



Planning Commission Meeting

Tuesday, January 6, 2026 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:

- 2025-12-02 PC** (2025-12-02_PC.pdf)

- 3. Public Comment**
- 4. Monticello City Code § 11 Subdivision Regulations (discussion/action)**

Attachments:

- Title 11 Subdivision Regulations Ch 1** (Title_11_Subdivision_Regulations_Ch_1.pdf)
- Title 11 Subdivision Regulations Ch 2** (Title_11_Subdivision_Regulations_Ch_2.pdf)
- Flag Lots** (Flag_Lots.pdf)

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

Attachments:

- Revised Permitted uses with changes 01.06.2026** (Revised_Permitted_uses_with_changes_01.06.2026.pdf)

- 6. Monticello City General Plan (discussion)**

Attachments:

- 2019-02-05 Mary 2019 Proposed Zone Changes - Map 2 of 2** (2019-02-05_Mary_2019_Proposed_Zone_Changes_-_Map_2_of_2.pdf)
- 2019-02-05 Mary 2019 Proposed Zone Changes - Map 1 of 2** (2019-02-05_Mary_2019_Proposed_Zone_Changes_-_Map_1_of_2.pdf)
- 2025-12-30 Chris City Service Goals** (2025-12-30_Chris_City_Service_Goals.pdf)
- 2025-12-30 Chris Public Safety Goals** (2025-12-30_Chris_Public_Safety_Goals.pdf)
- 2025-12-30 Jazzy Welcome Center Charts** (2025-12-30_Jazzy_Welcome_Center_Charts.pdf)

- **2025-12-30 Jazzy Welcome Center General Plan** (2025-12-30_Jazzy_Welcome_Center_General_Plan.pdf)
- **2025-12-30 Lee Econ Dev Info** (2025-12-30_Lee_Econ_Dev_Info.pdf)
- **2025-12-30 Lee Energy Conservation** (2025-12-30_Lee_Energy_Conservation.pdf)
- **2025-12-30 Lee Land Use Info** (2025-12-30_Lee_Land_Use_Info.pdf)
- **2025-12-31 Julie Moderate Income Housing** (2025-12-31_Julie_Moderate_Income_Housing.pdf)
- **2025-12-31 Mary Land Use Element** (2025-12-31_Mary_Land_Use_Element.pdf)
- **2026-01-06 Kaeden Airport Information & Data** (2026-01-06_Kaeden_Airport_Information_Data.pdf)
- **2026-01-06 Kaeden Electrical Information & Data** (2026-01-06_Kaeden_Electrical_Information_Data.pdf)
- **2026-01-06 Kaeden Transportation Information & Data** (2026-01-06_Kaeden_Transportation_Information_Data.pdf)
- **Compilation** (Compilation.pdf)

7. **2026 Projects (discussion/action)**
8. **Administrative Communications**
9. **Next Meeting Agenda**
10. **Adjournment (action)**

Audio File

<https://soundcloud.com/user-250815044/2026-01-06-planning-commission>

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 12/30/2025 at 2:52 PM



The Land Above the Canyons

DRAFT

Planning Commission Meeting

Minutes

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

Minutes:

Chairperson Bennett called the Monticello City Planning Commission meeting to order at 6:34 pm. The following visitors were present: City Councilmember Kevin Dunn

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of 11/03/2025 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. Consider for Approval: Forward Letter of Interest for Planning Commissioner to City Council (discussion/action)

Minutes:

MOTION to forward the letter of interest from Lee Bennett to the City Council for reappointment to the Planning Commission was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed 2-0. Commissioner Bennett abstained.

Vote results:

Ayes: 2 / Nays: 0 / Abstains: 1

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

Minutes:

MOTION to forward § 10-2-7 Parking and Storage of Recreational Vehicles § 10-15 Recreational Vehicle Parks to City Council was made by Commissioner Bailey and

seconded by Commissioner Cokenour. Roll call vote: Commissioner Bennett, Aye Commissioner Bailey, Aye Commissioner Cokenour, Aye The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

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

Minutes:

Assistant City Manager Gallegos introduced the agenda item. She stated that the definitions approved at the last commission meeting had been updated. She further explained that all definitions outlined in yellow and green were updated and needed to be reviewed. All remaining definitions were discussed in detail and adjusted as needed.

7. Monticello City General Plan (discussion)

Minutes:

The distribution of the general plan survey was discussed. Commissioner Bennett led the discussion for this agenda item. She reviewed the Economic Development, Community Promotion, Community Aesthetics, and Land Use elements of the current status. She outlined the goals set forth in 2018 and all progress made since then was discussed. Assignments of the Commissioners and Administration were clarified. It was determined that City Recorder Gill will publish a General Plan Meeting with the City Council, Planning Commission, City Administration, and Public Works Director on January 20, 2025 at the Hideout Community Center at 6:30 pm.

8. Monticello City Code § 11 Subdivision Code Updates (discussion)

Minutes:

Gallegos requested this agenda item be tabled until the January 2026 meeting.

9. Administrative Communications

Minutes:

Gallegos suggested the Commission compile a list of projects to pursue in 2026.

10. Next Meeting Agenda

Minutes:

General Plan - Projects for 2026 - Subdivision Code Updates - Permitted Uses/Zone Intents - Open and Public Meetings Act Training

11. Adjournment (action)

Minutes:

Motion to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Commissioner Bennett adjourned the Monticello City Planning Commission at 9:26 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Audio File

<https://soundcloud.com/user-250815044/2025-12-02-planning-commission>

DRAFT

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)

**TITLE 11
SUBDIVISION REGULATIONS**

**CHAPTER 1
GENERAL PROVISIONS**

SECTION:

11-1-1: Authority

11-1-2: Intent

11-1-3: Definitions

11-1-4: Amendments

11-1-5: Prohibited Acts

11-1-6: Residential Infilling

11-1-7: Common Wall Subdivision

11-1-8: Subdivision Of Agricultural Land

11-1-1: AUTHORITY:

A. This title is enacted pursuant to title 10, Utah Code Annotated.

B. An approved subdivision plat as specified in this title is required whenever a landowner splits one lot or parcel of property into two (2) or more lots or parcels.

C. Compliance with Title 11 of city code is required before:

1. The subdivision plat may be filed and recorded with the county recorder, and

2. Lots within the subdivision may be sold; and

3. The city extends the services of its public facilities to any subdivision.

D. The joining of a lot or lots to a parcel does not constitute a subdivision as to the parcel or subject the parcel to the city's subdivision ordinance.

E. Combining adjacent lots does not require an amendment to a subdivision plat.

F. The role of the planning commission with respect to ordinances regulating subdivisions shall be to:

1. Review and provide a recommendation to the city on any proposed ordinances that regulate the subdivision of land within the city;

2. Review and make a recommendation to the city on any proposed ordinance that amends the regulation of the subdivision of land within the city;
3. Provide notice consistent with Utah public notice requirements as outlined in Utah Code Ann. § 10-9a-602; and
4. Hold a public hearing on the proposed ordinance before making a recommendation to the city.

G. The role of the city council with respect to ordinances regulating subdivisions shall be to:

1. Adopt, modify, reverse, or reject an ordinance described in subsection 11-1-1(F) of this title;
2. Consider a planning commission's failure to make a timely recommendation on ordinances that regulate subdivisions as a negative recommendation.
3. If the city council fails to enact a subdivision ordinance, the city may regulate subdivisions only to the extent provided in 11-1-1. (Ord. 2024-02, 2-27-2024)

H. The Planning Commission is designated as the land use authority for all applications under this Title requiring the exercise of discretion, judgment, public hearing, interpretation. This includes preliminary plats, final plats, subdivision amendments, and plat amendments. decisions related to subdivision and plat approvals under this title, including preliminary and final plat approvals.

I. The City Manager, Community Development Director, or their designee is designated as the Administrative Land Use Authority for the ministerial land use applications identified in this Title. The Administrative Land Use Authority shall apply only objective, nondiscretionary standards and shall approve an application when the application satisfies those standards.

J. Residential infill applications under Section 11-1-6 shall be reviewed and acted upon by the Administrative Land Use Authority.

Formatted: Indent: First line: 0.13"

11-1-2: INTENT:

A. The intent of this title shall be to:

1. Promote the health, safety, convenience and general welfare of the present and future inhabitants of the city;
2. Simplify orderly growth and development of the city; and
3. Ease the transfer of land by means of accurate legal descriptions.

B. Preservation Of Land: Trees, native land cover, natural watercourses, and topography shall be preserved when possible, and the subdivision shall be so designed as to prevent

excessive grading and scarring of the landscape in concordance with the provision of this title. (Ord. 2024-02, 2-27-2024)

11-1-3: DEFINITIONS:

It is the intent of the city council to define certain words and phrases as a means of facilitating understanding of terms which may not be universally understood in the sense that the city council intends that they should be understood.

ADMINISTRATIVE LAND USE AUTHORITY: *An individual, board, or commission, appointed or employed by the city, including city staff or the city planning commission. It does not include a city council or a member of the city council.*

ADMINISTRATIVE LAND USE AUTHORITY:

The person or body designated by the City to act on ministerial land use applications under objective, nondiscretionary standards consistent with Title 10, Chapter 20 of Utah Code.

For purposes of this Title, the City Manager, Community Development Director, or their written designee is designated as the Administrative Land Use Authority for land use applications that require only ministerial review, including: An individual, board, or commission, appointed or employed by the city, including city staff or the city planning commission. It does not include a city council or a member of the city council.

- 1. Residential infill approvals under Section 11-1-6;*
- 2. Lot line adjustments and parcel boundary adjustments that qualify as simple boundary adjustments under Utah Code 10-20-906;*
- 3. Administrative corrections to recorded plats that do not affect the number of lots, public rights-of-way, easements, or infrastructure;*
- 4. Verification of complete applications; and*
- 5. Other ministerial approvals expressly assigned by this Title or by ordinance or resolution of the City Council.*

The Administrative Land Use Authority may not act on any land use application requiring the exercise of discretion, policy judgment, or interpretation unless expressly delegated by ordinance.

ASSOCIATION:

- A. Corporation or other legal entity, any member of which (Utah code 57-8a Community Association Act):

1. Is an owner of a residential lot located within the jurisdiction of the association as described in the governing documents; and

2. By virtue of membership or ownership of a residential lot is obligated to pay:

a. Real property taxes;

b. Insurance premiums;

c. Maintenance costs; or

d. For improvement of real property not owned by the member.

B. All of the condominium unit owners (Utah code 57-8 Condominium Ownership Act)

1. Acting as a group in accordance with the association declaration and bylaws; or

2. Organized as a legal entity in accordance with the declaration

BUILDABLE AREA:

That portion of a lot which will fit the construction of a structure under the provisions of the building codes adopted by the city and this title, either without grading and excavation or with grading and excavation, as specified in this title.

CITY ENGINEER:

Until such time as the city hires a permanent registered engineer, the city engineer shall be a licensed surveyor, a registered civil engineer, or an engineering firm as designated by the city council on either a retainer or per job basis.

COMMON AREA:

Property that an association owns, maintains, repairs, or administers (Utah code 57-8a Community Association Act)

COMMON AREA AND FACILITIES: (Utah Code 57-8 Condominium Ownership Act)

- A. The land included within the condominium project, whether leasehold or fee simple;
- B. The foundations, columns, girders, beams, supports, main walls, roofs, halls, corridors, lobbies, stairs, stairways, fire escapes, entrances, and exits of the building;
- C. The basements, yards, gardens, parking areas, and storage spaces;
- D. The premises for lodging of janitors or person in charge of the property;
- E. Installations of central services such as power, light, gas, hot and cold water, heating, refrigeration, air conditioning, and incinerating;
- F. The elevators, tanks, pumps, motors, fans, compressors, ducts, and in general all apparatus and installations existing for common use;
- G. Such community and commercial facilities as may be provided for; and
- H. All other parts of the property necessary or convenient to its existence, maintenance, and safety, or normally in common use.

CUT:

A process of excavation. See definition of Excavation.

DAYS:

Unless otherwise provided, the word "days" shall mean calendar days. If the last day of any period computed under this Title falls on a Saturday, Sunday, or City-observed holiday, the deadline shall be extended to the next business day. When the code refers to "business days," it shall mean all days except Saturday, Sunday, and City-observed holidays.

EASEMENT:

A land use right offered for a specific purpose or use over, upon, or beneath the land; its location and extent being accurately described in the letting process or by separate document using metes and bounds; distinct from land ownership and granted to the public, a particular party or public utility.

EXCAVATION:

Any act by which vegetation matter, earth, sand, gravel, rock or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated, or bulldozed, and shall include the conditions resulting from it.

FACILITY:

A public service developed, owned, maintained, or authorized by the city (i.e., water, sewer, etc.).

A. Facility, Water Conveyance:

1. Ditch, canal, flume, pipeline, or other watercourse used to convey water used for irrigation or storm water drainage and any related easement for the ditch, canal, flume, pipeline, or other water course, including but not limited to the state engineer's inventory of water conveyance systems established by Utah code 735-7.
2. Water conveyance facility does not mean a ditch, canal, flume, pipeline, or other watercourse used to convey water used for culinary or industrial water, or any federal water project facility.

B. Facility, Water Conveyance Owner: An individual, entity, mutual water company, or unincorporated organization that:

1. Operates a water conveyance facility; or
2. Owns any interest in a water conveyance facility; or
3. Has a property interest in real property based on the presence of the water conveyance facility located and operating on the real property.

C. Facility, Underground: Personal property that is buried or placed below ground level for use in the storage or conveyance of any of the following.

1. Water;

2. Sewage, including sewer laterals;
3. Communications, including electronic, photonic, telephonic, or telegraphic communications;
4. Television, cable television, or other telecommunication signals, including transmission to subscribers of video or other programming;
5. Electric power;
6. Oil, gas, or other fluid and gaseous substances;
7. Steam;
8. Slurry; or
9. Dangerous materials or products.

