticello City Code § 10-15 Recreational Vehicle Parks (discussion/action)

Minutes:

Gallegos stated the revisions to the RV Parks code was in response to questions submitted by the City Council. She and the Commission reviewed all suggested edits in detail. Gallegos provided Monticello City Code 10-2-7: Parking and Storage of Recreational Vehicles to the Commission and asked them to review it for discussion at the next planning commission meeting.

7. Monticello City General Plan Survey Questions (discussion/action)

Minutes:

Gallegos introduced the proposed community survey questions for Monticello's General Plan Update. The Commission provided input on the questions.

8. Monticello City General Plan (discussion/action)

Minutes:

Commissioner Bennett introduced the Tentative Outline for the General Plan revisions. The outline consists of the requirements from the State for a fifth class city that is not a specified municipality. She recommended the City begin creating the General Plan with only the necessary requirements in mind.

The outline was discussed in detail along with how the information needed to write the plan would be obtained.

Gallegos gave a verbal timeline for when public noticing and the survey will be complete. She requested the Commission allow for additional public meetings to encourage more public participation.

9. Permitted Uses/Zone Intents (discussion/action)

Minutes:

Commissioner Bennett moved this agenda item to the October Commission meeting.

10. Administrative Communications

Minutes:

City Recorder Gill reminded the Commission she would be unable to attend the November meeting.

Gallegos informed the Commission that an Interlocal Agreement with San Juan County will be put into place for building inspection services.

11. Next Meeting Agenda

Minutes:

Permitted Uses/Zone Intents - General Plan Discussion

12. 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 10:09 pm.

Vote results:

Ayes: 2 / Nays: 0 / Abstains: 0

Audio File

<https://soundcloud.com/user-250815044/2025-09-03-planning-commission>

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

PROPOSED CHANGES TO PERMITTED USES	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I2 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 is 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, animal, 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 to 365 days		Yes				Yes	Yes
Automobile and truck body shops. Parts and power auto vehicles must be enclosed by a fence at least 8 feet high.	Vehicle shops repairs are made to the frame, body or windshield of a vehicle. Location where a person engages in rebuilding, restoring, repairing or painting the body of motor vehicles for compensation. Major repairs are made to the engine, running gear, lines, wheels, electronics, and other vehicle parts not including the chassis, body or windshield. Major repairs are those requiring more than 3 hours of work. Establishment where the repairing and diagnosis of malfunctions of motor vehicles is conducted for compensation. This covers a wide range of mechanical repairs, including engine, transmission, and electrical systems which require more than eight (8) hours of work.					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 8 feet high.	Minor repairs and replacement of broken parts including: headlamps, taillights, and other vehicle parts not including the chassis, body or windshield. Minor repairs are those requiring more than 3 hours of work. Establishment where the repairing and diagnosis of malfunctions of motor vehicles is conducted for compensation. This covers a wide range of mechanical repairs, including engine, transmission, and electrical systems which require more than eight (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 but outside storage of parts or inoperable vehicles are enclosed by a fence at least 8 feet high.	Minor repairs and replacement of broken parts including: headlamps, taillights, and other vehicle parts not including the chassis, body or windshield. Minor repairs are those requiring more than 3 hours of work. Establishment where the repairing and diagnosis of malfunctions of motor vehicles is conducted for compensation. This covers a wide range of mechanical repairs, including engine, transmission, and electrical systems which require more than eight (8) hours of work.			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.	A business engaged in the sale, lease, or rental of automobiles, light trucks, vans, RV's, boats, or trailers and included incidental parking of such vehicles, and warranty repair work and other related services that is incidental and subordinate to the sale, lease, or rental aspect of the business.			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.	Establishment providing minor repair, maintenance, fueling, cleaning, or storage of automobiles and other motor vehicles. 20227737			Yes		Yes		
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 or café, or sleeping 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 provide overnight accommodations for short term guests (26 Georgia)			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			Yes		
Care and keeping of hen chickens (city, lot, and board lots) (would require redning city suite for chickens)	Keeping of hen chickens (city, lot, and board lots), as an accessory use to a single-family dwelling, to produce food for the family residing on the subject property (26 Georgia)		Yes				In conformance with 10-2-11	In conformance with 10-2-11
Personal keeping of livestock.	A place or pen where horses are kept for personal enjoyment or pleasure. 26110 TO PROHIBIT HORSEHOUSES		Yes, With an 8-foot-tall fence upon the lot.			Yes		
Commercial plug-in electric vehicle charging stations	Permanent equipment of commercial or industrial property that charges or stores energy for EVs and is provided to the public usually for compensation	In conformance with 10-2-8	In conformance with 10-2-8	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, stonecrushing, and rock, sand, and gravel distribution	A retail store that carries a limited selection of basic items, such as packaged foods and dry-grocery items, and is open long hours for the convenience of shoppers.			Yes		Yes, if part of gasoline station		
Commercial Daycare, nursery, preschool (compensated, state regulated)	A building in which 3 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	Method of parking vehicles at an angle, between 30 and 90 degrees, to the curb or edge of the roadway.			In conformance with 10-2-12	In conformance with 10-2-12	In conformance with 10-2-12		
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 below 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, leased, loaned, or hire out for a period of 30 consecutive days or longer.						In conformance with 10-2-17	In conformance with 10-2-17

