



Planning Commission Meeting

Tuesday, December 2, 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:

- **2025-11-03** (2025-11-03.pdf)

3. Public Comment
4. Consider for Approval: Forward Letter of Interest for Planning Commissioner to City Council (discussion/action)

Attachments:

- **Lee Bennett Planning Commission Letter of Intent** (Lee_Bennett_Planning_Commission_Letter_of_Intent.pdf)

5. Consider for Approval: Forward § 10-2-7 Parking and Storage of Recreational Vehicles § 10-15 Recreational Vehicle Parks to City Council (discussion/action)

Attachments:

- **RV Code Sections with revisions 10.06.25** (RV_Code_Sections_with_revisions_10.06.25.pdf)

6. Permitted Uses/Zone Intentions (discussion/action)
7. Monticello City General Plan (discussion)

Attachments:

- **Econ Dev Info** (Econ_Dev_Info.pdf)
- **Energy Conservation** (Energy_Conservation.pdf)
- **Mary 2019 Proposed Zone Changes - Map 1 of 2** (Mary_2019_Proposed_Zone_Changes_-_Map_1_of_2.pdf)
- **Mary 2019 Proposed Zone Changes - Map 2 of 2** (Mary_2019_Proposed_Zone_Changes_-_Map_2_of_2.pdf)

- **Mary Land-Zoning Goals Updated** (Mary_Land-Zoning_Goals_Updated.pdf)

- 8. Monticello City Code § 11 Subdivision Code Updates (discussion)**
- 9. Administrative Communications**
- 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 11/13/2025 at 2:13 PM



Planning Commission Meeting

Minutes

Monday, November 3, 2025 at 6:30 pm

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

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennett called the Monticello City Planning Commission meeting to order at 6:32 pm. The following visitors were present: City Councilmember Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of 10/07/2025 with the correction noted by City Recorder Gill on agenda item 8 (add reschedule) was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

3. Public Comment

Minutes:

There was no public present for comment.

4. Public Hearing: § 10-2-7 Parking and Storage of Recreational Vehicles § 10-15 Recreational Vehicle Parks

Minutes:

Commissioner Bennett introduced the agenda item and stated the changes are listed in the agenda packet. Commissioner Bailey asked for clarification on how long recreational vehicles could be parked on the street. Assistant City Manager stated they were allowed up to 48 hours (10-7-b1).

Hearing no additional comments, Chairperson Bennett closed the public hearing at 6:38 pm.

5. Permitted Uses/Zone Intent (discussion/action)

Minutes:

Bennett led the discussion on this agenda item. Gallegos reminded all present that the document will not be updated until all definitions are set. The Planning Commission

reviewed and clarified all definitions beginning at Manufacturing, Custom - RESIDENTIAL through Wind Turbine. Each definition for permitted uses was debated and discussed in detail.

6. Monticello City General Plan (discussion)

Minutes:

Bennett reiterated the assignments given to the commission members which is due on the 16th of December. Gallegos informed the Commission that the Council did decide to add the Water Presentation Plan to the General Plan rewrite. They also decided to provide incentives for all surveys turned into the City. City Recorder Gill was assigned the task of determining if the City could have the surveys placed in individual post office boxes.

7. Administrative Communications

Minutes:

Gallegos informed the Commission that a duplex new build permit has been approved. She further stated that several permits for alterations are currently in process.

8. Next Meeting Agenda

Minutes:

Recommendation to forward §10-2-7 Parking and Storage of Recreational Vehicles § 10-15 Recreational Vehicle Parks to City Council for public hearing - Revised Permitted Uses - General Plan Update - Subdivision Code Revision

9. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Chairperson Bennett adjourned the Planning Commission meeting at 9:29 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Audio File

<https://soundcloud.com/user-250815044/2025-11-03-planning-commission>

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Monticello City Council:

I am applying for the current vacancy on the Planning Commission. I have had the pleasure of working with City staff and council members on planning and zoning issues for more than a decade and look forward to continuing my involvement.