FLAG LOT:

A lot having access to a public street by means of a narrow strip of land, often called a "staff" or "pole," which is part of the lot and not an easement. The buildable portion of the lot lies behind another lot and does not abut the public street directly, except via the flag staff or pole.

FILL:

A deposit of earth material by artificial means.

GRADING:

Any excavating or filling, or combination thereof, and shall include the conditions resulting from any excavation or fill.

HILLSIDE AREA:

Any lot or parcel with an average slope greater than eight percent (8%).

IMPROVEMENT COMPLETION ASSURANCE:

A surety bond, letter of credit, financial institution bond, cash, assignment of rights, lien, or other equivalent security required by a municipality to guaranty the proper completion of landscaping or an infrastructure improvement required as a condition precedent to:

- A. Recording a subdivision plat; or
- B. Development of a commercial, industrial, mixed us, or multi-family project.

INFRASTRUCTURE IMPROVEMENT:

Permanent infrastructure that is essential for the public health and safety, or that:

- A. Is required for human occupation; and
- B. An applicant must install
 - 1. In accordance with published installation and inspection specifications for public improvements; and
 - 2. Whether the improvement is public or private, as a condition of:
 - a. Recording a subdivision plat; or
 - b. Obtaining a building permit; or
 - c. Development of a commercial, industrial, mixed use, condominium, or multi-family project.

INTERNAL LOT RESTRICTION:

A platted note, platted demarcation, or platted designation that:

- A. Runs with the land; and

B. Establishes:

1. A restriction that is enclosed within the perimeter of a lot described on the plat; or
2. A development condition that is enclosed within the perimeter of a lot described on the plat.

LAND USE AUTHORITY:

Has the same meaning as defined in Utah Code in accordance with Utah Code section 10-9a-103, a person, board, commission, agency, or body, including the local legislative body, designated by the local legislative body to act upon a land use application § 10-20-102; the person, board, commission, agency, or body designated by the City Council to act upon a land use application; or, if the City Council has not designated a person or body, the City Council itself; or if the local legislative body has not designated a person, board, commission, agency, or body, the local legislative body.

The Planning Commission is, as designated by ordinance, as the Land Use Authority the land use authority for subdivision and plat approvals, subdivision amendments, plat amendments, and any other land use application that requires the exercise of judgment or weighing of evidence under applicable land use ordinances.

If the Planning Commission is unable or ineligible to act on a particular application, or if an application type is not assigned to either the Land Use Authority or the Administrative Land Use Authority, the City Council acts as the Land Use Authority by statutory default.

LEGISLATIVE BODY:

The Monticello City Council is the legislative body for purposes of land use ordinance adoption and general policy-making, but is not the land use authority for subdivision approvals.

LOCAL HEALTH DEPARTMENT:

Serves San Juan County and municipalities within the county; or a multicounty health department that serves San Juan County; or a united local health department as defined in Utah Code 26A-1-102.

LOT:

A tract of land, regardless of any label, that is created by and shown on a subdivision plat that has been recorded in the office of the county recorder.

A. Lot, Area: The total area measured on a horizontal plane included within the lot lines of the lot.

B. Lot, Width: The distance across a lot of property, measured along a line parallel to the front lot line, or parallel to a straight line, connecting the ends of an arc which makes up the front lot line.

LOT LINE ADJUSTMENT:

A relocation of a lot line boundary between adjoining lots or between a lot and adjoining parcels in accordance with state code Section 10-9a-608:

A. Whether or not the lots are located in the same subdivision; and

B. With the consent of the owners of record.

C. Lot Line Adjustment does not mean a new boundary line that

1. Creates an additional lot; or

2. Constitutes a subdivision or subdivision amendment.

D. Lot Line Adjustment does not include a boundary line adjustment made by the Department of Transportation.

METES AND BOUNDS:

The description of a lot or parcel of land by courses and distances.

OFF-SITE IMPROVEMENTS:

Improvements, as required by this title, installed outside the perimeter of the subdivision which are designed and located to serve the needs of the subdivision or adjacent properties, lying between the subdivision and existing improvements.

ON-SITE IMPROVEMENTS:

Improvements, as required by this title, installed within or on the perimeter of the subdivision.

PARCEL:

Any real property that is not a lot.

PERSON:

An individual, corporation, partnership, organization, association, trust, governmental agency, or any other legal entity.

PERSONAL PROPERTY:

Assets owned, controlled, or managed by a person.

PLAT:

An instrument subdividing property into lots as depicted on a map or other graphical representation of land that a licensed professional land surveyor makes and prepares in accordance with Section 11-2-3 or 11-2-4 of city code.

POTENTIAL GEOLOGIC HAZARD AREA:

An area that:

- A. Is designated by a Utah Geological Survey map, county geologist map, or other relevant map or report as needing further study to determine the area's potential for geologic hazard; or
- B. Has not been studied by the Utah Geological Survey or a county geologist but presents the potential of geologic hazard because the area has characteristics similar to those of a designated geologic hazard area.

PRIVATE DRIVE:

An accessway from a city street or highway to private land that does not front a city street or highway. A private drive is owned and maintained by the landowner.

PUBLIC LANDSCAPING IMPROVEMENT:

Landscaping that a land use applicant is required to install to comply with published installation and inspection specifications for public improvements that:

- A. Will be dedicated to and maintained by the city; or
- B. Are associated with and proximate to trail improvements that connect to planned or existing public infrastructure; and for which

C. The city has established objective inspection standards for acceptance of a public landscaping improvement or infrastructure improvement that the city requires.

PUBLIC STREET:

A public right-of-way, including a public highway, public avenue, public boulevard, public parkway, public road, public land, public alley, public viaduct, public subway, public tunnel, public bridge, public byway, other public transportation easement, or other public way. Public street includes the land between street lanes, whether improved or unimproved and may comprise pavement, shoulders, gutter, sidewalks, parking areas, and other areas within the right of way, and conforms with standards in Title 7 of city code. For the purpose of this title, streets shall be classified as follows:

A. **City Street:** Any street within the city's incorporated boundary that is recognized and maintained by the city.

B. **Cul-De-Sac:** A street open at one end with a designated vehicular turnaround area at the closed end.

C. **Dead End:** A street open at one end with no turnaround.

D. **Major Highway:** A major regional highway, including an expressway, freeway or interstate highway designed to carry vehicular traffic:

1. Into, out of, or throughout the regional area (inter-region); and

2. From one political subdivision of the region to another, or from an inter-regional highway.

E. **Residential Roadway:** A public local residential road that:

1. Will serve primarily to provide access to adjacent primarily residential areas and property;

2. Is designed to accommodate minimal traffic volumes or vehicular traffic;

3. Is not identified as a supplementary to a collector or other higher system classified street in an approved city street or transportation master plan;
4. Has a posted speed limit of 25 miles per hour or less;
5. Does not have higher traffic volumes resulting from connecting previously separated areas of the city road network;
6. Cannot have a primary access, but can have a secondary access, and does not abut lots intended to high volume traffic or community centers, including schools, recreation centers, sports complexes, or libraries; and
7. Primarily serves traffic within a neighborhood or limited residential area and is not necessarily continuous through several residential areas.

F. Service Road: A street or road paralleling and abutting major highway to provide access to adjacent property so that each adjacent lot or parcel will not have direct access to the major highway.

G. Stub: A street or road extending from within a subdivision and which terminates at the subdivision boundary with no provision for a vehicular turnaround. Stub streets are normally required to connect to street systems of adjacent developments.

RESUBDIVISION:

The changing or amending of any existing lot or lots of any subdivision plat previously recorded in the records of the county recorder as provided in section 11-51 of this title.

REVIEW CYCLE:

The steps required to complete the subdivision review process, including:

- A. The applicant's submittal of a complete subdivision land use application;
- B. The city's review of that subdivision land use application;

C. The city's response to that subdivision land use application; and

D. The applicant's reply to the city's response that addresses each of the city's required modifications or request for additional information.

SANITARY SEWER AUTHORITY:

The department, agency, or public entity with responsibility to review and approve the feasibility of sanitary sewer services or on site wastewater systems.

SITE:

Any lot or parcel of land.

SKETCH PLAN:

A voluntary, informal, conceptual drawing submitted by a subdivider to illustrate the layout and general features of a proposed subdivision, and having sufficient detail to illustrate on site characteristics of the proposed subdivision and adjacent parcels. A sketch plan is not required by law and does not constitute a complete land use application under Utah Code section 10-9a-604.1, preliminary map or preapplication plat, showing the concept of the proposed development or subdivision, having sufficient detail to illustrate on-site characteristics of the proposed subdivision and adjacent parcels.

SPECIFIED PUBLIC UTILITY:

An electrical corporation, gas corporation, or telephone corporation, as those terms are defined in Section 54-2-1 of Utah Code.

STATE:

Any department, division, or agency of the state.

STREET:

See Public Street

STREET RIGHT OF WAY:

That portion of land dedicated to public use for street and utility purposes.

SUBDIVIDER:

Any person or legal entity laying out or making a land division, amending or resubdividing an existing subdivision for the purpose of sale, offering for sale or selling for himself or others, any subdivision or any part of it.

SUBDIVISION:

Any land that is divided, resubdivided, or proposed to be divided into two (2) or more lots or other division of land for the purpose, whether immediate or future, for offer, sale, lease, or development either on the installment plan or upon any and all other plans, terms, and conditions.

A. Subdivision includes

1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
2. Except as provided in B (below), divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

B. Subdivision does not include

1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance.
2. A boundary line agreement recorded with the county recorder's office between owners of adjoining parcels adjusting the mutual boundary in accordance with 10-2-4 if no new parcel is created;
3. A recorded document, executed by the owner of record:
 - a. Revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels; or
 - b. Joining a lot(s) to a parcel.

4. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with sections 10-2-3 and 10-2-4 if:

- a. No new dwelling lot or housing unit will result from the adjustment; and
- b. The adjustment will not violate any applicable land use ordinance;

5. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division:

- a. Is in anticipation of future land use approvals on the parcel or parcels;
- b. Does not confer any land use approvals; and
- c. Has not been approved by the land use authority.

6. A parcel boundary adjustment;

7. A lot line adjustment;

8. A road, street, or highway dedication plat;

9. A deed or easement for a road, street, or highway purpose; or

10. Any other division of land authorized by law.

SUBDIVISION AMENDMENT:

An amendment to a recorded subdivision in accordance with Title 11, Chapter 5 that:

A. Vacates all or a portion of the subdivision;

- B. Alters the outside boundary of the subdivision;
- C. Changes the number of lots within the subdivision by means other than combining lots (see 11-1-E);
- D. Alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
- E. Alters a common area or other common amenity within the subdivision.
- F. Subdivision amendment does not include a lot line adjustment, between a single lot and an adjoining lot or parcel, that alters the outside boundary of the subdivision.

SUBDIVISION IMPROVEMENT PLAN:

The civil engineering plans associated with required infrastructure and city-controlled utilities required for a subdivision.

SUBDIVISION ORDINANCE REVIEW:

Review by the city to verify that a subdivision land use application meets the criteria of the city's subdivision ordinances.

SUBDIVISION PLAN REVIEW:

The city's review of the applicant's subdivision improvement plans and other aspects of the subdivision land use application to verify that the application complies with city ordinances and applicable standards and specifications.

SUSPECT SOIL:

Soil that has:

- A. A High susceptibility for volumetric change, typically clay rich, having more than a 3% swell potential;
- B. Bedrock units with high shrink or swell susceptibility; or

C. Gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum commonly associated with dissolution and collapse features.

VICINITY PLAN:

See Sketch Plan

ZONING MAP:

A map, adopted as part of a land use ordinance, that depicts land use zones, overlays, or districts. (Ord. 2012-01, 7-10-2012; amd. Ord. 2024-02, 2-27-2024)

11-1-4: AMENDMENTS:

Amendments to this title may be made from time to time as it is deemed necessary and shall comply with section 11-1-2 of this title. (Ord. 2012-01, 7-10-2012; amd. ord. 2024-02, 2-27-2024)

11-1-5: PROHIBITED ACTS:

A. A person may not submit a subdivision plat to the county recorder's office for recording unless the plat has been prepared and approved according to Title 11, Chapter 2 Subdivision Approval and Platting Process.

1. A subdivision plat recorded without the signatures required under Title 11 of city code is void.

2. Transfer of land pursuant to a void plat is voidable by the city.

B. Sale or transfer of land prior to approval of final plat:

1. If a subdivision requires a plat, an owner of any land located in a subdivision who transfers or sells any land in that subdivision before a plat of the subdivision has been approved and recorded violates this part for each lot or parcel transferred or sold.

2. A violation of Subsection B(1) is an infraction.

C. The description by metes and bounds in an instrument of transfer or other documents used in the process of selling or transferring does not exempt the transaction from being a violation of Subsection (B)(1) or from the penalties or remedies provided in this chapter.

