



## 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 Intents (discussion/action)**

**Attachments:**

- Revised Permitted uses with changes 12.02.2025 (Revised\_Permitted\_uses\_with\_changes\_12.02.2025.pdf)

- 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 Accomodations**

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



# DRAFT

## 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 Intents (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>

## 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

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 or 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)

PROPOSED CHANGES TO PERMITTED USES Revised 12-02-2025	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
INTENT OF THE ZONE	Uses prohibited in zones unless expressly permitted	Certain areas of the city where the raising of grains, hay and fruit or vegetable crops will be allowed	Raising of crops or keeping of livestock for personal consumption or pleasure of the people residing on the premises	A centralized location where retail and commercial services can be operated. It is the further intent of this zone to maintain a central business district as the "heart of the city", and to these ends promote its 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 single family, 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	Any structure built for the support, shelter or enclosure of animals, chattels or property of any kind and which is a subordinate building, the use of which is incidental to that of the main building.	YES	YES	Yes	Yes	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 and is not rented for less than 30 days.		Yes				Yes	Yes
Accessory dwelling unit (internal or attached to a single-family dwelling unit on one lot)	Created within a primary dwelling or within the footprint of the primary dwelling at the time the accessory dwelling unit is created, and is offered for rental for 30 consecutive days or longer		Yes				Yes	Yes
Automobile and truck body shops. Parts and inoperable vehicles must be enclosed by a fence at least 6 feet high.	Location where repairs are made to the frame, body, or windshield of a vehicle. Location where a person engages in rebuilding, restoring, repairing, or painting the body of motor vehicles for compensation.					Yes		
Automobile and truck repair establishments where repairs cannot be completed in less than 8 hours. Outside storage of parts and inoperable vehicles are enclosed by a fence at least 6 feet high.	Major repairs are made to the engine, running gear, tires, wheels, electronic, and other vehicle parts not including the frame, body, or windshield. Major repairs are those requiring more than 8 hours of work. 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 requires 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 and outside storage of parts or inoperable vehicles are enclosed by a fence at least 6 feet high.	Minor repair and replacement of brakes, tires, batteries, headlights, taillights, windshield wipers, and similar. Also, where tires can be repaired or replaced, and wheels balanced and aligned; oil changed and lubricants applied; and engines repaired. Minor repairs are those that can be completed within 8 hours. A structure used for general repair of automobiles and small trucks, including both major and minor repairs that may be completed within eight (8) hours.			Yes				
Automobile, motorcycle, ATV, and snowmobile sales and rental structures and lots; Also related repair facilities where included as an integral part of the principal sales structure; No outside storage of parts or inoperable vehicles	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 repair 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.			Yes		Yes		
Bed & Breakfast	Bed & Breakfast: A building in which a full time, live-in caretaker resides and serves one or more meals per day, and provides overnight accommodations for short term guest.		Yes	Yes				Yes
Boarding house, lodging house	A building containing not more than one kitchen where compensation meals are provided pursuant to previous arrangements on a daily, weekly, or monthly basis as distinguished from a motel or cafe. Considered short-term rental units if rented for less than 30 days.		Yes	Yes				Yes
Medical Cannabis Pharmacy (state code)	Medical cannabis pharmacy means a person that: acquires or intends to acquire medical cannabis from a cannabis processing facility or another medical cannabis pharmacy or a medical cannabis device; or possesses medical cannabis or a medical cannabis device; and sells or intends to sell medical cannabis or a medical cannabis device to a medical cannabis cardholder. Utah Code 26B-4-201(3)							
Care and keeping of hen chickens and rabbits (would require redoing city code for chickens)	Keeping of hen chickens and rabbits, as an accessory use to a single-family dwelling, to produce food for the family residing on the subject property		In conformance with 10-2-11				In conformance with 10-2-11	In conformance with 10-2-11
Personal keeping of livestock.	A place or pen where livestock are kept for personal consumption or pleasure. REFER TO PRINTOUT PROVIDED.		Yes >add specifics<			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 10-2-18		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			Yes		Yes		
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 which includes a store front			Yes				
Concrete mixing, gravel crushing, stonecutting, and rock, sand, and gravel distribution	Establishment engaging in on site concrete mixing, gravel crushing, stonecutting, and rock, sand, and gravel storage for distribution.					Yes		
Convenience stores for sale of food and variety products	A retail store that carries a limited selection of basic items, such as packaged foods and drugstore items, provides for the distribution of gasoline 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 2 or more employees tend 9 or more children including provider(s) children are tended or kept for compensation, and any similar use for which the state requires a license. Does not include overnight accommodations for children, as in a foster home or an orphanage.			Yes				