These are some of my experiences that I believe to be pertinent to the Planning Commission:

- Reading and understanding Utah and City codes
- Revising City codes to comply with state codes
- Analyzing and applying data from hearings and public meetings
- Drafting revisions to City code, creating new codes, and incorporating attorney suggestions and requirements for codes
- Working as a team member
- Analyzed and documented data from 2017 Main Street assessment
- Managing public meetings and hearings
- Analyzed historic building inventory from Utah State Historical Society
- Listening to citizen ideas, criticisms, and suggestions
- Coordinated with NRCS to generate a soils report for City
- Following Utah and City processes and documenting results
- Compiled and analyzed data from 2018 Livestock Survey
- Suggested contract stipulations for the county housing study and evaluated bids
- Reviewed 2015 Healthy Rural Communities guide for suggestions pertinent to City
- Primary author of the 2018 City general plan
- Representing the Planning Commission before the City Council
- Assisting City staff with data collection for grant applications
- Providing context for older zoning ordinances

Over the years I've also attended training sessions on topics useful for city planning:

- San Juan County-sponsored "secret shopper" training for retail sales and marketing
- San Juan County training on Area Sector Analysis Process (ASAP)
- Monticello Chamber of Commerce training on "Gorilla Marketing"
- Envision Utah seminar on perceptions of Utah housing crisis
- Utah League of Cities and Towns & Utah Land Use Institute training on new and pending zoning and planning requirements
- Rural Community Assistance Corporation (RCAC) Entrepreneurship workshop

Thank you for your consideration,
Lee Bennett

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.

~~e.~~ **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)

ECONOMIC DEVELOPMENT (Combines Economic Development, Community Promotion, & Community Aesthetics)

Situation in 2018

The following goals from the 2018 General Plan have been edited to include only the items for which the Planning Commission had or may have had responsibility.

The city needs a mix of businesses that export products and services, bring new money to the city, and serve the local populace. The idea is to avoid tying the city's economic base to any one sector. A mix of businesses helps the business community survive downturns and adapt to upticks in local, regional, and national markets. It also helps support a shop-at-home strategy and will boost the number of jobs that provide a living wage for a full-time worker.

Community promotion is how the city presents itself as a place to live and support a family. While tied to the city's economy, it is also the "feel" of the city. Among the attributes most appreciated are the small-town feel with its quiet, peaceful, and friendly setting in a beautiful area with clean air. Also admired are the city's low crime rate and feeling of safety. The challenge for the city is to maintain these attributes while encouraging a reasonable amount of growth.

Aesthetics refers to how Monticello appears to others as a place to live and conduct business. It is both economic vitality and community promotion, but with an emphasis on the "look" of the city. Gateways to the city are US-191 and US-491 and should visually demonstrate the transition from highway to city and have consistent lighting style. The core area of the city should promote pedestrian traffic.

**Combined Goals From 2018 General Plan
Pertinent to Land Use (zoning)**

| Objective | Expected Result |
|---|--|
| Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth | Conflicts between business and residential uses are minimal and areas are properly zoned for residential expansion |
| Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth | Commercial, industrial, and residential uses are separated and have room for growth |
| Review & revise as needed, City codes to favor business growth and retention | City codes are business friendly to the extent compatible with other goals in this plan |
| Review & revise as needed, City sign ordinance to maximize a business owner's options for making the business easily seen | City sign ordinance supports the way-finding system and visitors and residents can quickly find the business they seek |
| Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting | Under specified circumstances some farm animals are allowed within the city. |
| Waive sign and fence permit fees for new businesses and expansion of existing businesses | City demonstrates support for business development while still upholding standards |