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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 being their own cooking within the premises.			YES				Yes
Dwelling, Primary	As shown on city website, the definition may be changing A single-family dwelling that: (A) is detached; and (B) is occupied as the primary residence of the owner of record. "Primary dwelling" includes a garage if the garage: (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 fewer than 30 consecutive days (city) Property that is occupied, possessed or used by any person or entity for a transient lodging where the terms 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 5 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 prevent signs or signs, 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 10-2-15	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 licensed under the "Funeral Services Licensing Act" 58-9-101 that is devoted to: the embalming, care, custody, shelter, preparation for burial, and final disposition of dead human 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	Same Definition as accessory building or falls under same A freestanding structure or building, or attached structure or building with a pitched roof design, and a maximum area of 600 sq. ft, not 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, hay, grain, poultry, livestock or other horticultural products. This 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 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	YES IN CONFORMANCE WITH MONTICELLO CITY DEFINITION	IN CONFORMANCE WITH MONTICELLO CITY DEFINITION	IN CONFORMANCE WITH MONTICELLO CITY DEFINITION	IN CONFORMANCE WITH MONTICELLO CITY DEFINITION	YES IN CONFORMANCE WITH MONTICELLO CITY DEFINITION	YES IN CONFORMANCE WITH MONTICELLO CITY DEFINITION
Houses				Yes				
Hotels and motels	A dwelling shall not include boarding, rooming or lodging houses, tenements, rooming houses, mobile home parks, motels and hotels, motor courts, motor lodges, cottage camps, or any other form of hotel or room primarily for transient residential use. Hotel means a commercial lodging establishment that offers at least 40 rooms as temporary sleeping accommodations for compensation. Motel means a place providing temporary sleeping accommodations to the public. OR A transient lodging facility usually containing ten or more guestrooms and having a lobby with a front desk. Hotels/Motels have non-resident on-site support staff present for all or the majority of the day and typically offer guests support services such as front desks and housekeeping.			Yes				
Household pets	Animals ordinarily permitted in the house and kept for personal use and not for commercial purposes, not including pigs weighing more than 100 pounds or goats		Yes				Yes	Yes
Impound yards, automobile wrecking yards	See impound Impound yard is a facility specifically used for the storage of vehicles, vessels, or outboard motors. Automobile wrecking yards is 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, bailed, 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		
Rabbit	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

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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 facilities and those that provide drop-off and pick-up services.			Yes				
Law Enforcement Building	Federal, state, and local law enforcement offices, 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	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 employment where agricultural products are 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 6/15/1976 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 and/or domestic mechanical equipment. May include a show room for display of sample products. >What about for on-site sales?<			YES				
Manufacturing, Custom - RESIDENTIAL	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 esthetic of the residential neighborhood or violate noise ordinances 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	Yes	Yes
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-built housing unit. Built before 6/15/1976, in accordance with state mobile home codes which existed prior to the National Manufactured Home Construction and Safety Standards Act. (404) (404) Any tract of land on which two or more mobile home spaces are leased, or offered for lease or rent, to accommodate mobile homes for residential purposes.		In compliance with 10-13					In compliance 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	Open or semi-enclosed structures designed for social gatherings in public parks and grounds >size consideration?> 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 use to an establishment employing cosmetologist, barbers, aestheticians, electrologists, or nail technicians licenses 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	An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include beauty shops and barbershops, custom tailoring and seamstress shops, electrolysis studios, portrait studios, shoe repair shops, tanners, tanning and 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 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 semi-trailers 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 compliance with 10-2-10	In compliance with 10-2-10	In compliance with 10-2-10	In compliance with 10-2-10	In compliance with 10-2-10	In compliance with 10-2-10
Public arenas such as rodeo grounds, equestrian sports facilities, fairs/grounds	Any publicly owned or operated facility at which conventions, conferences, 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 accountable, offering free education 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 alley, recreation center, indoor motion picture theater, athletic clubs, private clubs, fitness gym, sanatoria, 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				

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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 compliance 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. (R1 Georgia)			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 in care for the disabled. (R1 Georgia)			YES				
Rest homes, nursing homes, convalescent homes, assisted living homes	Nursing Home: Institution providing long term residence and care for the aged or infirm. (R1 Georgia)			YES				
Restaurants, food drive-ins, bars, taverns, pubs	Restaurants, bars, taverns, and pubs are an establishment which serves food or beverages primarily to persons seated within a building, but 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 general public.			YES	Yes			
Retaining wall	Any structure 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 as a retaining wall. (R1 Georgia)		Yes	Yes	Yes	Yes	Yes	Yes
Rockery wall	A system of stacked rocks constructed to retain soil or rock and includes rock-faced slopes. (R1 Georgia)		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 casino. A business in which any nude or partially denuded individual, regardless of whether the nude or partially denuded individual is an employee of the sexually oriented business or an independent contractor, performs any service for compensation.					In compliance 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, announcement, display, illustration, insignia, or surface used for identification, advertisement, or promotion, which is visible to the public.	In compliance with 10-2-6	In compliance with 10-2-6	In compliance with 10-2-6	In compliance with 10-2-5	In compliance with 10-2-6	In compliance with 10-2-6	In compliance 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 said products. 7712171217121712			YES		In compliance with 4-7		
Solar energy systems	Solar photovoltaics and solar thermal energy capture, storage, and use.		In compliance with 10-2-16	In compliance with 10-2-16		In compliance with 10-2-16	In compliance with 10-2-16	In compliance 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. (R1 Georgia)			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 compliance with 10-2-9	In compliance with 10-2-9	In compliance with 10-2-9	Temporary private gatherings upon reservation.	In compliance with 10-2-9	In compliance with 10-2-9	In compliance 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 as ballast to maintain covers on agricultural materials 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 applied to a beneficial use; or the storage of a waste tire before the tire is: resold wholesale or retail; or recycled. Recycling means to use waste tires to recover energy or produce energy, crumb rubber, chopped tires, or an 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. (R1 Georgia)							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	Animal boarding facility means a facility where a companion animal is kept for the purpose of caring for the companion animal. 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 within a completely enclosed building, except for exercising runs 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