PROPOSED CHANGES TO PERMITTED USES Revised 12-02-2025	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
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, 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 behind or above the commercial floor space of the building; (2) Has its own utility connections separate from the commercial use; (3) Has its own entry separate from the commercial space; and (4) conforms to applicable building codes for use as a dwelling.			Yes				
Dwelling, Long-term rental	A building or portion of a building that is used or designed for use as a residence by one or more persons and meets applicable building codes, and is available to be rented, loaned, leased, or hire out for a period of 30 consecutive days or longer						In conformance with 10-2-17	In conformance with 10-2-17
Dwelling, Multi-family, apartment houses	Any building or portion thereof which is designed, built, rented or leased, let, or hired out which is occupied as the home or residence of 3 or more families living independently of each other and doing their own cooking within the premises for 30 consecutive days or longer.			Yes				Yes
Dwelling, Primary (Primary dwelling is listed in the code)	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	Property that is occupied, possessed or used by any person or entity for a transient lodging where the term of occupancy, possession, or use of the property by the person or entity is offered for thirty (30) consecutive calendar days or less, for direct or indirect compensation or other consideration.							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	Any single family dwelling that is between 600-899 sq ft and designed and 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 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
Hardware Store	An establishment that sales home use and improvement supplies such as hardware, lawn & garden supplies, landscaping materials, brick, lumber and other similar materials.			Yes		Yes		
Fences	A barrier to limit visibility, provide privacy, define a property line, or prevent ingress or egress, made out of materials such as concrete or masonry block, wood, metal, stone, plastic, chain link, or vegetation. A retaining wall is not a fence.	In conformance with 10-2-14	In conformance with 10-2-14	In conformance with 10-2-14	In conformance with 10-2-14			
Foster care homes	A residence that is licensed or certified by the state for the full-time substitute care of a child		Yes				Yes	Yes
Funeral home	A place of business at a specific street address or location licenses under the "Funeral Services Licensing Act" 58-9-101 that is devoted to: the embalming, care, custody, shelter, preparation for burial, and final disposition of dead human or animal 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	A freestanding structure or building, or attached structure or building with a maximum area of 600 sq. ft, not to be used for habitation.		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. This includes hardware, general retail, and convenience stores.			Yes				
Grain bins and silos and other	A structure designed and constructed used for the storage of harvested crops such as hay, grains, & livestock feeds.	Yes	Yes					
Growing of crops & fields for local sales		Yes	Yes					
Growing fruits and vegetables for household use or local farmers market sales.			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.		Yes				Yes	Yes
Hospitals	an organization, organized under the laws of any state which is a qualified health maintenance organization under 42 U.S.C. Sec. 300e-9			Yes				
Hotels and motels	A commercial lodging establishment that offers rooms as temporary sleeping accommodations for compensation.			Yes				
Household pets	A domesticated animal kept for personal companionship and pleasure not including livestock		Yes				Yes	Yes