D. Notwithstanding any other provision of Subsection (B), the recording of an instrument of transfer or other document used in the process of selling or transferring real property that violates this part:

1. Does not affect the validity of the instrument or other document; and

2. Does not affect whether the property that is the subject of the instrument or other document complies with applicable city ordinances on land use and development.
- E. The city may bring an action against an owner to require the property to conform to the provisions of this part or an ordinance enacted under the authority of this part.
 1. An action under this Subsection (E) may include an injunction or any other appropriate action or proceeding to prevent or enjoin the violation.
 2. The city need only establish the violation to obtain the injunction. (Ord. 2024-02, 2-27-2024)

11-1-6: RESIDENTIAL INFILLING:

- A. All of the following requirements must be met in order to be considered residential infilling.
 1. All created lots or parcels must front an existing city street, and have at least ~~eighty sixty~~ feet (~~6080~~) of frontage on said street. If the lot falls under the description of a "Flag Lot" under 11-1-3 Monticello City Cod, frontage must be twenty five feet (25'); and
 2. All created lots or parcels must meet the minimum square footage requirements of ~~ten thousand five thousand four hundred and forty five~~ (~~10,0005.445~~) square feet.
- B. If the creation of multiple parcels requires the creation of a new street or private drive to access any of the parcels, residential infilling will not be allowed and the subdivision code must be followed.
- C. If no utilities are present on the existing city street on which the proposed infill would occur then the residential infilling will not be allowed and the subdivision code must be followed. (Ord. 2024-02, 2-27-2024)

D. Administrative Approval. Residential infill applications meeting the requirements of this section shall be reviewed and acted upon by the Administrative Land Use Authority, who shall approve the application if all objective standards are satisfied. Applications failing to meet the standards shall be denied without prejudice.

E. Residential Infill Plats shall comply with the requirements of Section 11-2-4 of Monticello City Code.

11-1-7: COMMON WALL SUBDIVISION:

- A. Purpose: The purpose of this title shall be to allow a business owner to purchase a portion of a building, causing a subdivision within an existing property/structure.
- B. Requirements:

1. The purchase shall include the portion of the building and the property on which it sits.
2. The Planning Commission shall review a subdivision application submitted by the subdivision requestor along with a plat map showing legal ownership, legal description and survey of proposed subdivision, townsite block, and surrounding streets.
3. Common Wall Agreement: A signed agreement shall be presented to the Planning Commission as follows:
 - a. Definition of properties to include legal survey and legal description of proposed subdivision;
 - b. Establishment of Common Facilities;
 - c. Repair and Maintenance;
 - d. Maintenance of Non-Common Areas;
 - e. No Right of Modification/Alteration;
 - f. Covenant Running with the Land;
 - g. Restriction on Amendment to this Agreement;
 - h. Lien Rights;
 - i. Maintenance and Repair of Individual Conjoining Property;
 - j. Insurance;
 - k. Cross-Easement;
 - l. Common Wall;
 - m. Power of Attorney;
 - n. Limitations of Use; and
 - o. Attorney Fees.
4. The Planning Commission shall consider recommendation of the requested subdivision to the Monticello City Council for final approval. (Ord. 2024-02, 2-27-2024)

11-1-8: SUBDIVISION OF AGRICULTURAL LAND:

- A. A lot or parcel resulting from a division of agricultural land is exempt from plat requirements of Title 11 Chapter 2 if the lot or parcel:
 1. Qualified as land in the A-1 Agricultural zone;
 2. Meets the minimum size requirement of applicable land use ordinances; and

- 3. Is not used and will not be used for any non-agricultural purpose.
- B. The boundaries of each lot or parcel exempted under subsection A shall be graphically illustrated on a record of survey map that:
 - 1. Shall receive the same approvals as required for a plat under Title 11 Chapter 2; and
 - 2. Is or shall be recorded with the county recorder.
- C. If a lot or parcel exempted in subsection A is used for a non-agricultural purpose the city shall require the lot or parcel to comply with the requirements of Title 11 Chapter 2 of city code.
- D. Documents recorded in the county recorder's office that divide property by a metes and bounds description do not create an approved subdivision allowed by Title 11 unless the city's certificate or written approval as required in subsection A is attached to the document.
- E. The absence of the certificate or written approval required in subsection A does not:
 - 1. Prohibit the county recorder from recording a document; or
 - 2. affect the validity of a recorded document.
- F. A document which does not meet the requirements of subsection A may be corrected by the recording of an affidavit to which the required certificate or written approval is attached. (Ord. 2024-02, 2-27-2024)

11-1-9 APPLICATION COMPLETENESS DETERMINATION

A. Initial Review. Upon receipt of a land use application, the Administrative Land Use Authority shall review the application for completeness in accordance with Title 10, Chapter 20 of Utah Code.

Formatted: Outline numbered + Level: 3 + Numbering Style: 1, 2, 3, ... + Start at: 9 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

B. Completeness Determination. As soon as reasonably practicable, the Administrative Land Use Authority shall issue a written determination that the application is either:

- 1. Complete, identifying the date of completeness for purposes of vesting; or
- 2. Incomplete, identifying all missing or deficient items.

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 0.75"

C. Effect of Completeness. When an application is determined complete, the City shall process the application under the land use regulations in effect on the date the application was complete.

D. Resubmittals. An applicant may resubmit an incomplete application at any time. The resubmittal shall be reviewed in the same manner as an initial submission.

Formatted: Indent: Left: 0", First line: 0.25", Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" +

CHAPTER 2 SUBDIVISION APPROVAL AND PLATTING PROCESS

SECTION:

11-2-1: Procedure For Approval

11-2-2: Sketch Plan

11-2-3: Preliminary Plat

11-2-4: Final Plat

11-2-5: Exemption From Plat Requirement

11-2-6: Failure To Comply

11-2-1: PROCEDURE FOR APPROVAL:

A. All subdivision codes must be adhered to and followed whenever a property owner splits one (1) parcel or lot into two (2) or more parcels or lots.

B. Before beginning work on or recording any subdivision a subdivider shall request a pre-application meeting with the city zoning administrator. Within fifteen (15) days of the request, the city zoning administrator shall schedule the pre-application meeting to discuss:

1. The type of subdivision proposed;
2. Provide a subdivision plat land use application form;
3. Provide and discuss existing zoning regulations and zoning map for the area in which the subdivision is proposed; and
4. If the proposal includes single-family, two-family, or townhomes, provide copies of Title 11 and checklists for preliminary and final plat approvals; and,

C. Unless the proposed subdivision meets one of the following criteria, the subdivider shall follow the process set forth in this title.

1. If the proposed subdivision meets the requirements for residential infill the subdivider shall conform with the requirements at 11-1-6 Residential Infill of this title.
2. If the proposed subdivision meets the requirements of a common wall subdivision the subdivider shall conform with the requirements at 11-1-7 Common Wall Subdivision of this title.
3. If the proposed subdivision meets the requirements of a planned unit development (PUD), the subdivider shall conform with the requirements at Title 10 Chapter 14 Planned Unit Development.

4. If the proposed subdivision is a division of agricultural land, the subdivider shall conform with the requirements at 11-1-8 Subdivision of Agricultural Land of this title.

D. Before beginning work on or recording any subdivision, a subdivider shall request to meet with the planning commission no less than thirty (30) days prior to the next regularly scheduled Planning Commission meeting for a review and discussion of:

1. The subdivision plat land use application form for the proposed subdivision, prepared in conformance with 11-2-1(B) of this title.
2. A sketch plan of the proposed subdivision, if the subdivider chooses to submit one, as in the form required in section 11-2-2 of this title.
3. The intent of this meeting is to provide a mutual exchange of information that will help avoid future problems and misunderstandings

E. City to Notify Water Conveyance Facility Owner.

1. Within twenty (20) days of receiving a completed plat land use application and sketch plan, the city shall provide written notice of the proposed subdivision to the facility owner of any water conveyance facility located entirely or partially within one hundred feet (100') of the subdivision, as determined using information made available to the city:

- a. From the facility owner using mapping-grade global positioning satellite units or digitized data from the most recent aerial photo available to the facility owner;
- b. In the state engineer's inventory of canals; or
- c. From a surveyor.

2. The city shall not approve the subdivision plat for at least twenty (20) days after the day on which the city mails to each facility owner the notice required in 11-2-1(B)(4), in order to receive any comments from each facility owner regarding:

- a. Access to the water conveyance facility;
- b. Maintenance of the water conveyance facility;
- c. Protection of the water conveyance facility;
- d. Safety of the water conveyance facility; or
- e. Any other issue related to water conveyance facility operations.

3. When applicable, the owner of the land seeking subdivision plat approval shall comply with Utah Code annotated 73-1-15.5, Relocation of easements for a water conveyance facility.

4. The facility owner's failure to provide comments to the city in accordance with this section does not affect or impair the city's authority to approve the subdivision plat.

F. Submit Preliminary Plat: The subdivider shall prepare a preliminary plat of the proposed subdivision following the requirements at subsection 11-2-3(A) and submit the preliminary plat and documents required by subsection 11-2-3(B) to the planning commission for review. The planning commission may require changes as allowed in subsection 11-2-3(C) of this title. If the proposed subdivision includes any flag lots, the application shall include evidence that the standards of Section 11-3-XX have been met.

Formatted: Highlight

G. Submit Final Plat: The subdivider shall prepare a final plat of the subdivision following the requirements at section 11-2-4, Final Plat and submit the final plat to the planning commission.

H. IMPROVEMENT COMPLETION ASSURANCE: The subdivider shall post an improvement completion assurance as required by section 11-4, Subdivision Improvements. (Ord. 2024-02, 2-27-2024)

I. Nothing in this chapter shall be construed to require submission or approval of a sketch plan as a condition of determining application completeness or initiating the preliminary plat review process, consistent with Utah Code section 10-9a-604.1.

Formatted: Indent: Left: 0", First line: 0.13", Numbered + Level: 1 + Numbering Style: I, II, III, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" +

11-2-2: SKETCH PLAN:

A. The A subdivider shall may choose to prepare a sketch plan for informal review. If submitted, the sketch plan should be prepared prepare a sketch plan on 8-1/2 x 11-inch paper (multiple sheets accepted) with a bar scale and which displays the following characteristics of the proposed subdivision and abutting lots, parcels, or streets:

1. Existing vegetation;
2. Topography and north arrow;
3. Existing Buildings and Structures;
4. Recorded Road and Utility Easements;
5. Existing and proposed public Streets;
6. Drainage corridors;
7. Existing above ground and below ground utility lines;
8. Existing land uses; and
9. Proposed subdivision layout.

B. Where the sketch submitted covers only one phase of a subdivider's proposed subdivision, a separate sketch map shall show the proposed street system for the entire area to be subdivided and the intersections with existing city streets. (Ord. 2024-02, 2-27-2024)

11-2-3: PRELIMINARY PLAT:

A. The preliminary plat shall comply with the following requirements:

1. A title block shall be located in the lower right-hand corner of the sheet, and contain the following information:

- a. The proposed name of the subdivision, which shall be distinct from any subdivision name on a plat recorded in the county recorder's office;
- b. The location of the subdivision, including the address, section, township and range;
- c. The names and addresses of the owner, or subdivider if other than the owner, and the surveyor of the subdivision; and
- d. Date of preparation, scale (not greater than fifty (50) feet to the inch), and north point.

2. The preliminary plat shall show:

a. Existing Conditions:

- (1) The location of the nearest benchmark or monument;
- (2) The boundary, length, and width of the proposed subdivision and the acreage included;
- (3) All property under the control of the subdivider within and abutting the proposed subdivision;
- (4) The location, width, and names of all existing streets and future road corridors within four hundred fifty feet (450') of the subdivision. Also, all prior platted streets or other public open spaces, permanent easements and sections, and corporation lines, within and next to the tract;
- (5) The location of all wells proposed, active, and abandoned, and of all reservoirs within the tract and to a distance of at least two hundred feet (200') beyond the tract boundaries;
- (6) Rights-of-way and recorded easements within and to a distance of at least two hundred feet (200') beyond the tract boundaries showing pipe sizes and grades, manholes, and exact locations for existing:
 - (A) Water conveyance facilities;
 - (B) Underground facilities; and
 - (C) Any other utility facility;
- (7) Any water convenience facility located, entirely or partially, within the proposed subdivision that:

(A) Is not recorded; and

(B) Of which the owner of the land has actual or constructive knowledge, including from information made available to the owner of the land by the state engineer's inventory of canals or from a surveyor.

(8) Boundary lines of adjacent tracts of unsubdivided land, showing ownership where possible; and

(9) Contour at vertical intervals of not more than two feet (2'). High water levels of all watercourses, if any, shall be shown in the same datum for contour elevations.

b. Proposed development:

(1) The layout of streets, showing location, widths and other dimensions of proposed streets, crosswalks, alleys and easements, designated by actual or proposed names and numbers.

(A) Street names shall comply with title 7 chapter 4 of city code;

(B) Joining of proposed streets with existing streets shall serve as a continuation of existing streets from adjoining areas; From 11-3-3;

(C) Design, placement, and layout of streets shall meet minimum standards a of section 11-3-3.

2) The layout, numbers and typical dimensions of lots, blocks, or buildings.

(A) All lots shall front on a city street;

(B) Lot numbers or addresses shall comply with title 7 chapter 4 of city code;

(C) Dimensions shall include length, width, and acreage or square footage for each lot and block intended for sale;

(D) Lot sizes and widths shall conform with the minimum requirements of the zone in which the subdivision is located. Lots below minimum size left from subdividing a larger tract shall be redrawn to be attached to an abutting lot and become part of the abutting lot;

(E) Where the land covered by a subdivision includes two (2) or more parcels in separate ownership and the lot arrangement is such that a property ownership line divides one or more lots, the land in each lot so divided shall be transferred by deed to single ownership before approval of the final plat, and such transfer recorded in the county recorder's office before being certified to the planning commission by the subdivider.:

(F) Lots may include flag lot configurations, subject to the standards of Section 11-3-XX of this title.

Formatted: Highlight

(3) Size of blocks.

- (A) Length: The maximum length of a block shall be one thousand two hundred feet (1,200') and the minimum length of a block shall be two hundred fifteen feet (215');
- (B) Width: The width of a block shall be sufficient to allow two (2) tiers of lots.

- (4) Tracts of land intended to be dedicated or temporarily reserved for public use or set aside for use of property owners in the subdivision.
- (5) Building setback lines as required by the zone in which the subdivision is located.
- (6) Easements for water, sewer, drainage, utility lines and other purposes shall be a minimum of ten feet (10') in width (see subsection 11-3-3(D)).
- (7) If a proposed subdivision or lots within a proposed subdivision include a drainage corridor recognized in title 10, chapter 12, Overlay Zones, an engineering drawing shall be prepared to show how the function of the corridor will be protected.