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>
<ul style="list-style-type: none"> Comprehensive and long-range 	<ul style="list-style-type: none"> Consider expansion or significant modification of services provided by an affected entity
<ul style="list-style-type: none"> Describes present needs of city 	
<ul style="list-style-type: none"> Describes future needs of city, including charts, maps, descriptions, and other explanatory matter 	<ul style="list-style-type: none"> Select additional elements to include (see details below)
<ul style="list-style-type: none"> Considers growth and development anywhere within city boundaries 	<ul style="list-style-type: none"> Decide whether to Include or exclude expansion area
<ul style="list-style-type: none"> Must consider transportation, land use, and moderate income housing 	<ul style="list-style-type: none"> See details below
<ul style="list-style-type: none"> An advisory guide for land use decisions 	<ul style="list-style-type: none"> Impact determined by ordinance
<ul style="list-style-type: none"> City-owned streets, parks, grounds, spaces, or places are not constructed or authorized unless they conform to the current general plan 	
<ul style="list-style-type: none"> 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>
<ul style="list-style-type: none"> Comprehensive and long range 	<ul style="list-style-type: none"> Comprehensive and long range
<ul style="list-style-type: none"> Describes present and future needs 	<ul style="list-style-type: none"> Describes present and future needs
<ul style="list-style-type: none"> Land use (mandatory) 	<ul style="list-style-type: none"> Land use
<ul style="list-style-type: none"> Transportation (mandatory) 	<ul style="list-style-type: none"> Transportation network City services Community aesthetics
<ul style="list-style-type: none"> Moderate income housing (mandatory) 	<ul style="list-style-type: none"> Moderate income housing Land use
<ul style="list-style-type: none"> Water use and preservation (optional) 	<ul style="list-style-type: none"> City services
<ul style="list-style-type: none"> Public services and facilities (optional) 	<ul style="list-style-type: none"> City services Public safety Parks and recreation Community aesthetics
<ul style="list-style-type: none"> Environmental (optional) 	<ul style="list-style-type: none">
<ul style="list-style-type: none"> Rehabilitation, Redevelopment, and Conservation (optional) 	<ul style="list-style-type: none"> Historic preservation (includes Welcome Center)
<ul style="list-style-type: none"> Economic Development (optional) 	<ul style="list-style-type: none"> Community promotion Economic development Community aesthetics Land use
<ul style="list-style-type: none"> Energy conservation and clean energy (optional) 	<ul style="list-style-type: none"> Energy conservation Land Use
<ul style="list-style-type: none"> Recommendations for implementation (optional) 	<ul style="list-style-type: none"> 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>
<ul style="list-style-type: none"> • Long-term goals 	
<ul style="list-style-type: none"> • Identify any agricultural protection area and avoid proposing land use that is detrimental to the use of the land for agriculture 	
<ul style="list-style-type: none"> • Projections of and standards for population density and building intensity in each zone 	<ul style="list-style-type: none"> ○ If a water use and preservation element is desired, then how the land uses of each zone will affect water demand and use
<ul style="list-style-type: none"> • Proposed extent and location of agriculture 	
<ul style="list-style-type: none"> • Proposed extent and location of business and industry 	
<ul style="list-style-type: none"> • Proposed extent and location of educational facilities 	
<ul style="list-style-type: none"> • Proposed extent and location of public buildings, grounds, and open spaces 	
<ul style="list-style-type: none"> • Proposed extent and location of recreation areas 	
<ul style="list-style-type: none"> • Proposed extent and location of housing for various income levels 	<ul style="list-style-type: none"> ○ 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>
<ul style="list-style-type: none"> • Location and extent of existing public streets 	
<ul style="list-style-type: none"> • Proposed location and extent of public streets, public transit, and other modes of transportation 	<ul style="list-style-type: none"> ○ If an official map is provided, then use of map complies with UT 10-9a-407
<ul style="list-style-type: none"> • Consider and coordinate with long-range transportation plans developed by UDOT 	
<ul style="list-style-type: none"> • Provide for maintenance and improvement of connections between zones and employment, education, and recreation facilities 	
<ul style="list-style-type: none"> • Correlates with population projections 	
<ul style="list-style-type: none"> • Correlates with employment projections 	<ul style="list-style-type: none"> ○ 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>
<ul style="list-style-type: none"> • Provide realistic opportunity to meet additional moderate housing needs during next five years 	<ul style="list-style-type: none"> ○ Analysis of how the city will develop moderate income housing within the next five years
<ul style="list-style-type: none"> • Address needs of various income levels 	<ul style="list-style-type: none"> ○ 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
	<ul style="list-style-type: none"> ○ Establish affordable home ownership density bonus for single-family residential units as defined in UT 10-9a-403.2
	<ul style="list-style-type: none"> ○ 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>
<ul style="list-style-type: none"> Effect of permitted development or patterns of development on water demand and infrastructure 	
<ul style="list-style-type: none"> Methods of reducing water demand and per capita consumption in future developments 	<ul style="list-style-type: none"> 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
<ul style="list-style-type: none"> Methods of reducing water demand and per capita consumption at existing developments 	<ul style="list-style-type: none"> Provide water reduction incentives
<ul style="list-style-type: none"> Opportunities for the city to modify its operations to eliminate water waste 	
<ul style="list-style-type: none"> Consider applicable regional water conservation goals from UT Division of Water Resources 	
<ul style="list-style-type: none"> Recommendations for water conservation policies for adoption 	<ul style="list-style-type: none"> Create a water budget to go with a particular development
<ul style="list-style-type: none"> 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 	
<ul style="list-style-type: none"> Recommend changes to ordinances to facilitate efficient water use and sustainable landscaping as listed at UT 10-9a-403(2)(f)(iv) 	<ul style="list-style-type: none"> Discourage or deny economic development that fails to account for water use or reduce water demand
<ul style="list-style-type: none"> Consider how the land use element affects water storage capacity, distribution, and drinking water demand 	<ul style="list-style-type: none"> 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>
	<ul style="list-style-type: none"> Review existing and projected city revenue and expenditures and revenue sources
	<ul style="list-style-type: none"> Identify basic and secondary industry
	<ul style="list-style-type: none"> Identify primary and secondary market areas
	<ul style="list-style-type: none"> Identify employment activity
	<ul style="list-style-type: none"> Identify retail sales activity