PROPOSED CHANGES TO PERMITTED USES Revised 12-02-2025	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Impound yards	Impound yard is a facility specifically used for the storage of vehicles, vessels, or outboard motors.			YES		Yes		
Junkyards / Salvage Yard	Junkyard is any place, establishment, or business used for storing, keeping, buying, or selling junk or an automobile graveyard. <b>Salvage Yard</b> is any place, establishment or business used for storing automobiles damaged by collision, flood, or other occurrence to the extent that the cost of repairing the vehicle for safe operation exceeds its fair market value; or that has been declared a salvage vehicle by an insurer or other state or jurisdiction, but is not precluded from further registration and titling. Utah Code 41-1a-1001(8)(b)					Yes		
Kennel	Land or buildings used in the keeping of 4 or more dogs over 4 months old with the intentions to breed and sell.		Yes					YES
Landscaping businesses, plant nurseries and shops, including storage of equipment and materials.	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. Exterior storage of equipment and supplies must be enclosed by a fence.			Yes		Yes		
Laundries, 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 and court house.			YES				
Livestock	Cattle, calves, horses, mules, sheep or pigs, goats, & alpacas.		Yes					
Agricultural Building	A shed used for storage of equipment exceeding 10,000 pounds in connection with agricultural activities performed on the premises.	YES	YES					
Manufactured home	A transportable factory-built housing unit constructed on 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 or assembly of goods by hand and/or domestic mechanical equipment. May include a show room for display or onsite sales of sample products			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 aesthetic of the residential neighborhood or violate noise ordinances or bring additional traffic into the neighborhood.						Yes	Yes
Manufacturing, Heavy	Converting of raw or partially processed materials into a product used for further processing or distribution. 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.					YES		
Medical Service Facilities including dentistry and vision	A building used for the diagnosis and treatment of ill, infirm, and injured persons which does not provide overnight accommodations, room or regular hospital care and services.			Yes				Yes
Mobile home parks	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 conformance with 10-13					In conformance with 10-13
Office buildings, banks, insurance, and financial services	An office building is a commercial structure designed to house businesses or professional services. Banks are institutions responsible for safeguarding money, issuing loans, facilitating exchanges, extending credit, and transmitting funds. Financial Services involve the investment, lending, and management of money and assets. Insurance Services provide policies for various needs, manage claims, and oversee administrative functions such as renewals and self-insurance programs			Yes				
Pavilions	Open or semi-enclosed structures designed for social gatherings in public parks and grounds.			YES	Yes			
Personal service establishments such as barber and beauty shops, permanent cosmetics, 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, tailors, tanning and nail salons, and weight loss centers. This definition includes permanent cosmetics when done in cosmetologist, barbers, aestheticians, electrologists, or nail technicians licensed by the state under UT 58-13a but excludes tattoo and body engraving services			Yes				
Portable storage containers	Can be defined as any of the following. Metal shipping container of the common type marketed for storage, and which can be delivered or removed by semitrailer, regardless of whether such structure is located on a foundation or slab, semitrailer or other trailer whether such vehicle is parked on or off a city street, and which does not have a current Utah license and inspection or a box from a delivery truck when such has been removed from the chassis.		In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10	In conformance with 10-2-10
Public arenas, rodeo grounds, equestrian sports facilities, fairgrounds	Any publicly owned or operated facility at which conventions, conferences, and other gatherings are held.			Yes	Yes			