B. In addition to the preliminary plat requirements at subsection 11-2-3(A), the subdivider shall provide:

- 1. Title Report documenting ownership of land included within the proposed subdivision.
- 2. For residential development the subdivider shall provide proof of ownership of irrigation water shares for deeding to city:
 - a. Any subdivider who owns water rights to irrigation water shares not already vested in the city corporation, shall deed to the city water shares equivalent to forty-five hundredth (0.45) acre-foot of water per year for each dwelling unit to be constructed. Such water shares shall be used for conversion to the culinary water system of the city as it is deemed necessary;
 - b. Any subdivider who does not own irrigation water shares must purchase the equivalent shares and deed them to the city; and
 - c. If no water rights are immediately available for purchase, the subdivider shall pay to the city an amount equal to the market value of said water shares and, as such time as water stock becomes available, the city shall purchase the equivalent shares.
- 3. For commercial or industrial development, the proponent shall provide proof of ownership of water rights to irrigation water shares not already vested in the city corporation and shall deed to the city water shares as required by the Utah Division of Water Rights for the type of commercial or industrial development proposed. Such water shares shall be used for conversion to the culinary water system of the city as it is deemed necessary.
- 4. Copies of any agreements with adjacent property owners relevant to the proposed subdivision shall be presented to the planning commission.

5. Preliminary engineering drawings, including typical cross sections and plans, and/or written statements regarding width and type of proposed off-site and on-site water mains, sanitary sewers, drainage facilities and other proposed improvements, such as streets, sidewalks, curbs, gutters, parks, and fire hydrants.

6. Preliminary grading and drainage plans, as required by the city engineer, showing existing grades with solid line contours and proposed grades superimposed with dashed line contours. However, plans in all hillside area subdivisions shall also show:

- a. Areas with eight percent (8%) or greater natural slope by cross hatching; and
- b. The location of proposed cuts and fills.

7. Environmental impact statement, when required by the city engineer, shall be prepared indicating or describing the measures that will be taken for;

- a. Control of erosion within the subdivided area;
- b. Reseeding of cuts and fills;
- c. Disposition of any geologic hazard and/or soil conditions which may cause injury or damage to improvements which may be constructed on the subdivision such as buildings, water and sewer lines and streets;
- d. Prevention of fire and control of dust;
- e. Prevention of accumulation of weeds and debris;
- f. Disposal of surface water and disposition of flood hazards; and
- g. Preservation of natural drainage channels.

C. Amendments May Be Required:

1. Prior To Approval: Before approving a preliminary plat of a subdivision, the planning commission may require amendments or modification of the plan, including requiring:

- a. Additional information relating to an applicant's plans to ensure compliance with city ordinances and approved standards and specifications for construction of public improvements; and
- b. Modifications to plans that do not meet current ordinances, applicable standards or specifications, or do not contain complete information.
- c. The city's request for additional information or modifications shall be specific and include citations to ordinances, standards, or specifications that require the modifications to plans, and shall be logged in an index of requested modifications or additions.

2. Conform To Requirements: The subdivider shall make such amendments or modifications to the satisfaction of the planning commission and sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this title.

D. Approval Of Preliminary Plat:

1. Review:

- a. The subdivider shall provide six (6) copies of the preliminary plat for use by the city in its review of the proposed subdivision.
- b. Within fifteen (15) business days after the day on which an applicant submits a complete preliminary subdivision land use application for a residential subdivision for single-family dwellings, two-family dwellings, or townhomes the administrative land use authorities shall complete the initial review of the application including subdivision improvement plans.
- c. Within thirty (30) business days after the day on which an applicant submits a complete preliminary subdivision land use application for commercial or industrial development the administrative land use authorities shall complete the initial review of the application including subdivision improvement plans.
- d. As part of the review cycle the planning commission may:
 - (1) Receive public input in a public meeting;
 - (2) Hold one public hearing;
 - (3) Request additional information from the subdivider; or
 - (4) Review the preliminary plan at the staff level.
 - (5) No more than four review cycles may be required unless:
 - (A) A modification or correction is necessary to protect public health and safety or to enforce state or federal law.
 - (B) Subject to subsection 11-2-3(D)(1)(d)(5)(i), a change or correction is necessitated by the applicant's adjustment to a plan set or an update to a phasing plan that adjusts the infrastructure needed for the specific development.
 - (C) An applicant makes a material change to a plan set, in which case the city has the discretion to restart the review process at the first review of the final application, but only with respect to the portion of the plan set that the materials change substantively effects.
 - (6) If the applicant does not submit a revised plan within twenty (20) business days after the city requires modification or correction, the city shall have an additional twenty (20) business days to respond to the plans.
 - (7) Except as indicated in subsection 11-2-3(D)(1)(5) above, after the applicant has responded to the final review cycle and has complied with each modification requested by the city's previous review cycle, the city may not require additional reviews if the applicant has not materially changed the plan other than changes that were in response to requested modifications or corrections.

(8) The applicant's response to city's requested modifications or corrections shall include:

(A) A written explanation in response to the city's review comments, identifying and explaining the applicant's revisions and reasons for declining to made revisions, if any; and

(B) The applicant's written explanation shall be comprehensive and specific, including citations to applicable standards and ordinances for the design and an index of requested revisions or additions for each required correction.

(C) If an applicant fails to address a review comment in the response, the review cycle is not complete and the subsequent review cycle may not begin until all comments are addressed.

e. If upon the fourth or final review the city fails to respond within twenty (20) business days, the city shall, upon request of the property owner and within ten (10) business days after the request is received:

(1) For disputes arising from the subdivision improvement plan, assemble an appeal panel in according with Utah code subsection 10-9a-508(5)(d) to review and approve or deny the final revised set of plans; or

(2) For disputes arising from the subdivision ordinance review, advise the applicant in writing of the deficiency in the application and of the right to appeal the determination to a designated appeal authority.

f. Following review and if the preliminary plat complies with requirements in this section, the planning commission will approve the preliminary subdivision application.

g. The planning commission shall not approve the plat until signature acceptance is received from each of the interested administrative land use authorities.

2. Copies Of Plat Forwarded:

a. If the preliminary plat is recommended for approval, the planning commission shall return one copy of the plat signed by the planning commission chairman to the subdivider with any conditions attached.

b. Other signed copies shall be forwarded to each of the interested authorities.

c. One (1) signed copy shall be retained in the office of the city recorder/clerk.

d. The planning commission shall retain one (1) signed copy of the plat for its files.

e. If the preliminary plat is recommended for disapproval, the planning commission shall indicate its disapproval by distributing signed copies of the plat to the subdivider and interested authorities bearing the reasons for disapproval.

3. Limits on Signature Authority: The city shall not require that a plat be approved or signed by a person or entity who:

- a. Is not an employee or agent of the city;
- b. Does not have a legal or equitable interest in the property within the proposed subdivision;
- c. Does not provide a utility or other service directly to a lot within the subdivision;
- d. Does not own an easement or right-of-way adjacent to the proposed subdivision who signs for the purpose of confirming the accuracy of the location of the easement or right-of-way in relation to the plat; or
- e. Does not provide culinary public water service whose source protection zone is included, in whole or in part, within the proposed subdivision.

4. City to Maintain and Publish Certain Items: The city shall maintain and publish a list of the items comprising the complete preliminary subdivision land use application, including:

- a. The;
- b. The owner's affidavit;
- c. An electronic copy of all plans in PDF format;
- d. The preliminary subdivision plat drawing; and
- e. A breakdown of fees due upon approval of the application.

5. Receipt of a signed copy of an approved preliminary plat shall be authorization for the subdivider to proceed with the preparation of plans and specifications required by this title in preparation of the final plat.

E. Duration Of Preliminary Approval:

- 1. Maximum Period Valid: Approval of the preliminary plat by the planning commission shall be valid for a maximum period of twelve (12) months. After approval and upon application from the developer, the planning commission may grant an extension.
- 2. If the final plat has not been recorded within the twelve (12) month period, or granted extension, the preliminary plat must again be submitted to the city council or planning commission for reappraisal.
- 3. Large Tract Extension: Preliminary approval of a large tract shall not be voided if the final plat of the first phase is submitted for final approval within one year and an extension of time is granted as to the remainder thereof. (Ord. 2024-02, 2-27-2024)

11-2-4: FINAL PLAT:

A. Approval Required Prior To Recording: No plat shall be recorded or offered for record, nor shall any land be offered for sale with reference to such a plat until said plat has been so approved in writing and recorded.

B. Form: A final plat shall be prepared by a certified land surveyor on all subdivisions.

1. Said plat shall consist of a sheet of mylar, having outside or trim line dimensions of twenty-four inches by thirty-six inches (24" x 36").

2. The border line of the plat shall be drawn in heavy lines, leaving a margin of at least one and one-half inches (1-1/2") on the left-hand side of the sheet.

3. The plat shall be so drawn that the top of the sheet either faces north or east, whichever accommodates the drawings best.

4. All lines, dimensions and markings shall be made on the mylar, with approved waterproof drawing ink or equivalent. Details and workmanship on finished drawings shall be neat, clean cut, and readable. A poorly drawn or illegible plat is sufficient cause for rejection.

5. Certification blocks that include:

- a. A licensed land surveyor's "certificate of survey";
- b. The owner's "certificate of dedication";
- c. A notary public's "acknowledgment";
- d. The city planning commission's "certificate of approval";
- e. The city engineer's "certificate of approval"; and
- f. The city attorney's "certificate of approval";

g. The city council's "certificate of approval"; and,

h. A one and one-half inch by five-inch (1-1/2" x 5") space in the lower right-hand corner of the drawing for the county recorder's use.

C. Content: The final plat shall show:

- 1. The name of the subdivision, which name must be approved by the planning commission;
- 2. Accurate angular and linear dimensions for all lines, angles and curves used to describe boundaries, streets, easements, areas to be reserved for public use and other important features. All dimensions shall be determined by an accurate field survey which shall balance and close within a limit of one in ten thousand (1 in 10,000) feet;
- 3. An identification system for all lots, blocks and names of streets. Lot lines shall show dimensions in feet and hundredths;

4. True angles and distances to the nearest established street lines or official monuments, which shall be accurately described in the plat and shown by appropriate symbol. Basis for bearings used shall be clearly stated;
5. Total dimensions of all lines, whether curved or straight, including lengths, bearings, radii, chords, internal angles, and location of points of curvature;
6. The accurate location of all monuments to be installed shown by the appropriate symbol. All United States, state, county, or other official benchmarks, monuments or triangulation stations, in or adjacent to the property, shall be preserved in precise position;
7. The dedication to the public of all streets and highways included in the proposed subdivision;
- a. Street monuments shall be installed by the subdivider's land surveyor at such points designated on the final plat as required by the city engineer. Standard precast monuments will be furnished by the subdivider and must be placed prior to the release of the improvement bond.
- b. The city shall not accept or maintain streets or public ways unless said streets have been constructed in accordance with standards and specifications which have been adopted by the city council.
8. Pipes or iron rod markers shall be placed at each lot corner;
9. Location of all planned stubs or service tees to each lot for culinary and secondary water connections and sewer connections.
10. Accurate outlines and legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed or covenant for common uses of all property owners; and
11. Where it is proposed that streets be constructed on property controlled by a public agent or utility company, approval for the location, improvement and maintenance of such streets shall be obtained from the public agency or utility company and entered on the final plat in a form approved by the city attorney; and

12. The final plat shall show any flag lot access strips and label them accordingly. Flag lots shall comply with the standards set forth in Section 11-3-XX.

Formatted: Highlight

D. Amendments May Be Required:

1. Prior To Approval: Before approving a final plat of a subdivision, the planning commission may require amendments or modification of the plan if it finds that: a. The layout of the subdivision does not conform to acceptable standards of design as set forth in this title;
- b. The subdivision is not provided with adequate ingress or egress;
- c. The subdivision contains geologic, soil, water, or other hazards, which would be detrimental to the subdivision surrounding area, or to the city.

d. The subdivision does not provide the required improvements or quality of improvements or does not comply with other requirements as set forth in city code; and

e. The dimensions of the subdivision or any lot do not mathematically close.

2. Conform To Requirements: The subdivider shall make such amendments or modifications to the satisfaction of the planning commission and sufficient in all cases to correct the inadequacies so that the subdivision will conform to the requirements of this title.

E. Approval of Final Plat:

1. Subdivider supplied documents.

a. Within one (1) year after the approval of the preliminary plat, or within the time for which an extension to make such filing has been granted, the preliminary plat and two (2) mylar originals of the final plat shall be submitted for review; one of which will be retained for the city files, the other will be returned to the subdivider.

b. Submittal of an up to date abstract or policy of title insurance shall be submitted to the city prior to final plat approval.

c. A statement that all taxes or special assessments payable on all property within the limits of the subdivision are paid in full.

d. An itemized estimate of the cost of all proposed or required improvements, including labor and material.

e. One copy of any proposed restrictive covenants in final form and signed by all of the owners of any interest in the subdivision who signed the final plat. This copy shall be acknowledged by a notary public and shall be recorded in the office of the county recorder along with the final plat.

2. Filing Fee: There shall be a city filing fee and inspection fee for the filing of a final plat of a subdivision, which shall be borne by the subdivider, and paid to the city in accordance with the provisions of title 11, chapter 6 and title 1, chapter 7, Consolidated Fee Schedule.

3. When the subdivider has supplied the required materials and paid the city filing fee.

a. For a subdivision containing single-family dwellings, two-family dwellings, or townhomes, the review shall be conducted no later than twenty (20) business days from the date the city receives the required materials and filing fee.

b. For all other subdivisions, including those for commercial or industrial purposes, the review shall be conducted no later than thirty (30) business days from the date the city receives the required materials and filing fee.