PUBLIC SERVICES AND FACILITIES (optional)

<i>Required by Utah</i>	<i>Options for City</i>
	<ul style="list-style-type: none"> General plan for drainage
	<ul style="list-style-type: none"> General plan for facilities to support public services
	<ul style="list-style-type: none"> General plan for police and fire services
	<ul style="list-style-type: none"> General plan for public utilities
	<ul style="list-style-type: none"> General plan for rights-of-way and easements for public utilities
	<ul style="list-style-type: none"> General plan for sanitation
	<ul style="list-style-type: none"> General plan for water and sewer infrastructure

REHABILITATION, REDEVELOPMENT, AND CONSERVATION (optional)

<i>Required by Utah</i>	<i>Options for City</i>
	<ul style="list-style-type: none"> Elimination or reduction of impediments to Community Reinvestment Project
	<ul style="list-style-type: none"> Plans and programs for historic preservation
	<ul style="list-style-type: none"> 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

MODERATE INCOME HOUSING

Situation in 2018

There are 957 housing units in Monticello in 2015, 741 of which are occupied. Nine of the units lack complete plumbing facilities. The average household size of owner-occupied units is 3.03 persons while the average household size of rental units is 3.37 persons. The median monthly housing cost for owner-occupied units is \$750 and for renters the median monthly cost is \$698. At rental units fifteen households pay rents greater than 30% of their income.

There are six apartment buildings and two dwelling complexes in Monticello that are rental units. At least three of the apartment buildings and one dwelling complex are not functional and require major work to bring them into compliance with building, safety, and health codes. One apartment building is designated for income-restricted occupants. There are no condominiums or townhouses in the city. All but one of the multi-family units are located in the C-1 Commercial Zone and the other is a non-conforming use in the R-1 Residential Zone. An undetermined number of single-family homes are rental units, including long-term and short-term rentals. Some rental houses switch between long- and short-term rental or are sold as owner-occupied housing depending on local market demands. The City does not regulate short-term rentals.

Moderate income is calculated as household income equal to or less than 80% of the medium gross income per households of the same size in San Juan County. Thus Monticello's 80% is households with a gross income of \$33,187 per year, \$2765.58 per month, or \$15.96 per hour or less. The City has 31 housing units (4.2%) that are designated as affordable housing. Four credit-to-own or CROWN homes limit occupancy to households earning less than 60% of the county's median income with rent payments applied toward purchase over a 15-year period. The Abajo View Apartments, a 27-unit building constructed in the 1980s and recently remodeled, is the City's only designated low-income housing. Applicants qualify if their income is very low, low, or moderate, if they are elderly, or if they have disabilities; priority is given to those living in substandard housing.

The USDA Rural Development office believes there are sufficient vacant houses, houses on the market, and vacant lots in Monticello to supply the housing needs of people whose income would qualify them for one of the USDA programs. They will not approve loans for houses that are less than 1,000 square feet or over 2,000 square feet in size, or for houses on lots larger than one acre. They do not fund mobile homes, homes priced more than \$220,532, or homes in non-residential zones. USDA also has programs to aid senior citizens to remodel or repair homes own.

The US Department of Housing and Urban Development (HUD) offers several programs to assist qualified person with rent payments. Applications are evaluated on a case-by-case basis and

standards periodically change. There are no privately owned housing units in Monticello that are subsidized through HUD programs.

Monticello has two banks and one credit union. The credit union does not make loans for housing but the banks have several ways they can help finance construction, purchase, or remodeling. The banks typically expect a home owner to cover a down payment equal to 20% of the purchase price.

Monticello is within the area served by the Housing Authority of Southeastern Utah at Moab. This agency oversees the CROWN homes in Monticello. They have no affordable housing construction projects scheduled for Monticello and have no plans to conduct a market survey to see if such housing is needed.