PROPOSED CHANGES TO PERMITTED USES Revised 12-02-2025	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
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, fitness gym, sororities, and fraternal lodges	A commercial business that provides facilities or services for patrons to participate in activities for profit.			Yes				
Private Recreational Enterprises	Private Recreational Enterprises means an area of land, with few or no buildings, set aside and kept in its natural state or designed, developed, and reserved for the enjoyment and recreational use by or ornamental purposes of only certain individuals with a financially legal interest and responsibility for its maintenance. (Syracuse Utah Code)			Yes				
Propane Service Station	A propane service station is a facility, land area, or other premises, used for the retail sale and dispensing of propane for vehicles and sometimes for other uses like portable tanks							
Recreational vehicle park	A minimum three acre area or tract of land used to accommodate two or more recreational vehicles.			In conformance with 10-15				
Religious facilities, not including revival tents or buildings	Meetinghouse, church, temple, mosque, synagogue or other permanent structure used primarily for regular religious worship.			YES				
Residential treatment facility	A residence where more than one person with a disability resides and the residence is licensed with the State Dept of Human Services or the Dept of Health as a residential facility to care for the disabled			YES				Yes
Commercial - Rest homes, nursing homes, convalescent homes, assisted living homes	Licensed, regulated care businesses staffed by professionals that provide comprehensive services to the public. This is a larger facility with multiple units or rooms.			Yes				
Residential- Rest homes, nursing homes, convalescent homes, assisted living homes	Licensed, regulated care business within a private residence who house a small number of residents, often in a home-like environment.							Yes
Restaurants, food drive-ins, bars, taverns, pubs	An establishment which serves food or beverages.			Yes				
Sexually oriented business	An adult arcade, adult bookstore, adult motion picture theater, adult novelty store, adult theater, adult video store, adult cabaret or adult motel.				In conformance with 3-11			
Shopping centers, strip mall	A series of buildings on one lot or parcel, connected by a common pedestrian access route and providing a common parking area			Yes				
Signs	Any device or visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including a flagpole.	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6	In conformance with 10-2-6
Slaughter houses, meat packaging, and wholesale distribution of meat products	A facility or fixed premises used to slaughter or process animals for human consumption, or to process and store meat or poultry products for later distribution.			YES				
Solar	Solar energy, capture, storage, and use.		In conformance with 10-2-15	In conformance with 10-2-15	In conformance with 10-2-15	In conformance with 10-2-15	In conformance with 10-2-15	In conformance with 10-2-15
Storage units	A building separated into individual spaces for storage.			YES		YES		
Tattoo/Piercing establishment - Change to Body Art Establishment (Tattoo/Piercing)???	A facility, whether public or private, temporary or permanent, used for the practice of tattooing, body piercing and/or the instruction of tattooing and/or body piercing. (Weber - Morgan Health Department)			YES				
Temporary uses	Certain uses may be permitted on a temporary basis in any zone when approved by the city council and allowed in 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9	Temporary private gatherings upon reservation	In conformance with 10-2-9	In conformance with 10-2-9	In conformance with 10-2-9
Tiny home parks	Any single family dwelling smaller than 400 square feet, but larger than 200 square feet. Designed for long-term human occupancy, built as allowed by State adopted building code.			In conformance with 10-17				In conformance with 10-17
Townhouses and condominiums (will require additions to city code)	Townhouses are an attached, privately owned single-family dwelling unit that shares a common party wall with an adjacent unit and is not a separate building. (No specific state code) Condominium means the ownership of a single unit in a multiunit project together with an undivided interest in common in the common areas and facilities of the property. Utah Code 57-8-3(8)							Yes
Utility buildings	A structure designed and used for protecting equipment used as part of a system of utility lines			Yes		Yes		
Utility lines	A pipe, conduit, cable, or other similar facility by which services are conveyed to the public or individual recipients. NEED TO ADD A CODE FOR THIS ABOUT EASEMENTS	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Animal boarding facilities	A facility where a companion animal is temporarily kept for the purpose of caring for the companion animals.		Yes	YES		Yes		Yes
Veterinary clinics for treatment of household pets and livestock 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

# **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)***

<b>Objective</b>	<b>Expected Result</b>
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***

<b>Objective</b>	<b>Expected Result</b>
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:**

<b>Objective</b>	<b>Result</b>
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:**

<b>Objective</b>	<b>Result</b>
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***

<b>Objectives</b>	<b>Expected Result</b>
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*