4. After reviewing the final plat and confirming compliance, the Planning Commission shall approve or deny the final plat. planning, the commission shall make a

recommendation to the city council for approval of the final plat if all conditions of title 11 and applicable city code have been satisfied.

5. The Planning Commission shall approve the final plat if it complies with all applicable city ordinances and requirements. After receiving recommendations from the planning commission and approvals as required in subsection 11-2-4(E)(3), the city council shall approve the final plat.

F. Recordation of Final Plat:

1. Following city council approval of the final plat, the subdivider shall:
 - a. Present to the county recorder the final mylar plat, bearing all required signatures, and pay all recording fees; or
 - b. Present to the county recorder the final plat in electronic format as required at Utah code Title 17 Chapter 21a Uniform Real Property Electronic Recording Act, and pay all recording fees.

2. The subdivider shall file with the city recorder:

- a. One paper copy of the signed final plat bearing the county recorder's stamp; and
- b. A copy of the final plat in electronic format as required at Utah Code Title 17 Chapter 21a Uniform Real Property Electronic Recording Act and city code 11-2-4(G).

3. The ~~city council~~ Planning Commission's approval of the final plat shall be void if not recorded within one year after the date of approval, unless application for an extension of time is made in writing to the planning commission and granted during the one (1) year period.

G. City to Submit Data to Utah Geospatial Resource Center:

1. Within thirty (30) days after approving the final plat under this section the city shall submit to the Utah Geospatial Resource Center:

- a. An electronic copy of the approved plat; or
- b. Preliminary geospatial data that depict any new streets and situs addresses proposed for construction within the bounds of the approved plat.

2. If requested by the Utah Geospatial Resource Center, the city shall:

- a. Coordinate with the Utah Geospatial Resource Center to validate the information described in subsection 11-2-5(G)(1); and
- b. Assist the Utah Geospatial Resource Center in creating electronic files that contain the information described in subsection 11-2-5(G)(1) for inclusion in the unified statewide 911 emergency service database. (Ord. 2024-02, 2-27-2024)

11-2-5: EXEMPTION FROM PLAT REQUIREMENT:

- A. A lot or parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if:
 - 1. The parcel qualifies as land in the A-1 Agricultural-Residential Zone;
 - 2. Meets the minimum size requirements of the A-1 Agricultural-Residential Zone; and
 - 3. The lot or parcel is not used and will not be used for any non-agricultural purpose.
- B. If a lot or parcel resulting from a division of agricultural land is or will be used for non-agricultural purposes, the subdivider will comply with all the requirements in title 11 of city code.
- C. The boundaries of each lot or parcel exempted under subsection 11-2-5(A) shall be graphically illustrated on a record of survey map that has been approved as required for a plat under title 11, chapter 2.
- D. The graphically illustrated record of survey map shall be recorded by the subdivider with the county recorder.
- E. Documents recorded in the county recorder's office that divide a property by a metes and bounds description do not create an approved subdivision allowed by this title unless the city's certificate or written approval is attached to the document and includes:
 - 1. The city's affidavit that public notice was provided as required by ordinance; and
 - 2. The proposed subdivision:
 - a. Is not traversed by the mapped lines of a proposed street as shown in the general plan unless the city has approved the location and dedication of any public street, city utility easement, and other easement, or any other land for public purposes as required by city code;
 - b. Has been approved by the culinary water authority and the sanitary sewer authority;
 - c. Is located in a zoned area; and
 - d. Conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.
- F. The absence of the certificate or written approval required in subsection 11-2-5(E) does not:
 - 1. Prohibit the county recorder from recording the document; or
 - 2. Affect the validity of a recorded document.

G. A document which does not meet the requirements of subsection 11-2-5(E) may be corrected by the recording of an affidavit to which the required certificate or written approval is attached. (Ord. 2024-02, 2-27-2024)

11-2-6: FAILURE TO COMPLY WITH APPROVAL PROCEDURE:

A. A person may not submit a subdivision plat to the county recorder's office for recording unless:

1. The person has complied with the requirements of title 11 of city code;
2. The plat has been approved by:
 - a. The land use authority of the municipality in which the land described in the plat is located; and
 - b. Other officers that the municipality designates in its ordinance;
3. All approvals described in Subsection (A)(2) are entered in writing on the plat by the designated officers; and
4. If the person submitting the plat intends the plat to be or if the plat is part of a community association subject to Utah Code Title 57, Chapter 8a, Community Association Act, the plat includes language conveying to the association, as that term is defined in Section 57-8a-102, all common areas, as that term is defined in Section 57-8a-102.

B. A subdivision plat recorded without the signatures required under this section is void.

C. A transfer of land pursuant to a void plat is voidable by the land use authority. (Ord. 2024-02, 2-27-2024)

NEW SECTION ON FLAG LOTS

11-3-8: FLAG LOTS

A. Purpose

The purpose of this section is to allow for the creation of flag lots in limited circumstances to promote infill development and the efficient use of land, while ensuring adequate access, emergency response, and compatibility with surrounding properties.

B. Definition

A flag lot is a lot that gains access to a public street by means of a narrow strip of land, commonly referred to as a “pole” or “staff,” which is part of the lot and not an access easement. The main, buildable portion of the lot lies behind another lot and does not abut the public street directly.

C. Applicability

Flag lots may be approved as part of a subdivision application if the Planning & Zoning Administrator finds that the creation of such a lot is consistent with the general purpose of the subdivision ordinance and the following standards are met.

D. Development Standards

Minimum Lot Area:

The buildable portion of a flag lot, excluding the access strip, shall comply with the minimum lot area required in the applicable zoning district.

Access Strip (“Pole”):

- a. The access strip shall be a minimum of 20 feet in width and shall be in fee-simple ownership of the lot it serves.
- b. The access strip shall provide direct access to a public street and shall not be a shared access easement, unless approved by the Land Use Authority.
- c. No buildings or structures may be constructed within the access strip.

Access and Emergency Services:

- a. The access strip shall be improved to City standards for private drives, including paving and drainage, and must be capable of supporting emergency vehicles.
- b. The access strip shall include utilities or provide for utility access through an adjacent easement approved by the City.
- c. Fire access and turnarounds shall be provided as required by the Fire Code Official.

Limit on Shared Access:

No more than two (2) flag lots may be served by a single shared access unless the City Engineer and Fire Code Official determine that a greater number is safe and feasible.

Setbacks and Lot Width:

- a. The buildable portion of the flag lot shall meet all minimum setback requirements of the zoning district.
- b. The width of the buildable portion shall comply with the minimum lot width requirement for the zone.

Orientation and Compatibility:

- a. The orientation of the flag lot shall minimize impacts to neighboring properties and preserve privacy.
- b. The Planning & Zoning Administrator may require additional screening, fencing, or buffering.

Prohibition on Sequential Flag Lots:

A flag lot may not be created behind another flag lot (i.e., no flag lots behind flag lots).

E. Review and Approval

Flag lots shall be reviewed and approved by the Planning & Zoning Administrator as part of the subdivision plat approval process or residential infill process. The Planning & Zoning Administrator may impose additional conditions to ensure compliance with City standards and to mitigate impacts on neighboring properties.

PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

PROPOSED CHANGES TO PERMITTED USES <i>Revised 12-02-2025</i>	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	<i>Uses prohibited in zones unless expressly permitted</i>	<i>Certain areas of the city where the raising grains, hay and fruit or vegetable crops will be allowed</i>	<i>Raising of crops or keeping of livestock for personal consumption or pleasure of the people residing on the premises</i>	<i>A centralized locations 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</i>	<i>Open areas owned and maintained by the city for public use and recreation</i>	<i>Industrial operations can commence where impacts to residential areas are minimized</i>	<i>Where single family detached dwelling can be constructed in a favorable environment for family life</i>	<i>A mixed-use zone where single family, multi-family dwellings and small-scale businesses can be constructed</i>
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
Industrial Automobile Repair Establishment	Repair work on vehicles with a gross vehicle weight rating of 50,000 pounds or greater.					Yes		
Commercial Automobile Repair Establishment	Repair work on vehicles with a gross vehicle weight rating of 49,999 pounds or less.			Yes		Yes		
Automobile, motorcycle, ATV, and snowmobile sales, rental and repair.	A business engaged in the sale, lease, or rental of automobiles, light trucks, vans, RV's, boats, ATV, Motorcycle. Requires enclosed storage of parts and inoperable vehicles.			Yes		Yes.		
Automotive service establishments	Establishment providing including gasoline stations, car washes, parking lots, storage garages			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 café. Considered short-term rental units if rented for less than 30 days.		Yes	Yes				Yes
Medical Cannabis Pharmacy	A facility that sells medicinal cannabis or devices to a medical cannabis cardholder. Must be in compliance with all Utah			Yes		Yes		
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		

PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

PROPOSED CHANGES TO PERMITTED USES <i>Revised 12-02-2025</i>	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
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				
Industrial Supplies and Distribution	Establishment engaging in on site concrete mixing, gravel crushing, stonecutting, and rock, sand, and gravel storage for distribution.					Yes		
Convenience stores	A retail store that carries a limited selection of basic items, such as packaged foods and drugstore items, may provide for the distribution of gasoline and is open long hours for the convenience of shoppers.			Yes		Yes		
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				
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	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

PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

PROPOSED CHANGES TO PERMITTED USES <i>Revised 12-02-2025</i>	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Dwelling, 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	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	Any place where merchandise is displayed, held, or offered for sale by a merchant. This excludes convenience stores.			Yes				
Grain bins and silos and other agricultural buildings	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
Growing of field crops, garden produce, and fruit for sale or trade	Tilling of soil or raising and harvesting crops (from St. George)	yes				Yes		

PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

PROPOSED CHANGES TO PERMITTED USES <i>Revised 12-02-2025</i>	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
Home-Based Business	<p>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.</p> <p>Such a business:</p> <ol style="list-style-type: none"> 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
Impound yards	A secured facility specifically used for the containment of vehicles, vessels, or outboard motors.			YES		Yes		
Salvage Yard	A place or business where vehicles are stored because they have been seriously damaged by accidents, floods, or other events. These vehicles are considered salvage when the cost to repair them safely is more than their market value, or when an insurance company or government agency has declared them salvage. Even so, these vehicles may still be eligible for future registration and title under state law.					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					
Liquor Store	An establishment operated by the state's Department of Alcoholic Beverage Services (DABS), selling packaged liquor, wine, and heavy beer for off-premises consumption.			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					

PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

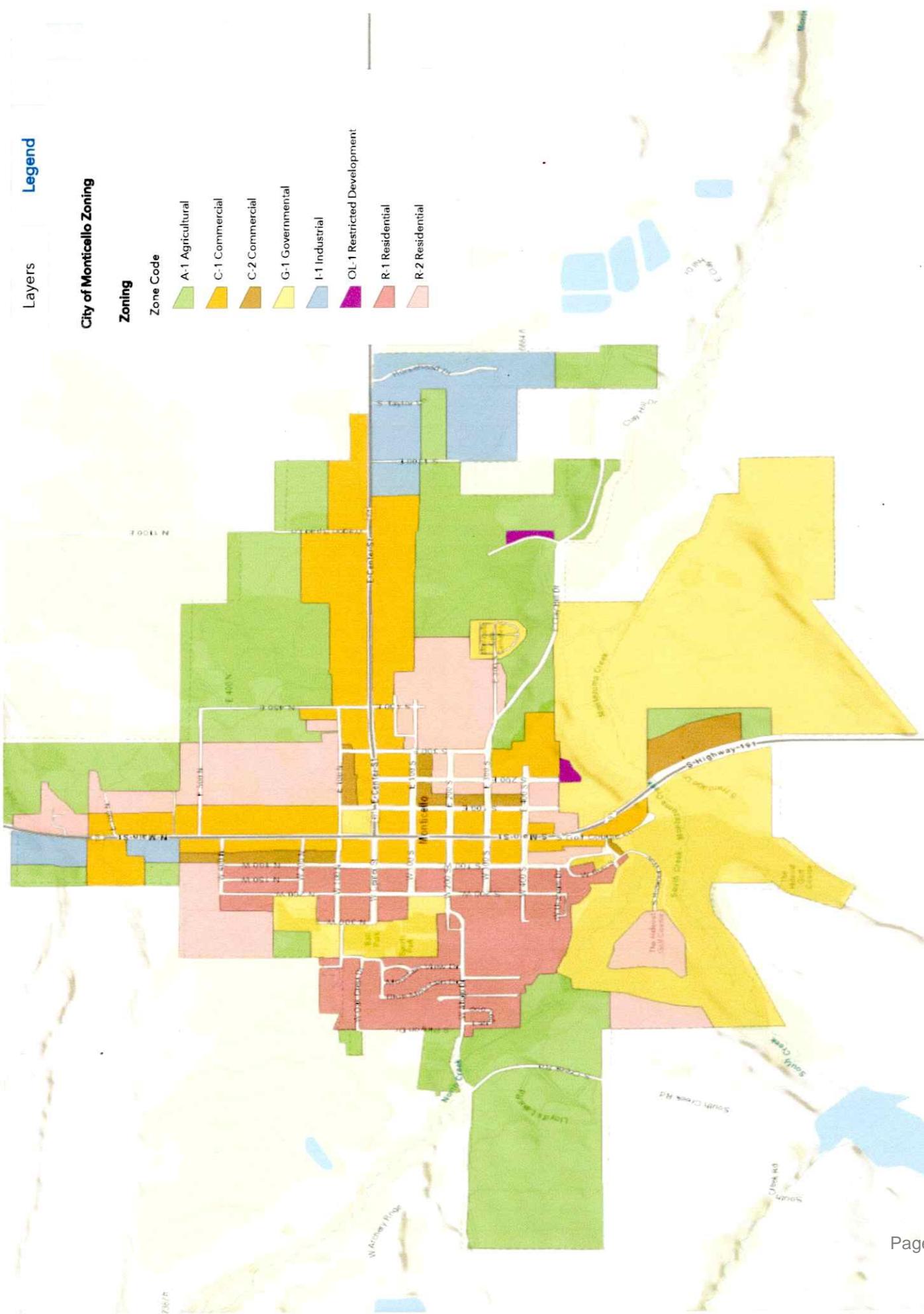
PROPOSED CHANGES TO PERMITTED USES <i>Revised 12-02-2025</i>	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Manufactured home	A transportable factory-built housing unit 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 astetic 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 density and vision	A building used for the diagnosis and treatment of ill, infirm, and injured persons which does not provid overnight accomodations, 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
Professional Service Establishment	A structure designed to house professional services.			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 definintion includes permanent cosmetics when done in cosmetologist, barbers, aestheticians, electrologists, or nail technicians licensed by the state under UT 58-11a but excludes tattoo and body engraving services			Yes				
Portable storage containers	Can be defined as any of the following. Metal shipping container of the commonlu 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 of 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 ZONES AND PERMITTED USES
 ** For discussion purposes only **