**Combined Goals From 2018 General Plan
Pertinent to Community Planning**

| Objective | Expected Result |
|---|--|
| Coordinate with the Manti-La Sal National Forest to maintain the vegetation feature called Horsehead | Outline of the Horsehead is maintained and remains recognizable |
| Coordinate with UDOT to replace old street lights on Main & Center to match those installed most recently | Street lighting on principal highways is uniform and inviting |
| Create a way-finding system for the city | Signs clearly indicate how to reach specific places in the city |
| Develop & implement a City Center master plan | City has new space for businesses in a pedestrian friendly setting, and large truck traffic may diminish |
| Develop & implement a downtown master plan | City retains a business district that is inviting and viable |
| Develop a Master Streetscape Plan for Main & Center Streets | Coordinated and planned/designed sidewalks, lighting, curb & gutter, and intersection control |
| Retain the services of a building inspector for residential and commercial construction | Builders have prompt inspections and City is assured that buildings are constructed to standards |

Information Needed for Current Situation

Goals from 2018 plan pertinent to zoning:

| Objective | Result |
|---|---|
| Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth | Revisions to permitted uses began in 2024 and continues |
| Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth | Revisions to permitted uses began in 2024 and continues |
| Review & revise as needed, City codes to favor business growth and retention | Revisions to permitted uses began in 2024 and continues |
| Review & revise as needed, City sign ordinance to maximize a business owner's options for making the business easily seen | Sign ordinance revised in 2022 and 2024 |
| Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting | Revisions to permitted uses began in 2024 and continues |
| Waive sign and fence permit fees for new businesses and expansion of existing businesses | Consolidated fee schedule of 10/10/2025 does not list fees for sign and fence permits |

Goals from 2018 plan pertinent to community planning:

| Objective | Result |
|---|---|
| Coordinate with the Manti-La Sal National Forest to maintain the vegetation feature called Horsehead | No action taken |
| Coordinate with UDOT to replace old street lights on Main & Center to match those installed most recently | Discussed with UDOT but funding not available |
| Create a way-finding system for the city | No progress |
| Develop & implement a City Center master plan | No progress |
| Develop & implement a downtown master plan | No progress |
| Develop a Master Streetscape Plan for Main & Center Streets | No progress |
| Retain the services of a building inspector for residential and commercial construction | Inspections and back-up now provided |

2025 Facts about Economic Development Pertinent to the Planning Commission

- On-going review of permitted uses may recommend an increase in areas zoned R-1 and R-2.
- On-going review of permitted uses in C-1, C-2, and I-1 zones may recommend combining C-1 and C-2 into one commercial zone.
- Governor's Office of Economic Development (GOED) working with city to prepare an assessment of the current situation with recommendations for changes to be made for improving the vitality of businesses.

- Utah Freight Plan updated 2023 by UDOT identifies US-191 as a critical rural highway for movement of freight important to Utah's economy, and a non-interstate strategic highway for movement of personnel and equipment in support of national security. US-491 has no special designation. The critical rural highway designation may provide the City with limited negotiation space for changes to Main Street.
- There are shortages in the number of truck parking areas on US-191 and US-491 according to UDOT. Could provide business opportunities in or near Monticello and could influence zoning in a future annexation.
- Most (47%) local workers drive between work and home according to census data. This means that parking at businesses needs to include space for workers as well as customers.

ENERGY CONSERVATION

Situation in 2018

Provide leadership in energy conservation, including alternative sources for power, strategies to reduce water consumption, and provision for non-vehicular travel. It also means the city will help residents understand and use landscaping, building materials, and site design as a way of achieving energy conservation on a personal level.