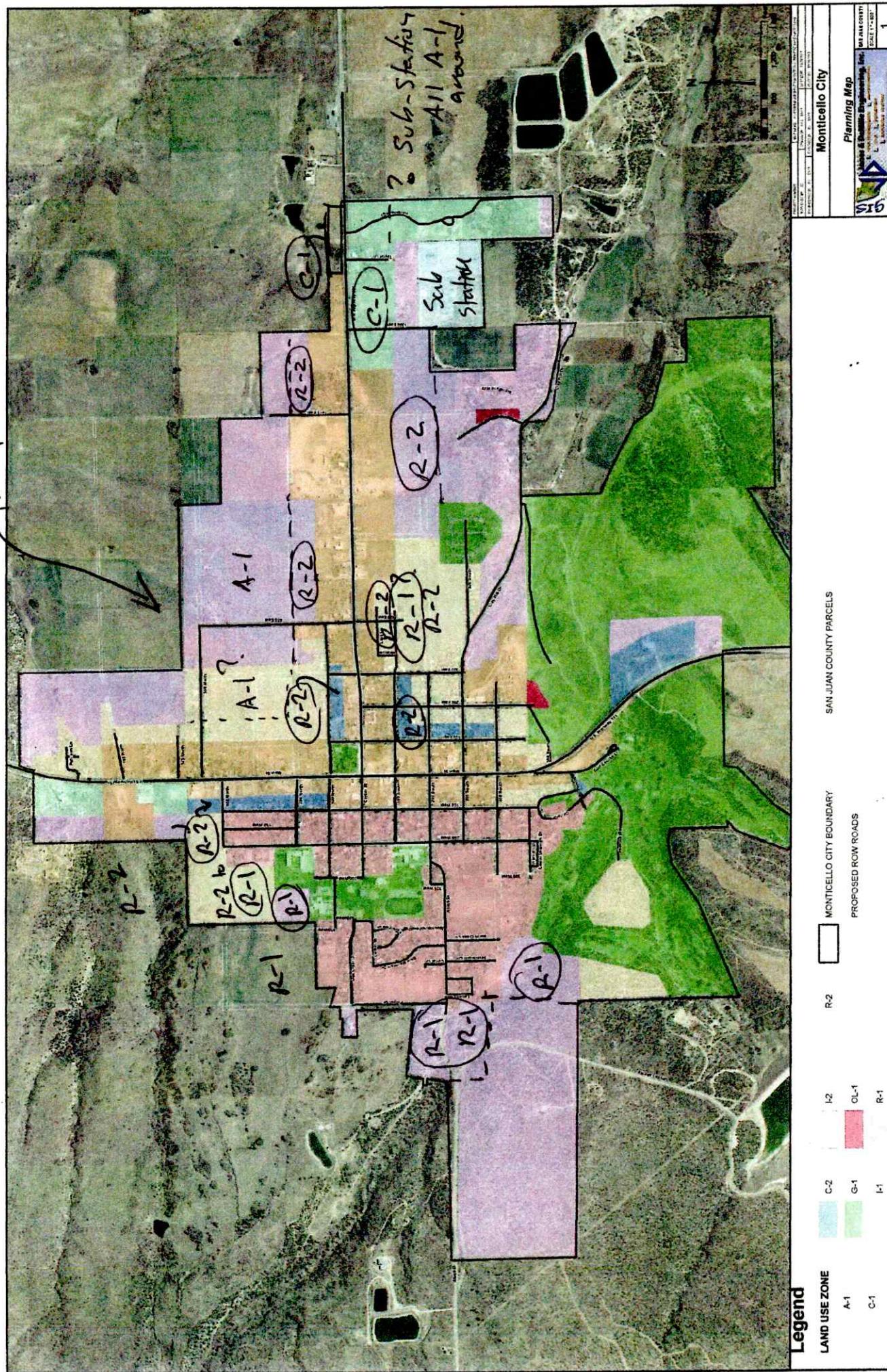
### **Goals from 2018 plan and results:**