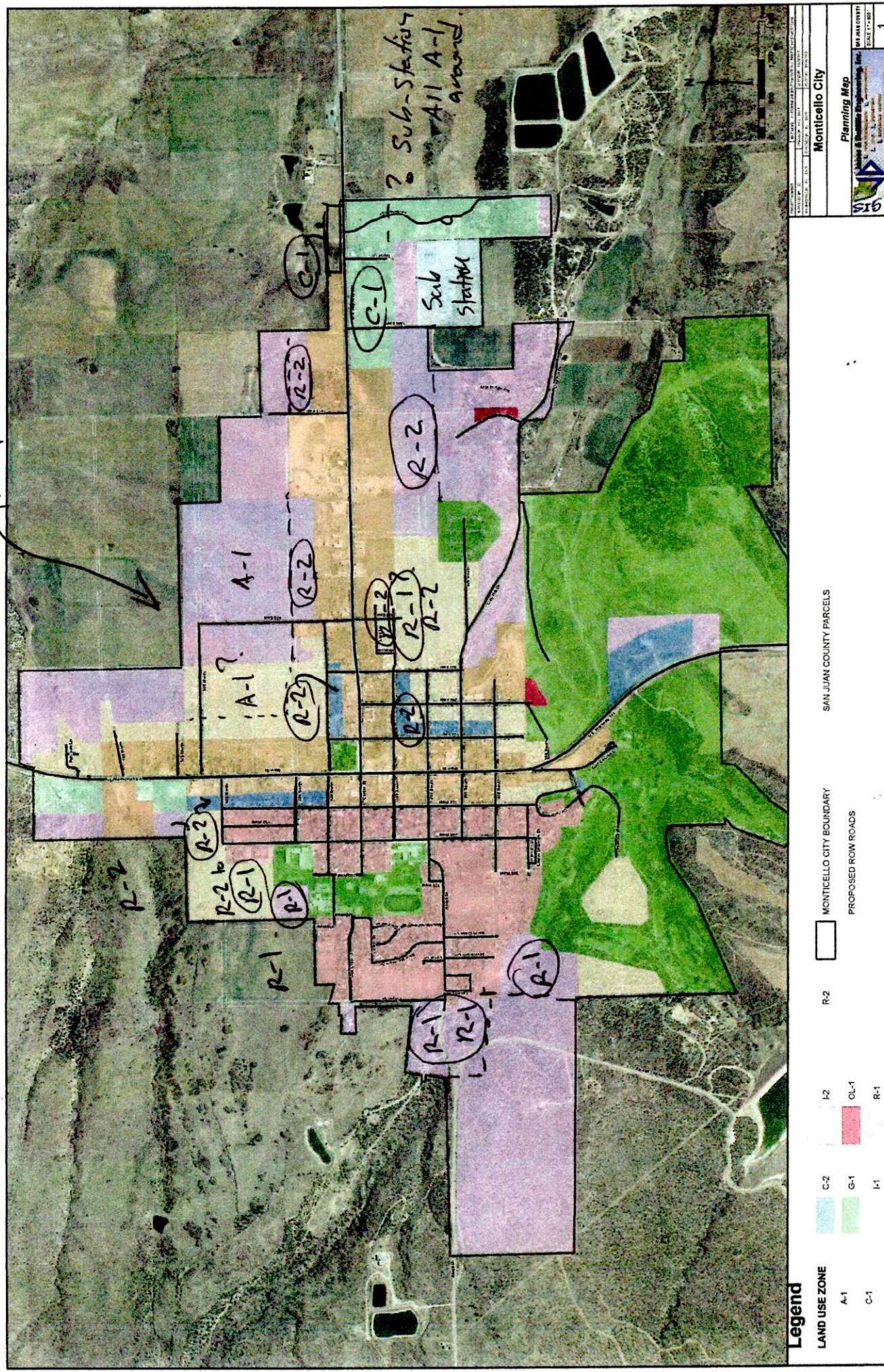
PROPOSED CHANGES TO PERMITTED USES <i>Revised 12-02-2025</i>	DEFINITIONS FROM CODE OR TO CONSIDER FOR CODE	A1 AGRICULTURAL	A2 AGRICULTURE-RESIDENTIAL	C1 COMMERCIAL	G1 GOVERNMENT PARKS & RECREATION	I1 INDUSTRIAL	R1 RESIDENTIAL	R2 RESIDENTIAL
Public, private and parochial schools and grounds	Public schools 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	A privately owned area for recreational purposes where the owner receives compensation from its members.			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.			Yes		Yes		
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. Must meet all applicable State Codes			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		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 consumption, or to process and store meat or poultry products for later distribution.					YES		
Butcher Shop	A facility or fixed premises used to process animals for consumption, and store meat or poultry products for sale.			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		

PROPOSED CHANGES TO ZONES AND PERMITTED USES
 ** For discussion purposes only **

PROPOSED CHANGES TO PERMITTED USES <i>Revised 12-02-2025</i>	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
Body Art Establishment	A facility, whether public or private, temporary or permanent, used for the practice of tattooing, body piercing, body enhancement and/or the instruction of tattooing and/or body piercing.			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.			<i>In conformance with 10-17</i>				<i>In conformance with 10-17</i>
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		
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



Map 1 of 2
Needs Parcels in NE.



City Services Goals

The City has the capacity to store approximately 1,250 acre-feet of water per year, easily enough to accommodate current and anticipated future demand. However, much of this storage capacity is found at Loyds Lake, which has been completely filled only 3 or 4 times since its construction. A new well with on-site treatment provides an additional 100 gallons per minute during low water collection times. The water treatment plant is 20 years old and can treat up to 1.5 million gallons of water per day. At present, average delivery is around 300,000 gallons during the winter, and 1 million gallons during the summer. Wastewater treatment in Monticello is handled at a sewer lagoon facility built during the early 1980s, and which was designed to serve a population of 3,000 residents. Most of the treated wastewater is reused by irrigators, although the City has a permit to direct the treated water to South Creek if necessary. The sewer lagoon facility should be adequate to serve the city's projected needs. However, many of the sewer lines are clay tile and buried under paved roads. Replacing pipe includes the cost of replacing the street, a factor that makes large-scale replacement costs prohibitive. The entire system, like the water system, is gravity fed, making it difficult to provide sewers in low lying areas of the city. Storm water run-off through Monticello comes from 43 drainage basins, with the major drainages being North Creek and South Creek. Across 85% of the city, curb and gutter carry most of this run-off to discharge points at the edges of town; it is illegal to pipe storm water into the sewer system. In parts of Monticello, however, curb and gutter are lacking, and storm water can cause local flooding. A study of storm water was completed in 2009 and the City has been and will continue to implement corrections and improvements to its system in response to findings from that study. Any new subdivisions within the city require developers to address storm water as part of the subdivision approval process.

City Services Goal

Provide reliable and safe services that keep pace with City Growth

Objectives- Water System	Expected Results
City coordinates with the Forest Service to assure water quality does not diminish	City is consulted, and input considered in Forest resource plans and project implementation
City coordinates with the San Juan Water Conservancy District to add water to Loyds Lake	Expand the City's water resources
Develop a plan with budget for the repair, replacement, and improvement of the water system within the City	City has a basis for loan and grant applications and setting budget priorities for this system. Progress is made annually to reduce the miles of outdated pipes.
Provide a consistent source of water	Snowpack variations do not impact the availability of City water
Objectives- Sewer System	Expected Results
Develop a plan with budget for the repair, replacement, and improvement of the sewer systems within the City	City has a basis for loan and grant applications and setting budget priorities for this system. Progress is made annually to reduce the miles of outdated pipes.
Objectives- Storm Water Control	Expected Results
Complete implementation of Storm Water Drain Master Plan	Storm water is efficiently controlled and directed away from the city
Objectives- Streets, Curb, Gutter and Sidewalks	Expected Results
Acquire landowner agreements to help fund paving city streets where development outpaces the City's ability to provide pavement	Cost for pavement is shared with property owners and City
Continue implementation of plan to install/repair sidewalks, curb, and gutter in areas not fronting Main and Center streets.	City makes annual progress on safe pedestrian-friendly connections between schools, business districts, and residential neighborhoods.
Establish a fund to secure rights-of-way for future city streets	All lots within the City will have access to highways or City streets

Information Needed

Current:

Old Objectives and their results

Objectives- Water System	Expected Results
City coordinates with the Forest Service to assure water quality does not diminish	
City coordinates with the San Juan Water Conservancy District to add water to Loyds Lake	
Develop a plan with budget for the repair, replacement, and improvement of the water system within the City	
Provide a consistent source of water	
Objectives- Sewer System	Expected Results
Develop a plan with budget for the repair, replacement, and improvement of the sewer systems within the City	
Objectives- Storm Water Control	Expected Results
Complete implementation of Storm Water Drain Master Plan	Storm water is efficiently controlled and directed away from the city
Objectives- Streets, Curb, Gutter and Sidewalks	Expected Results
Acquire landowner agreements to help fund paving city streets where development outpaces the City's ability to provide pavement	What is the cost break down between city and property owners?
Continue implementation of plan to install/repair sidewalks, curb, and gutter in areas not fronting Main and Center streets.	City makes annual progress of safe pedestrian friendly connections between schools, business district, and residential neighborhoods
Establish a fund to secure rights-of-way for future city streets	All lots will have access to city streets of highways

Current Facts

The city has acquired water rights from Spring Creek and is working on getting a pipeline installed. Daily average water treated is down from 300,000 to 262,000 gpd year-round with secondary water at.... daily/ monthly usage

Future

The future information can be created now but will not be finalized until the future outlook from the survey has been set.

Objective	Current Status	Expected Result
Rehab or replace the water storage tank		More storage for culinary water for city growth
Adding another filter train		Start planning for growth

Public Safety Goal

Fire protection is provided by the Monticello Fire Department, which maintains a large mainline pumper, 4WD pumper-brush truck, brush truck, and a brush-rescue truck.

Additional equipment and a tanker truck are borrowed from San Juan County when needed. The Department is staffed by 20 volunteer firefighters, including its chief, and carries a fire protection rating of ISO Class 6. To maintain its equipment, training and staffing levels, and an appropriate fire protection rating, the Fire Department will need to address several items throughout the life of this general plan.

Public Safety Goal

Monticello is a safe place to live

Objectives- Fire Department	Expected Results
Create cost-recovery ordinances for fire suppression and rescue truck callouts	The City is authorized to recover expenses for firefighting and rescue operations outside of City limits
Establish an incentive plan for the Fire Department	Firefighters will have benefits based on years with the Fire Department
Recruit & train more firefighters	City has a larger firefighting force and is not impeded by the loss or absence of present personnel
Revise or replace the current pay structure for firefighters	Firefighters are paid for hours away from their full-time employment
Schedule & participate in public safety programs at local schools	Firefighters are known to students, and there is more mutual respect.

Information Needed

Current:

Old Objectives and their results

Objectives- Fire Department	Expected Results
Create cost-recovery ordinances for fire suppression and rescue truck callouts	We do bill the county now but not sure if we have an ordinance
Establish an incentive plan for the Fire Department	remove

Recruit & train more firefighters	City has a larger force and is not impeded by loss or absence of present personnel
Revise or replace the current pay structure for firefighters	The pay per call has increased, and continues to be reviewed
Schedule & participate in public safety programs at local schools	Firefighters get to known students, and the students might consider joining when older

Current Facts

-

We currently have 15 volunteers. Our ISO rating has dropped to a 5, the lower the number the better

Future

The future information can be created now but will not be finalized until the outlook from the survey has been set.