ENERGY CONSERVATION GOAL:

Provide leadership for city-wide energy conservation

| Objectives | Expected Result |
|--|---|
| Review & revise zoning ordinances to allow small wind turbines within the City | Residents and business will use wind energy and reduce their consumption of electricity from the grid |
| Implement an award program to recognize residents, business people, and institutions that are leaders in energy conservation | Conservation measures are appreciated and recognized |
| Add solar panels to City buildings | Reduce consumption of electricity from the grid and provide an example for energy conservation |
| Review & revise building permit requirements to encourage energy efficient remodeling and rehabilitation of existing residences and businesses | Energy conservation is part of all remodels and building rehabilitations |
| Develop & implement an energy conservation plan for City-owned building and vehicle fleet | City leads the community in energy conservation, reduces electrical costs and gas and diesel consumption. |
| Update the City web site to include energy conservation strategies for home owners | Residents have a current and reliable source for how they can reduce their own energy consumption |
| Review & revise subdivision & PUD ordinances to encourage energy efficient design | Energy conservation is part of all new residential construction |

Information Needed for Current Situation

Goals from 2018 plan and results:

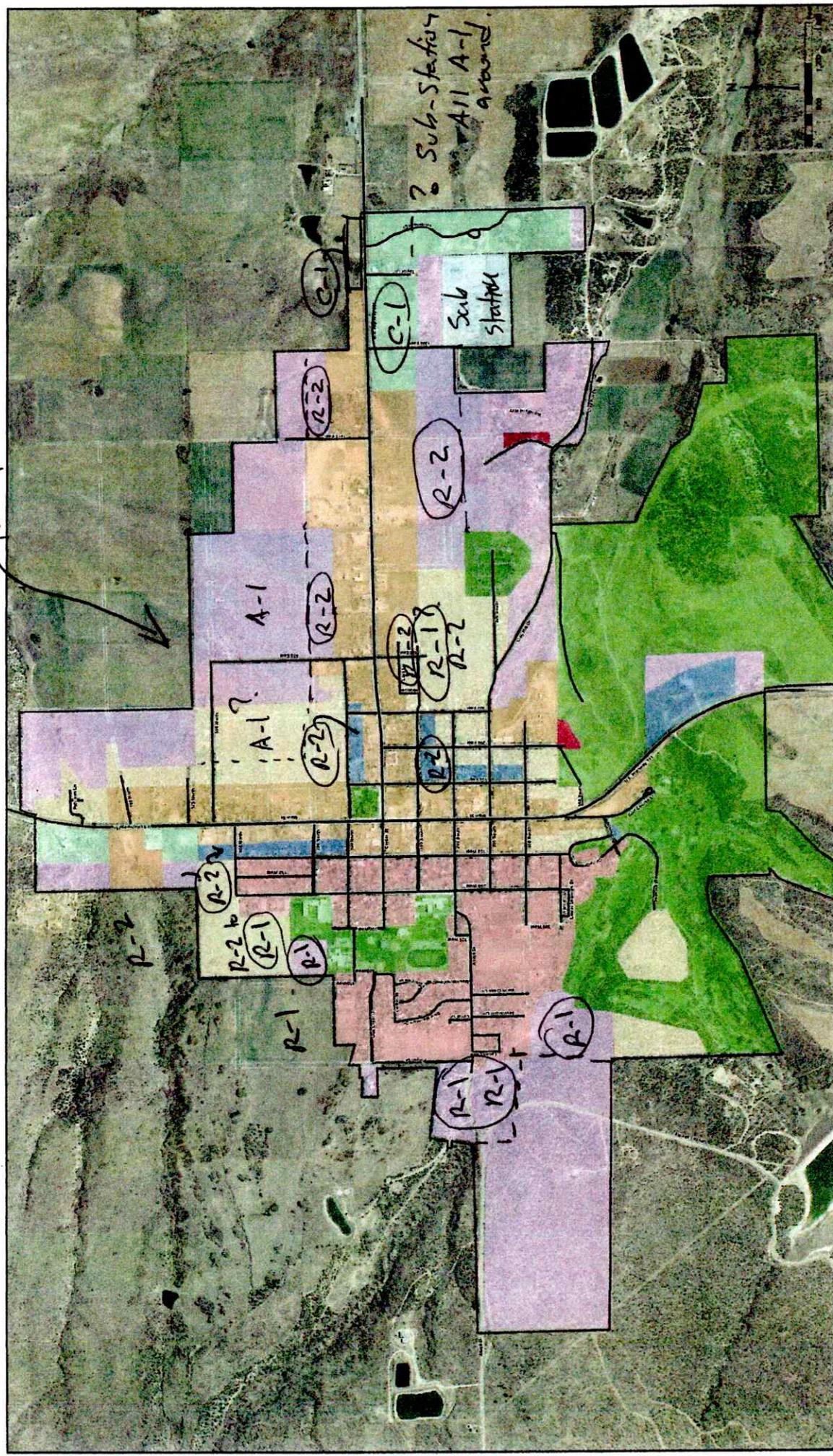
| Goal | Result |
|--|---|
| Review & revise zoning ordinances to allow small wind turbines within the City | Revisions to permitted uses began in 2024 and continues |
| Implement an award program to recognize residents, business people, and institutions that are leaders in energy conservation | No progress |
| Add solar panels to City buildings | |