MODERATE INCOME HOUSING GOAL:

Improve availability of low and moderate income housing

Objectives	Expected Result
Develop and keep current a page on the City web site that provides information about programs that help low to moderate income persons	Citizens and potential residents have the information they need to find or build low/moderate income housing in the City
Consider a zoning classification for low and moderate income housing	City provides a cost effective opportunity with smaller lots for smaller homes
Expand areas zoned as R-1 and R-2	Developers have more land area for single-family and multi-unit housing
Obtain & retain a place on the board of the Housing Authority of Southeastern Utah	City interests are represented and City Council makes informed decisions affecting housing needs
Offer incentives for development of multiple-family rental units	City waives or reduces fees for construction of multiple-family rental units (apartments)
Review & revise as needed, City codes to facilitate construction of moderate income housing	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction

Information Needed for Current Situation

Goals from 2018 plan and results:

Develop and keep current a page on the City web site that provides information about programs that help low to moderate income persons	
Consider a zoning classification for low and moderate income housing	
Expand areas zoned as R-1 and R-2	
Obtain and retain a place on the board of the Housing Authority of Southeastern Utah	
Offer incentives for development of multiple-family rental units	
Review and revise City codes to facilitate construction of moderate income housing	

2025 Facts about Land Uses

LAND USE

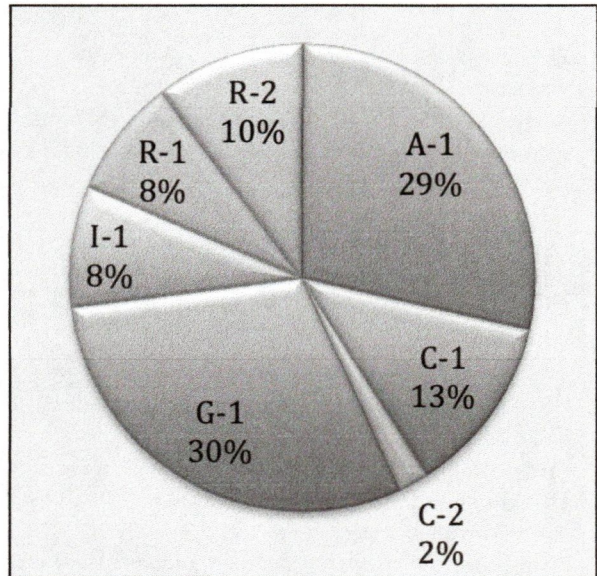
Situation in 2018

Monticello's current zoning ordinances provide for seven different land use classifications and two overlay zones. The intent of each zone, the amount of land within the city, and the percentage of city land in each zone in 2017 were:

Zone	Intent of zone	Acreage
A-1 Residential-Agricultural	Residential areas are integrated with agricultural production and livestock for family food and personal pleasure	611.9
C-1 Commercial	Retail and services for the city and surrounding areas in a business district in the heart of the city	266.9
C-2 Light commercial	Offices and services for the city and surrounding areas, and a buffer between C-1 and R-2 zones	44.3
G-1 Government	Unavailable for private development	640.5
I-1 Industrial	Operation of industry where impacts to residential areas are minimized	180.6
R-1 Single family residential	Single-family detached dwellings with attractive landscaping in an environment that favors family life	176.0
R-2 Multi-family residential	Single-family and multiple-family dwellings coexist, and Planned Unit Developments are allowed	221.98

Monticello's zoning ordinances favor single-family dwellings in the R-1 Residential Zone and allow both single and multi-family units in the R-2 Residential Zone. Residential uses are also permitted in the C-1 and C-2 commercial zones and A-1 Agricultural Zone, although housing units must conform to residential zone standards.

There are two overlay zones within the city that have some special considerations in addition to those in the underlying land use zone. The OL-1 Zone includes locations that are believed to have residual radiation contamination left over after the cleanup of the uranium mill and tailings. Requirements for the OL-1 Zone were provided by the US Department of Energy. The OL-2 Zone includes the flood areas defined by the Federal Emergency Management Agency and the drainage corridors identified by the City and needed for storm water control. The overlay zones have stipulations that may affect building in these areas.



Land Use considerations were also listed in the goals for Moderate Income Housing, Community Promotion, Economic Development, and Energy Conservation. Those goals have been included in the Land Use and Zoning goals.

LAND USE & ZONING GOAL:

Assure that land use allocations (zones) support all General Plan objectives

Objectives - Housing	Expected Result
Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth (from 3.5)	Conflicts between business and residential uses are minimal and areas are properly zoned for residential expansion
Consider a zone for low and moderate income housing (from 3.4)	City provides a cost effective opportunity with smaller lots for smaller homes
Expand areas zoned as R-1 and R-2 (from 3.4)	Developers have more land area for single-family and multi-unit housing
Review & revise as needed, City codes to facilitate construction of moderate income housing (from 3.4)	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction
Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting (from 3.5)	Under specified circumstances some farm animals are allowed within the city
Objectives - Economy & Business	Expected Result
Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth (from 3.6)	Commercial, industrial, and residential uses are separated and have room for growth
Implement an ordinance to protect the city's dark sky (from 3.6)	Lighting within the city does not adversely impact the dark sky, and dark skies become a promotional feature for city businesses
Review & revise subdivision & PUD ordinances to encourage energy efficient design (from 3.10)	Energy conservation is part of all new residential construction
Revise as needed the City sign ordinance to maximize a business owner's options for making the business easily seen (from 3.6)	City sign ordinance supports the way-finding system and visitors and residents can quickly find the businesses they seek
Objectives - Energy Conservation	Expected Result
Revise City code to allow alternative hard surfaces for driveways and off-street parking (from 3.8)	Land owners and City have less costly options, and storm water runoff may decrease
Revise zoning ordinances to allow small wind turbines within the City (from 3.10)	Residents and business will use wind energy and reduce their consumption of electricity from the grid
Objectives - Zoning Administration	Expected Result
Consider revising ordinances for accessory buildings and portable storage units	Ordinance is clear, consistent, and easier to administer
Revise future streets map to conform with zoning changes necessitated by implementation of this plan	Future street corridors are appropriate to zones and clearly defined
Revise the City zoning map to conform with zoning changes necessitated by implementation of this plan	City and citizens have access to a map that is current and accurate with zones clearly identified