Objective	Current Status	Expected Result
Build Savings		Replace Equipment
Get a new brush truck		More reliable equip
Recruit more volunteers		Better staffed

Monthly Foot Traffic

Year	2022	2023	2024	2025
January	169	0	177	162
February	127	0	253	258
March	449	0	598	594
April	922	0	913	846
May	1089	1081	1187	1144
June	932	1344	1138	819
July	764	764	743	688
August	956	956	721	703
September	1378	1376	1239	1175
October	1194	1364	1318	903
November	371	329	402	361
December	281	297	403	

Monthly Foot Traffic Average

Year	2022	2023	2024	2025
January	6	0	6	5
February	5	0	9	9
March	16	0	20	19
April	31	0	53	24
May	37	44	41	37
June	32	45	38	26
July	26	30	26	22
August	32	24	25	22
September	46	46	42	39
October	40	46	43	29
November	5	11	14	13
December	10	10	14	

WELCOME CENTER

Column1	2021	2022	2023	2024	2025
TRAVEL & TRAINING					
OHV PERMITS	\$ 3,861.00	\$ 1,647.00	\$ -	\$ -	\$ -
MISCELLANEOUS	\$ 1,784.09	\$ 1,752.36	\$ 2,596.90	\$ 2,820.00	\$ 2,000.00
MERCHANDISE	\$ 11,730.51	\$ 8,261.72	\$ 12,641.31	\$ 22,450.00	\$ 22,400.00
FOODS/BEVERAGES	\$ 582.21	\$ 676.58	\$ 403.39	\$ 6,229.00	\$ 750.00
UTILITIES	\$ 5,437.33	\$ 7,197.49	\$ 7,214.68	\$ 4,448.91	\$ 7,250.00
SUPPLIES/MATINTENANCE	\$ 295.10	\$ 1,076.72	\$ 1,429.03	\$ 1,762.00	\$ 2,000.00
BENEFITS	\$ 1,867.98	\$ 2,070.29	\$ 2,245.73	\$ 2,392.00	\$ 2,750.00
SALARIES & WAGES	\$ 25,329.49	\$ 25,601.03	\$ 29,018.71	\$ 31,000.00	\$ 32,250.00
REVENUES FOR THE YEAR	\$ 25,673.82	\$ 19,014.03	\$ 26,891.24	\$ -	\$ -

Welcome Center and Tractor Barn

The Frontier Museum, located in the Welcome Center complex, contains artifacts and information about historic Monticello and is housed in a small, remodeled barn that was once storage for the L.H. Redd Company Store, which operated on the site from 1910 to 1956. The Emerson-Brantingham Big Four antique tractor, one of only a few operable tractors of its type in the world, is also sheltered at the Welcome Center complex. The tractor is not a museum object and is driven for special events such as parades, tractor pulls, and fundraising activities.

The Big 4 Tractor, as of right now, we do not have a group dedicated to taking care of or maintaining the Big 4.

Welcome Center Goals

Objectives	Expected Results
Develop a picnic area and/or vendor booths at the Welcome Center complex	The area will be used by locals and visitors and will no longer be an empty lot on Main Street
Complete an inventory of historic buildings in Monticello	City assists property owners in finding tax incentives and funds for preserving identified buildings
Prepare & implement a collections management plan for the Frontier Museum	City and owners of the objects at the museum make informed decisions about the preservation of artifacts.
Prepare & implement an operations & maintenance plan for the Big Four tractor	The tractor continues to be operable, and its historic qualities are maintained
Prepare & submit a nomination of the Big Four tractor to the National Register of Historic Places	Tractor is nationally acknowledged and draws visitors to the city. City uses the tractor's status for advertising and grant leverage.
Prepare a self-guided walking tour of the town, highlighting places of historical importance	Visitors can see more of the town and enjoy its history

Information Needed

Current:

Objectives	Results
Develop a picnic area and/or vendor booths at the Welcome Center complex	We have added electricity to the light posts that are being placed at the Welcome Center, which will help future farmers' markets and/or vendor booths. We have two picnic tables at the location/
Complete an inventory of historic buildings in Monticello	Done
Prepare & implement a collections management plan for the Frontier Museum	Communication with a historical group
Prepare & implement an operations & maintenance plan for the Big Four tractor	Done, but we don't have a committee or group that would like to take it on
Prepare & submit a nomination of the Big Four tractor to the National Register of Historic Places	
Prepare a self-guided walking tour of the town, highlighting places of historical importance	Done

Current Facts about the Welcome Center and Tractor Barn:

- The Welcome Center was built in 2008
- In 2013, the Big 4 tractor building was put in
- Ginger Tracy is over the Museum
- We have 3 part-time employees
- We keep a count of how many visitors we have each year, and the average amount.
- We keep track of our yearly spending
- We keep a sign-up sheet to track where people are visiting from
- The Digital Sign out front was replaced in 2025 with a new Multicolored one
- In July of 2025, the roof was replaced
- We have 2 EV charging stations that are owned by the state

- New rock has been laid out by the tractor barn and in the sitting area by EV charging stations
- A locals' corner was implemented in 2024
- Renaming of the Tractor Barn

Future:

Some can be accomplished by next year, but there are improvements that would help the Welcome Center over the years.

Objects	Current Status	Expected Result
Light posts to be installed in the parking lot	Currently in progress, waiting on contract	The parking lot will be lit and no longer dark.
Parking lot to be resurfaced and repainted	We will be putting out RFPS in the winter to hopefully get somebody in the spring to redo it	It will help with parking and make it visible to all and help with parking at EV charging stations.
Sanding down and re-staining the Welcome Center and Museum	NA	
Put in a concrete pad and a pavilion by the EV charging stations for visitors to sit	NA	
Put a dog park on the South side of the parking lot	NA	
Turn the tractor barn into the history of the BIG 4 and some of Monticello	NA	
Work on getting a Big 4 group together to maintain the tractor	NA	

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. No progress on way-finding signage.
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 and permits are required under most circumstances. Limits on size, placement, and lighting.
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.
- On-going review of permitted uses may recommend an increase in areas zoned I-1.

- 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. 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	No progress

Review & revise building permit requirements to encourage energy efficient remodeling and rehabilitation of existing residents and businesses	City follows current IBC. Changes to building permit requirements under review to find effective ways city can influence builders
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 for Energy Conservation

- Present code needs to reflect UT 10-20-814 change effective on 11/6/2025.
- City PUD code needs to reflect UT 10-20-213, 10-20-508, 10-20-618 changes effective on 11/6/2025 and other state updates to development.

LAND USE

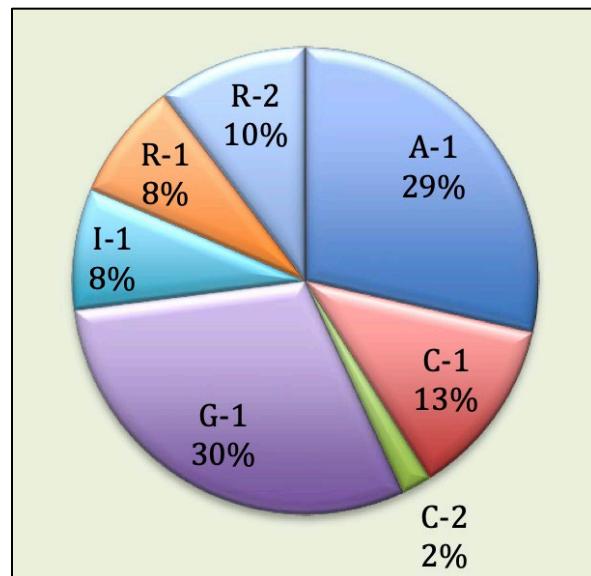
Situation in 2018

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

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

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

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



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

LAND USE & ZONING GOAL:

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

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

Information Needed for Current Situation

Goals from 2018 plan and results:

Goal	Result
Analyze A-1, R-1, and R-2 to assure adequate room for housing growth	Review is part of on-going revision of permitted uses begun in 2024
Consider a zone for low and moderate income housing	Revision of R-2 permitted uses begun in 2024 is on-going and may expand building types
Expand areas zoned as R-1 and R-2	Revisions to permitted uses began in 2024 and continues. Changes to zones is likely.
Review and revise City code to facilitate construction of moderate income housing	Revision of R-2 permitted uses begun in 2024 is on-going and may expand building types
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.
Analyze existing A-1, C-1, C-2, and I-1 zones and revise to foster business growth	Review is part of on-going revision of permitted uses begun in 2024
Implement and ordinance to protect the City's dark sky	No progress since 2013-2015 when the idea was dismissed after public input
Review and revise subdivision and PUD ordinances to encourage energy efficient design	City follows current IBC. PUD has not been updated it was created.
Review and revise City sign ordinance to maximize a business owner's options for making the business easily seen	Sign ordinance revised in 2022 and 2024 and permits are required under most circumstances. Limits on size, placement, and lighting.
Revise City code to allow alternative hard surfaces for driveways and off-street parking	
Revise zoning ordinances to allow small wind turbines within the city	Review is part of on-going revision of permitted uses begun in 2024
Consider revising ordinances for accessory buildings and portable storage units	Review is part of on-going revision of permitted uses begun in 2024
Revise future streets map for conform with zoning changes necessitated by implementation of the 2018 plan	Done
Revise City zoning map to conform with zoning changes necessitated by implementation of the 2018 plan	Done

2025 Facts about Land Uses

MODERATE INCOME HOUSING

Goals from 2018 Plan and Results

Objectives	Results
Develop and keep current a page on the City web site that provides information about programs that help low to moderate income persons	Residents have the information they need to find/build low to moderate income housing (Southeastern Utah Housing Survey)
Consider a zoning classification for low and moderate income housing	R-2 Zone Multifamily-tiny home 10-7-4
Expand areas zoned as R-1 and R-2	Not Done – No annexation requests
Obtain & retain a place on the board of the Housing Authority of Southeastern Utah	Mayor Hedglin is on the Southeastern Utah Housing Authoring
Offer incentives for development of multiple-family rental units	None as of date
Review & revise as needed, City codes to facilitate construction of moderate income housing	None as of date

Current Facts about Land Uses:

Townhouse and Condos need to be added to City Code

Land Use Element

Goals from 2018 Plan and Results

Objectives - Housing	Results
Analyze A-1, R-1, and R-2 to assure adequate room for housing growth	Proposed zoning changes discussed 02/05/2019, 10-4-2 Official Zone Map, 10-4 Establishment of zones
Consider a zone for low and moderate income housing	10-7-4, R-2 Zone allows small, tiny, two-family and multi-family units
Expand areas zoned as R-1 and R-2	Proposed zoning changes discussed 02/05/2019, 10-4-2 Official Zone Map, 10-4 Establishment of zones
Review & revise as needed, City codes 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
Objectives – Economy & Business	Results
Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth	Proposed zoning changes discussed 02/05/2019, 10-4-2 Official Zone Map, 10-4 Establishment of zones
Implement an ordinance to protect the city's dark sky	2013-2015 Was discussed in a city council meeting. Business owners present did not want limited lighting. City Council decided to not implement an ordinance
Review & revise subdivision & PUD ordinances to encourage energy efficient design	?Building Standards?
Revise as needed the City sign ordinance to maximize a business owner's options for making the business easily seen	10-2-6
Objectives – Energy Conservation	Results
Revise City code to allow alternative hard surfaces for driveways and off-street parking	10-2-5 Hard Surfaces
Revise zoning ordinances to allow small wind turbines within the City	Permitted Uses
Objectives – Zoning Administration	
Consider revising ordinances for accessory buildings and portable storage units	Permitted Uses

Revise future streets map to conform with zoning changes necessitated by implementation of this plan	Proposed zoning changes discussed 02/05/2019, 10-4-2 Official Zone Map, 10-4 Establishment of zones General Plan, page 8 not revised at present date
Revise the City zoning map to conform with zoning changes necessitated by implementation of this plan	Annexation Plan

02/2024

Title 10 Revised for all zones

Zone definitions revised 10-4

Subdivision revised Title 11

2026

Permitted Uses in the process of being revised

Airport

Before:

The City operates a single runway airport, built in 2011, that is in excellent condition. It has fuel service, a pilot lounge, and a courtesy car for visiting pilots. The airport is completely self-serve and provides excellent access for visitors, although there is no public transportation between the airfield and the city. It also accommodates the fixed-wing aircraft used for emergency medical transport into and from the hospital located in Monticello. The San Juan County airplane, used for law enforcement, search and rescue, and administrative purposes, is based at the airport. A tie-down area provides parking for visiting aircraft, but no public hangers have been constructed. Property is available for lease to private individuals to build hangars. Two private hangars have recently been constructed.

TRANSPORTATION NETWORK GOAL:

Provide efficient and safe movement of people within the City

Objectives	Expected Result
Conduct study of how guest aircraft can be stored at the airport	City costs for providing tie-down spaces and/or covered storage is minimized and revenue from space rentals is maximized
Make the airport self-supporting	City does not bear the full burden of maintenance and operation expenses
Make the airport self-supporting	City does not bear the full burden of maintenance and operation expenses
Expand airport facilities	Self-serve fuel station is reliable and easy to maintain. Hangars are available for rent or lease.
Conduct cost-benefit analysis of an alternate truck route for the City	City Council makes informed decisions about a truck route and coordinates with UDOT accordingly
Coordinate with UDOT to assure that lighting on Main and Center streets is of the same design and well-maintained	The major throughways are attractively lighted, and lights operate reliably
Prepare a maintenance and upgrade plan for street lighting and signs	City streets are appropriate lighted and safe. Street signs are accurate and easy to read.
Continue implementation of plan to repair/replace sidewalks, curb, and gutter in on Main and Center streets.	City makes annual progress on safe pedestrian-friendly business district and eliminates broken and uneven sidewalks.
Establish & sign ATV routes within the City	Riders safely and legally move through and within the City.
Establish & sign bicycle routes connecting residential neighborhoods with schools, parks, recreation facilities, and businesses	Bicyclists have safe routes within the City.
Develop a Master Streetscape Plan for Main & Center Streets	Coordinated and planned/designed sidewalks, lighting, curb & gutter, and intersection control.

Information Needed

Current:

Old Objectives and their results.