| | |
|---|--|
| Review & revise building permit requirements to encourage energy efficient remodeling and rehabilitation of existing residents and businesses | |
| Develop & implement an energy conservation plan for City-owned building and vehicle fleet | No progress |
| Update the City web site to include energy conservation strategies for home owners | No progress |
| Review & revise subdivision & PUD ordinances to encourage energy efficient design | Subdivision ordinance currently under review. PUD ordinance has not been updated since it was created. |

2025 Facts about Land Uses

Map 1 of 2

Need parks in NE.



Legend

| | | | |
|-----|------|--------------------------|-------------------------|
| C-2 | R-2 | MONTICELLO CITY BOUNDARY | SAN JUAN COUNTY PARCELS |
| G-1 | R-1 | PROPOSED ROW ROADS | |
| I-1 | I-2 | | |
| A-1 | OL-1 | | |
| C-1 | | | |

Monticello City
Planning Map
GIS
Scale 1" = 400'

George Matoda.

Proposed Zoning Changes
2/5/19

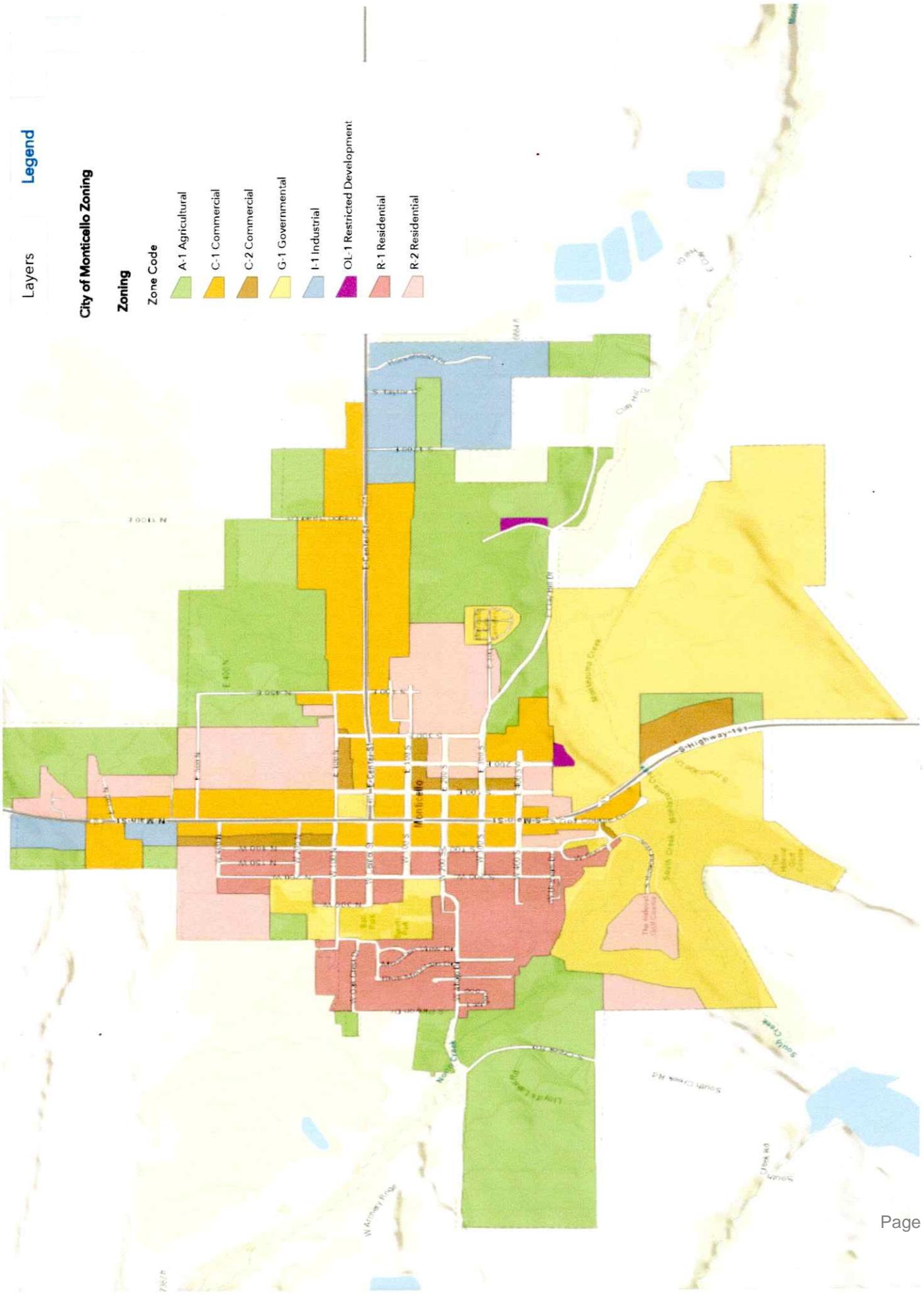
Map 2 of 2

Layers Legend

City of Monticello Zoning

Zoning

| Zone Code | Description |
|-----------|------------------------|
| A-1 | Agricultural |
| C-1 | Commercial |
| C-2 | Commercial |
| G-1 | Governmental |
| I-1 | Industrial |
| OL-1 | Restricted Development |
| R-1 | Residential |
| R-2 | Residential |



Information Needed for Current Situation

Goals from 2018 plan and results:

Present

| 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 | 10-7-4 R2 zone small, single family, 2-family, multi-family |