Information Needed for Current Situation

Goals from 2018 plan and results:

Goal	Result
Analyze A-1, R-1, and R-2 to assure adequate room for housing growth	
Consider a zone for low and moderate income housing	
Expand areas zoned as R-1 and R-2	
Review and revise City code to facilitate construction of moderate income housing	
Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting	
Analyze existing A-1, C-1, C-2, and I-1 zones and revise to foster business growth	
Implement an ordinance to protect the City's dark sky	
Review and revise subdivision and PUD ordinances to encourage energy efficient design	
Review and revise City sign ordinance to maximize a business owner's options for making the business easily seen	
Revise City code to allow alternative hard surfaces for driveways and off-street parking	
Revise zoning ordinances to allow small wind turbines within the city	
Consider revising ordinances for accessory buildings and portable storage units	
Revise future streets map to conform with zoning changes necessitated by implementation of the 2018 plan	
Revise City zoning map to conform with zoning changes necessitated by implementation of the 2018 plan	



Community General Plan Survey

Please answer all questions that are marked with a * for accurate information.

Name: _____ *Gender: _____ *Age: _____

Fiscal Income: _____ *Household Size: _____

Please circle.

*Do you live in Monticello: Full-Time Seasonal San Juan County but vested in the City.

1. How many City Council or Planning Commission Meetings do you attend or listen to each year? Circle all that apply:

None 1-4 5-10 10-15 16-25 26-36

If you do not attend any, why? _____

2. Do you regularly participate in activities done by Monticello city? Circle all that apply:

Volunteer: Fire Department Youth Sports Recreation Committee Beautification Committee Community Clean-Ups Trail Maintenance

Events: Community Movie Nights Pioneer Days Clothing Drive Christmas Festival Other: _____

3. The City provides sewer, water, garbage collection, street maintenance, and emergency services. Are you satisfied with these services? If not what improvements would you like to see?

4. Please rank the following city services in order of importance to you 1-11 (1 being the most important & 11 the least.)

Tourism _____ Economic Development _____ Youth Recreation _____ Adult Recreation _____ Landfill Services _____ City Parks _____

Community Events _____ Code Enforcement _____ City Pool _____ Golf Course _____ City Walking & Biking Trails _____

Why did you select your top three? _____

5. Do you feel the City is transparent regarding all public meetings & actions? Why or why not?

6. What is your preferred method of communication from the City? Circle all that apply:

Monticello City Website Monticello City Facebook Page Social Media Text Messaging Email

Public Postings (Library, Post Office, City Office, Community Center, Utah Public Notice Website, Newspaper.) Other: _____

7. Do you feel Monticello has a housing shortage? Circle one: Yes No

8. How do you feel the City should address housing development? Circle all that apply:

City Government Private Development City Soliciting Private Developers State Government Programs

9. What do you enjoy about our community? _____

10. What do you feel is missing in our community? _____

11. How would you like to see the City change in the next ten years? Circle all that apply:

Business Housing Educational Opportunities Aesthetics Other: _____

12. What type of growth would you like to see? Circle all that apply:

Business Oriented Family Oriented Stay as we are

13. Do you have any additional comments? _____

CHAPTER 15

RECREATIONAL VEHICLE PARKS

SECTION:

10-15-1: STANDARDS AND REQUIREMENTS:

The development of a recreational vehicle park shall conform to the following standards and requirements unless modified by an approved planned development plan:

An RV Park shall be adapted to individual site conditions, and the plat should use terrain, natural drainage conditions when possible, existing trees, shrubs and rock formations with a minimum of disturbance to the land. Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property of the health or safety of the occupants or adjoining neighbors. Recreational vehicle parks shall be located in the C-1 commercial zone.

A Park Area Requirements: One acre minimum, not more than twenty (20) spaces.

B Space Area Requirements: Eight hundred (800) square feet minimum for full hookups. (No RV Park shall have a density greater than 20 units per acre.) Four hundred (400) square feet minimum for those spaces not having hookups. Minimum rental space size shall not include any area required for access roads, off street parking, service buildings, recreation areas, office and similar RV park needs.

C Open Space: Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least ten percent (10%) of the gross area of the RV park and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, or any area required for setbacks as set forth in subsection F of this section.

D Rental Pad Requirements: Spaces containing hookups for water, sewer and electricity shall be equipped with a surface area of not less than ten feet by forty feet (10' x 40'). Surfacing shall consist of gravel, asphalt or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the city engineer to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surface area so that no part thereof obstructs any roadway or walkway within the RV park. Those spaces not equipped with such a surface area, intended for occupancy by recreational vehicles not having self-contained toilets, lavatory or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the city engineer, of not less than ten feet by twenty five feet (10' x 25') for RV unit parking and a hookup for water. Electricity shall be provided with at least one hundred ten (110) volts, or 110/220 volts, installed in accordance with applicable state electrical codes.