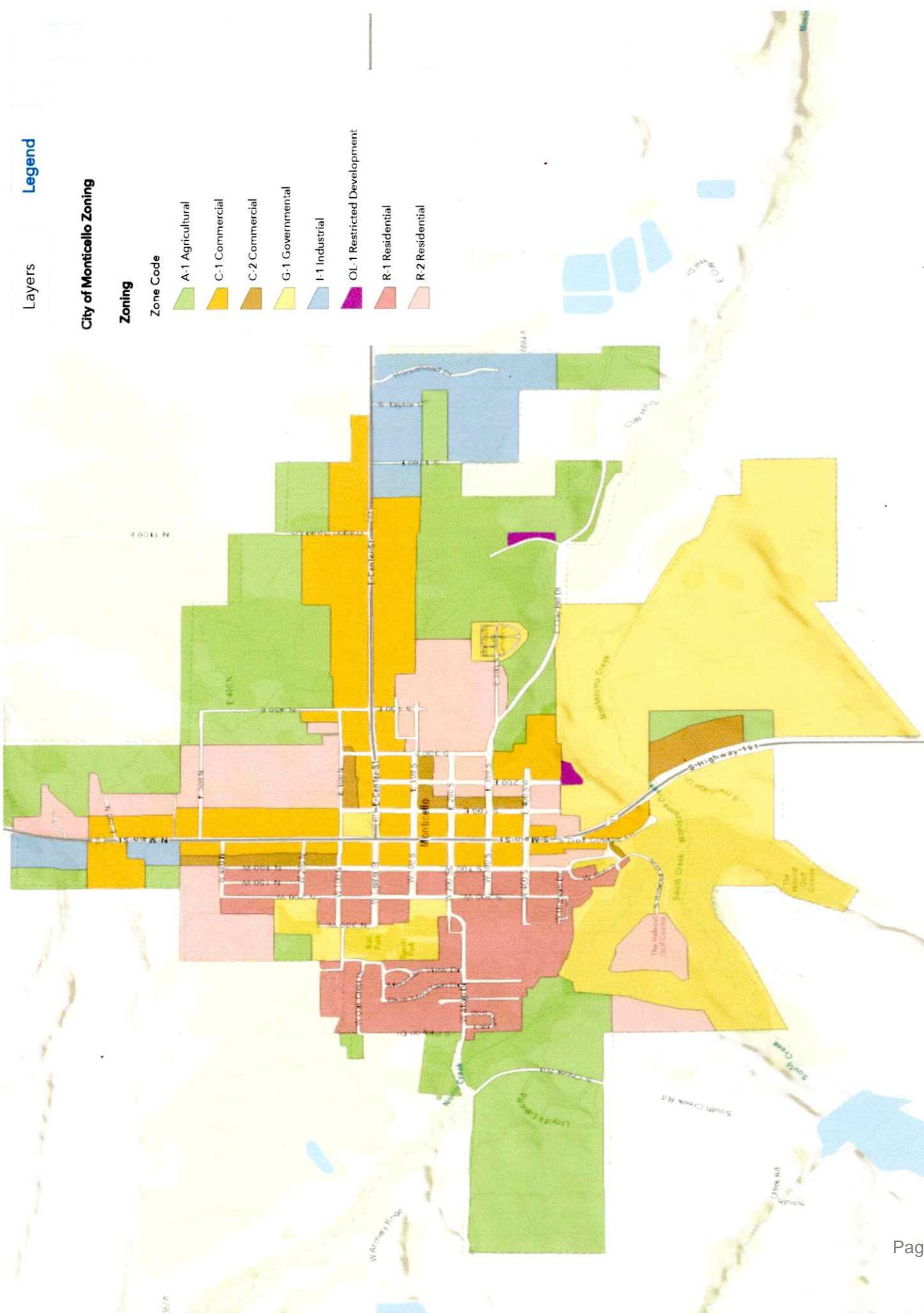
<b>Goal</b>	<b>Result</b>
Review & revise zoning ordinances to allow small wind turbines within the City	Revisions to permitted uses began in 2024 and continues
Implement an award program to recognize residents, business people, and institutions that are leaders in energy conservation	No progress
Add 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  
Needs Parcels in NE.





## 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 tiny, 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 <del>and</del> ordinance to protect the City's dark sky	2013-2015 a CC meeting discussed this, business owners presented 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 statement 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 Page 2024
- Monticello Street Map - Gen. Plan, page 8, 2017, not revised @ present date