| * Expand areas zoned as R-1 and R-2 | |
| Review and revise City code to facilitate construction of moderate income housing | 10-1-4 Definitions |
| Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting | - Title 10 - Permitted Uses |
| * Analyze existing A-1, C-1, C-2, and I-1 zones and revise to foster business growth | |
| Implement ordinance to protect the City's dark sky | 2013-2015 a CC meeting discussed this, business owners present, did not want limited lighting. CC decided to not implement an ordinance. |
| Review and revise subdivision and PUD ordinances to encourage energy efficient design | ? - bldg. standards ? |
| Review and revise City sign ordinance to maximize a business owner's options for making the business easily seen | 10-2-6 |
| Revise City code to allow alternative hard surfaces for driveways and off-street parking | Hard Surfaces - 10-2-5 |
| Revise zoning ordinances to allow small wind turbines within the city | Permitted Uses |
| Consider revising ordinances for accessory buildings and portable storage units | Permitted Uses |
| * Revise future streets map for 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 | Annexation Plan |

* proposed zoning changes discussed
2/5/2019

10-4-2 official zone map
10-4 estment of zones

- Title 10 revised for all zones. 02/2024
- Zone definitions revised 10-4 02/2024
- Subdivision revised - Title 11 02/2024
- Permitted Uses - in process of being revised
- Monticello Street Map - Gen. Plan, page 8, 2017, not revised @ present date