~~No individual space in a recreational vehicle park shall be used by one individual for more than one hundred eighty (180) days consecutively, nor shall such space be rented or leased to any one individual for a period longer than one hundred eighty (180) days in any one calendar year.~~

No individual space in a recreational vehicle park shall be used by any one individual for more than three (3) consecutive years, nor shall such space be rented or leased to any one individual for a period longer than three (3) years in any calendar period. Any recreational vehicle occupying a space for more than fourteen (14) consecutive calendar days shall be required to utilize full utility connections, including water, sewer, and electrical service. Recreational vehicle parks accommodating individuals from October through March must be equipped for winter conditions, including adequate utility infrastructure to prevent freezing. Any recreational

vehicle placed in a space for more than three (3) calendar months shall be skirted in a manner sufficient to protect utility connections and promote energy efficiency.

E Space Width Requirements: Twenty feet (20') minimum. There shall be a minimum distance of ten feet (10') provided between RV units parked side by side. There shall be a minimum distance of ten feet (10') between RV units parked end to end. There shall be a minimum distance of twenty feet (20') between any RV space and any building.

F Park Setback Requirements: Each recreational vehicle park shall have the following setbacks:

1 Side Setback and Rear Setback: Ten feet (10') minimum from adjacent property other than R-1 and R-2. In R-1 and R-2 setback shall increase to twenty feet (20'). The side setback shall be a drainage swale without any utilities. An additional five feet (5') shall be provided if utilities are to be included in the development.

2 Front Setback: Twenty feet (20') minimum from a state highway and ten feet (10') from a city street.

G Allowed Vehicle Requirements: Only recreational vehicles, as defined in section 10-1-4, "Definitions", of this title, may be located in an RV park.

H Parking Requirements: Parking shall be provided for each RV in the park in addition to one automobile for each RV space. RV parking spaces need not be hard surface but should be of a gravel type material and be kept weed free. Each recreational vehicle (RV) shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for recreational vehicle parking. All RVs shall maintain at least ten feet (10') spacing between RV units.

I Access and Roadway Requirements: Each RV Park shall have access roads as follows:

1 For One-Way Traffic: Roadways with no parking: Eighteen feet (18') in width;

2 For Two-Way Traffic: Roadways with no parking: Thirty-two feet (32') width;

3 For Entrance Roadways: The city requires thirty-two feet (32') in width. Each RV Park greater than three (3) acres shall have at least two (2) accesses to city streets. On state highways, meet the UDOT requirements.

4 Road Design: Streets or roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel, asphalt or concrete, the design of which shall be approved by the city engineer, to maintain proper drainage and minimize dust. A forty-five foot (45') turning radius shall be required on all curves, to allow access by emergency vehicles.

5 Lighting: All roadways and walkways within the park shall be adequately lit at night, to provide safe access. All lights shall be shielded to keep the light from leaving the property. (0 foot-candles at the property line.)

J Outdoor Living Space Requirements: Each RV space shall provide an "outdoor living" space adjacent to the vehicle parking space. The outdoor living space shall be a minimum of two hundred (200) square feet and shall be maintained in a clean and weed free manner.

K Landscaping Requirements: A landscape plan, to be approved by the plan commission of the city of Monticello, shall be required for all RV parks. Landscape shall be designed to perform the following conditions:

1 Provide an attractive entrance and street frontage;

- 2 Provide dust and erosion control;
- 3 Provide a neat, attractive and aesthetically pleasing appearance.

Drought tolerant grass and ornamental landscaping shall be required in all RV parks, together with adequate water outlets to maintain all landscaping. The RV Park shall be screened from R-1 residential properties by means of fences or walls six feet (6') in height. All other adjacent properties may be screened by hedges or other landscaping.

L Utility Requirements: All RV parks shall be served by a public water supply and public sewer system (including dump stations). All utilities shall be placed underground. City utilities shall be metered as determined by the city codes. Installation of backflow valves and dump stations shall be in accordance with the applicable codes.

M Fire Protection: Fire hydrants shall be installed throughout all RV parks in accordance with the specifications of the city of Monticello fire department.

N Sanitary Facility Requirements: All RV parks shall meet all sanitary facilities required by the Utah state department of health code for RVs and shall provide a dump station for dependent recreational vehicles. Parking around the service building shall be hard surfaced. Recreational vehicles shall meet all requirements of the recreational vehicle sanitation code, R392-301, as adopted by the Utah state board of health in 1993, which code is hereby adopted by reference.

O Refuse Disposal: The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and nonabsorbent metal or plastic containers with tightfitting lids. Such containers shall be provided at the rate of at least one 30-gallon container, secured in a rack or holder, for each rental space, or an equivalent storage capacity in a centralized storage facility. Adequate refuse collection and removal shall be the responsibility of the park owner and contracted with the city.

P Tents: Tents shall be permitted within RV parks. Areas for group tent camping may be established, with the following provisions:

- 1 The area set aside for such group use is not part of any designated open space;
- 2 An adequate number of parking spaces is provided;
- 3 The area is served by one or more water outlets; and
- 4 The area is located no further than three hundred feet (300') from a service building.

Q Structural Additions: Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.

R Storage Sheds: No storage sheds shall be allowed within an RV rental space.

S RV Storage: Recreational vehicles may be stored where permitted but not used for permanent living quarters.

T Stormwater Management: Storm drainage facilities shall be so constructed as to protect visitors to the RV park as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and development and shall be connected to the city's storm drainage facilities.

U Application Requirements And Procedures: The proponent of a recreational vehicle park, or an expansion thereof, shall make written application for special review for a recreational vehicle (RV) park, in accordance with title 11 of this code, subdivision requirements and the following shall also be submitted with such application to the planning commission and city council:

1 A preliminary site development plan designating rental spaces, utility easements, roadways, open space, accessory buildings and special features.

2 Upon receiving an affirmative review by the city council and the plan commission for the project, a complete and comprehensive development plan, including the following:

a Detailed land use plan, drawn to a scale of one inch equals one hundred feet (1" = 100'), unless larger scale is necessary, including the dimensions and location of each RV rental space, service buildings, common and recreation areas, surrounding land uses and zoning districts prepared by an architect or civil engineer;

b Typical Street cross sections;

c Location and widths of roadways, sidewalks and pedestrian ways;

d Topography of site, at two-foot (2') contours;

e Grading and drainage plans;

f Utility plans;

g Legal description of property, including acreage;

h Copy of title commitment;

i Landscaping, screening and fencing plans;

j Fire protection plan;

k Location and description of all permanent structures and common facilities;

l Acreage and percentage of land to be set aside as open space;

m Density of RV rental spaces per acre;

n Vicinity map drawn to a scale of one-inch equals one thousand feet (1" = 1,000') or one-inch equals five thousand feet (1" = 5,000');

o Location of all areas subject to inundation or stormwater overflow and the location, area and direction of flow of all water sources, including the 100-year floodplain boundaries;

p Location and principal dimensions of all existing or proposed easements, watercourse boundaries, public utilities, monuments, pins, benchmarks and other significant features;

q Proposed surface treatment and design of all interior roadways and rental pads.

3 A listing of all names and addresses of all owners of the property located, in whole or in part, within three hundred feet (300') of the property line.

4 A time schedule for the development.

5 Information regarding abutting properties and land uses.

6 An application fee for special review, as set forth in title 11 of this code.

7 A fee for establishing or expanding a recreational vehicle park.

(Ord. 2016-2, 1-12-2016)

10-2-7: PARKING AND STORAGE OF RECREATIONAL VEHICLES:

A. Intent: The intent of this section is to define locations for the parking and storage of recreational vehicles such that neighborhood quality and character are maintained.

1. "Recreational vehicle" as defined in section [10-1-4](#) of this title.

2. "Residential areas" as used in this section means property located within a residential zone and property used for residential purposes located in zone of the city.

3. "Parking" as used in this section means the temporary parking of a recreational vehicle for a limited period of time as specified in subsection B or D of this section.

4. "Storage" as used in this section means the parking of a recreational vehicle when it is not in use off site.

5. Exemptions:

a. Pickup or light truck of ~~ten thousand (10,000)~~ **twenty-five thousand (25,000)** pounds' gross weight or less with or without a mounted camper unit that is used primarily by the property owner or tenant for transportation purposes.

b. Travel trailer, camp trailer, or motor home when temporarily located on a lot or parcel on which a ~~building~~ **dwelling** is being constructed and said vehicle is connected to approved water and sewer facilities for a period of one (1) year or less. **If a building permit has been applied for and approved that includes the loss, damage or renovation of a dwelling that causes the dwelling to be inhabitable.**

B. Parking Restrictions:

1. No recreational vehicle may be parked on a city street for longer than ~~twenty-four (24)~~ **forty-eight (48)** consecutive hours.

2. A recreational vehicle may not be parked on a city street in a manner that obstructs visibility from adjacent driveways or street corners.

3. While parked on a city street no pop outs or other lateral extension of the recreational vehicle shall be deployed.

4. No recreational vehicle parked on a city street may be used as a dwelling.

5. A recreational vehicle may be parked in the front setback area of a residential dwelling for no more than ~~fourteen (14)~~ **thirty (30)** days per vehicle in any one (1) calendar year, provided:

a. The recreational vehicle is parked on a driveway.

b. The residential parking requirement at subsection **10-2-5C** of this chapter is still satisfied.

c. No portion of the recreational vehicle may extend into the city street or sidewalk.

d. No portion of the vehicle may extend beyond the property line of the lot or parcel upon which it is parked.

e. No effluent, petroleum product, or wastewater is discharged from the recreational vehicle.

C. Storage Requirements:

1. No recreational vehicle may be stored upon a city street or sidewalk.

2. A recreational vehicle may be kept in a side or rear yard at the owner's residence, provided:

~~a. The vehicle is screened from adjacent properties by vegetation, or a fence built in compliance with section **10-2-14** of this chapter.~~

~~b.~~ **a.** The vehicle is maintained in a clean, well-kept condition that does not detract from the appearance of the surrounding area.

~~c.~~ **b.** The vehicle is operational and currently registered and licensed.

~~d.~~ **c.** No effluent, petroleum product, or wastewater is discharged from the vehicle.

D. Recreational Vehicle as A Temporary Dwelling Unit:

1. It is unlawful for any person to use any parked or stored recreational vehicle as a permanent dwelling.

2. A recreational vehicle may be used as a temporary dwelling when the vehicle is used by guests who travel in it, provided:

a. The recreational vehicle is situated on the host's property in conformance with subsection B4 or C of this section.

b. The vehicle is equipped for sleeping.

c. The stay does not exceed fourteen (14) days per vehicle in any one (1) calendar year.

3. A stored recreational vehicle may be used for temporary sleeping space, provided:
 - a. The vehicle is stored on the owner's property in conformance with subsection C of this section.
 - b. The vehicle is equipped for sleeping.
 - c. No effluent or wastewater is discharged from the vehicle.
 - d. No portion of the vehicle may extend beyond the property line of the lot or parcel on which it is situated.
 - e. Use does not exceed thirty (30) days in any one (1) calendar year. (Ord. 2016-6, 6-28-2016; amd. Ord. passed 11-29-2022; Ord. 2024-02, 2-27-2024)