Objective	Result
1. Conduct study of how guest aircraft can be stored at the airport.	No Change or progress
2. Make the airport self-supporting	No Change or progress
3. Make the airport self-supporting	No Change or Progress
4. Expand Airport facilities	No Change or Progress

Current Facts about the Airport:

- Built in 2011
- Address: 7624 US-191
- Pavement recoated and new painted lines 2024
- Self-serve Fuel system (Jet A not working & 100ll)
- City offers a courtesy car that is checked out via QR code
- Pilots lounge including:
 - Two restrooms
 - Microwave
 - Keurig Coffee machine with standard coffee
 - Water bottles for drinking water
 - Vending machine with food, drinks, & Supplies
- Well water is used for the facilities but not recommended for drinking
- Lighting includes Papis, reils, runway edge lighting, taxi lighting, dark operating beacon (white & green) & windcone, and fuel station lighting.
- AWOS system providing weather data, available online and over 121.025 (435-298-8856)
- Local Unicom 122.8 with lighting control 6-8 clicks for activation
- Virtower flight monitoring
- Two private hangers (only one is paying a lease)
- City hanger used for snow equipment storage and staging
- Runway size 5998 ft x 75 ft
- Weight bearing capacity 12.5 single wheel
- Instrument Approach patterns for both runway 16 & 34

- Airport Master Plan completed and Approved 2024 (5-10 year plan)
- Elevation 6970 ft.
- Located 3 miles north of Monticello City
- 24 tie-down sets on Airport Apron (planes must provide their own tiedowns)
- Virtower installed to count and record visits to the airport

Future:

Electrical

Before:

Empire Electric Association of Cortez, CO has an agreement to provide Monticello with electrical service via power lines that essentially parallel US-491. Empire Electric maintains a small substation about 2 miles east of Monticello as part of the service. The agreement with Monticello will expire in 2025 and the City is currently exploring the option of acquiring Empire Electric's distribution system within the City.

Objectives - Electrical System	Expected Result
Determine cost-benefit of acquiring Empire Electric system	City makes informed decision about renewing agreement or buying the electrical system and provides competitive pricing for electricity

Information Needed

Current:

Old Objectives and their results.

Objective	Result
Determine cost-benefit of acquiring Empire Electric system	City Reviewed cost-benefit and at current time benefit was not in best interest of the City. Contract negotiations ongoing.

Current Facts about Electrical:

- Study was completed outlining costs and benefits of the system.
- Contract has been renewed with Empire Electric and recommended negotiations.

Future:

Transportation

Before:

The city has one traffic light, located at the intersection of Main and Center streets (US-191 and US-491, respectively). During 2009 the Utah Department of Transportation (UDOT) completed a major upgrade to this intersection due to the increased volume of traffic (up about 18% since 2010), particularly large trucks. UDOT estimates that multi-axle trucks account for about one-quarter of the traffic through the intersection. Traffic counts for 2015 indicate the distribution of use on Main and Center Streets within the City's central area (Figure 8).

TRANSPORTATION NETWORK GOAL:

Provide efficient and safe movement of people within the City

Objectives	Expected Result
Conduct study of how guest aircraft can be stored at the airport	City costs for providing tie-down spaces and/or covered storage is minimized and revenue from space rentals is maximized
Make the airport self-supporting	City does not bear the full burden of maintenance and operation expenses
Make the airport self-supporting	City does not bear the full burden of maintenance and operation expenses
Expand airport facilities	Self-serve fuel station is reliable and easy to maintain. Hangars are available for rent or lease.
Conduct cost-benefit analysis of an alternate truck route for the City	City Council makes informed decisions about a truck route and coordinates with UDOT accordingly
Coordinate with UDOT to assure that lighting on Main and Center streets is of the same design and well-maintained	The major throughways are attractively lighted, and lights operate reliably
Prepare a maintenance and upgrade plan for street lighting and signs	City streets are appropriate lighted and safe. Street signs are accurate and easy to read.
Continue implementation of plan to repair/replace sidewalks, curb, and gutter in on Main and Center streets.	City makes annual progress on safe pedestrian-friendly business district and eliminates broken and uneven sidewalks.
Establish & sign ATV routes within the City	Riders safely and legally move through and within the City.
Establish & sign bicycle routes connecting residential neighborhoods with schools, parks, recreation facilities, and businesses	Bicyclists have safe routes within the City.
Develop a Master Streetscape Plan for Main & Center Streets	Coordinated and planned/designed sidewalks, lighting, curb & gutter, and intersection control.

Information Needed

Current:

Old Objectives and their results.

Objective	Result
Conduct cost-benefit analysis of an alternate truck route for the City	City Council reviewed and dismissed idea.
Coordinate with UDOT to assure that lighting on Main and Center Streets is of the same design and well-maintained	No Progress
Prepare a maintenance and upgrade plan for street lighting and signs	No Progress
Continue implementation of plan to repair/replace sidewalks, curb, and gutter on Main & Center Streets	Some progress but more work to be done.
Establish & sign ATV routes within the City	No Progress
Establish & sign bicycle routes connecting residential neighborhoods with schools, parks, recreation facilities, and businesses	No Progress
Develop a Master Streetscape Plan for Main & Center Streets	No Progress

Current Facts about Transportation:

Future:

Transportation Network Goal

Add to Packet

Objective	Expected Result	Current	Future	Notes
Conduct study of how guest aircraft can be stored at the airport.	City costs for providing tie-down spaces and/or covered storage are minimized, and revenue from space rentals is maximized.	No progress		
Make the airport self-supporting	City does not bear the full burden of maintenance and operational expenses	No progress		
Expand airport facilities	Self-serve fuel station is reliable and easy to maintain hangars are available for rent or lease.	No progress		
Conduct cost-benefit analysis of an alternate truck route for the City	City Council makes informed decisions about a truck route and coordinates with UDOT accordingly	City council reviewed and dismissed idea.		
Coordinate with UDOT to assure that lighting on Main and Center streets is of the same design and well-maintained	The major throughways are attractively lighted, and lights operate reliably	No Progress		
Prepare a maintenance and upgrade plan for street lighting and signs	City streets are appropriate lighted and safe. Street signs are accurate and easy to read.	No Progress		
Continue implementation of plan to repair/replace sidewalks, curb, and gutter in on	City makes annual progress on safe pedestrian-friendly business district and eliminates broken	Some progress more needs to be done.		

Main and Center streets.	and uneven sidewalks.			
Establish & sign ATV routes within the City	Riders safely and legally move through and within the City.	No Progress		
Establish & sign bicycle routes connecting residential neighborhoods with schools, parks, recreation facilities, and businesses	Bicyclists have safe routes within the City.	No Progress		
Develop a Master Streetscape Plan for Main & Center Streets	Coordinated and planned/designed sidewalks, lighting, curb & gutter, and intersection control.	No Progress		

City Services Goal

Objective: Water System	Expected Result	Current	Future	Notes
City coordinates with the Forest Service to assure water quality does not diminish	City is consulted, and input considered in Forest resource plans and project implementation	No Progress/Meetings started		
City coordinates with the San Juan Water Conservancy District to add water to Loyds Lake	Expand the City's water resources	No Progress – But open communication		
Develop a plan with budget for the repair, replacement, and improvement of the water system within the City	City has a basis for loan and grant applications and setting budget priorities for this system. Progress is made annually to reduce the miles of outdated pipe.	Some Progress		
Provide a consistent source of water	Snowpack variations do not impact the availability of City water	Snowpack variations do not impact the availability of City water		
Determine cost-benefit of acquiring Empire Electric system	City makes informed decision about renewing agreement or buying the electrical system and provides competitive pricing for electricity	Recently done		
Objective: Sewer System	Expected Result	Current	Future	Notes

Develop a plan with budget for the repair, replacement, and improvement of the sewer systems within the City	City has a basis for loan and grant applications and setting budget priorities for this system. Progress is made annually to reduce the miles of outdated pipe.	Some Progress		
Objective: Storm Water Control	Expected Result	Current	Future	Notes
Complete implementation of Storm Water Drain Master Plan	Storm water is efficiently controlled and directed away from the city	Storm water is efficiently controlled and directed away from the city		
Objective: Streets, Curb, Gutter and Sidewalks	Expected Result	Current	Future	Notes
Acquire land owner agreements to help fund paving city streets where development outpaces the City's ability to provide pavement	Cost for pavement is shared with property owners and City	What is the cost break down between city and property owners?		
Continue implementation of plan to install/repair sidewalks, curb, and gutter in areas not fronting Main and Center streets.	City makes annual progress on safe pedestrian-friendly connections between schools, business district, and residential neighborhoods.	City makes annual progress of safe pedestrian friendly connections between schools, business district, and residential neighborhoods		
Establish a fund to secure rights-of-way for future city streets	All lots within the City will have access to highways or City streets	All lots will have access to city streets of highways		

Public Safety Goal

Objective Police Dept.	Expected Result	Current	Future	Notes
Hire a fourth full-time police officer	Police Department includes one chief and 4 full-time officers	Non applicable		
Install and maintain a camera system on Main and Center streets	Police officers spend more time in public contact and patrol, and traffic violations can still be addressed	Non applicable		
Revise or update policies for the Police Department	Procedures are professional current, consistent, and applied without prejudice	Non applicable		
Schedule & participate in public safety programs at local schools	Police officers are known to students and there is more mutual respect.	Non applicable		
Objective Fire Dept.	Expected Result	Current	Future	Notes
Create cost-recovery ordinances for fire suppression and rescue truck callouts	City is authorized to recover expenses for firefighting and rescue operations outside of City limits	We do bill the county now but not sure if we have an ordinance		

Establish an incentive plan for the Fire Department	Firefighters will have benefits based on years with the Fire Department	remove		
Recruit & train more firefighters	City has a larger firefighting force and is not impeded by loss or absence of present personnel	City has a larger force and is not impeded by loss or absence of present personnel		
Revise or replace the current pay structure for fire fighters	Firefighters are paid for hours away from their fulltime employment	The pay per call has increased, and continues to be reviewed		
Schedule & participate in public safety programs at local schools	Firefighters are known to students and there is more mutual respect.	Firefighters get to known students, and the students might consider joining when older		
Objective: Emergency Response	Expected Result	Current	Future	Notes
Complete the Emergency Response Plan	City will have clear policies and procedures in the event of an emergency	City Currently has an emergency response plan, but updates are always needed to clarify		

Moderate Income Housing Goal

Objective	Expected Result	Current	Future	Notes
Develop and keep current a page on the City web site that provides information about programs that help low to moderate income persons	Citizens and potential residents have the information they need to find or build low/moderate income housing in the City	Residents have the information they need to find/build low to moderate income housing (Southeastern Utah Housing Survey)		
Consider a zoning classification for low and moderate income housing	City provides a cost effective opportunity with smaller lots for smaller homes	R-2 Zone Multifamily-tiny home 10-7-4		
Expand areas zoned as R-1 and R-2	Developers have more land area for single-family and multi-unit housing	Not Done – No annexation requests		
Obtain & retain a place on the board of the Housing Authority of Southeastern Utah	City interests are represented and City Council makes informed decisions affecting housing needs	Mayor Hedglin is on the Southeastern Utah Housing Authoring		
Offer incentives for development of multiple-family rental units	City waives or reduces fees for construction of multiplefamily	None as of date		Page 89

	rental units (apartments)			
Review & revise as needed, City codes to facilitate construction of moderate income housing	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction	None as of date		

Community Promotional Goal

Objective	Expected Result	Current	Future	Notes
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	Revisions to permitted uses began in 2024 and continues		
Create a way-finding system for the City	Signs clearly indicate how to reach specific places in the city.	No progress		
Maintain and keep current a web site about City activities and events	Residents and visitors can find things to do and read minutes of committee and City Council meetings	Done		
Organize & host an inter-faith committee to improve inclusion in City events	All religions feel welcome and respected at City events	No progress		
Revise animal keeping	Under specified circumstances	Revisions to permitted uses		

ordinances and residential zoning to be consistent with the City's rural setting	some farm animals are allowed within the city.	began in 2024 and continues		
--	--	-----------------------------	--	--

Economic Development Goal

Objective	Expected Result	Current	Future	Notes
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	Revisions to permitted uses began in 2024 and continues		
Develop & implement a business recruitment plan	City has planned growth and an expanded tax base	No progress		
Develop & implement a downtown master plan	City retains a business district that is inviting and viable	No progress		
Develop & implement a marketing plan for Monticello as a year-round destination for tourists	City is consistent in promotions and new businesses come to provide year-round service	No progress		
Coordinate with the Manti-La Sal National Forest to	Outline of the Horsehead is maintained and	No action taken		Page 91

maintain the vegetation feature called Horsehead	remains recognizable			
Prepare & implement an economic development plan	City helps business owners to connect with funding sources	Completed as the Blueprint Program		
Recruit a variety of new businesses and install the infrastructure to suit in a new industrial park	City has a suitable development for new industry or relocation of existing industries.	No Progress		
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	Inspections and back-up now provided		
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	Revisions to permitted uses began in 2024 and continues. No progress on way-finding signage.		
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	Sign ordinance revised in 2022 and 2024 and permits are required under most circumstances. Limits on size, placement, and lighting.		
Waive sign and fence permit fees for new businesses and expansion of existing businesses	City demonstrates support for business development while still upholding standards	Consolidated fee schedule of 10/10/2025 does not list fees for sign and fence permits		

Parks & Recreation Goals

Objective	Expected Result	Current	Future	Notes
Complete & implement a master plan for parks and recreation assets	City makes informed decisions about maintenance, improvements, and upgrades	No progress		
Complete a feasibility study for year round operation of the swimming pool	City makes most effective use of asset	Minor exploration into this option but a full deep dive is still needed		
Develop & implement a plan to connect parks and facilities by trail	Residents and visitors can move safely among the City facilities	No progress		
Develop & implement an events plan to expand recreation	City actively drives more business to the town and makes effective	Haven't developed a plan. But Recreation Director &		Page 93

to year-round activities and events	use of recreational assets	Committee have basically accomplished this		
Keep events calendar up to date on City website	Participants, families, and visitors find complete and current information about events	Done		
Maintain an event registration page on the City web site	Participants can register and pay for events on-line	Done		

Community Aesthetics Goal

Objective	Expected Result	Current	Future	Notes
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	Discussed with UDOT but funding not available		
Create a theme or brand for the City	Citizens are united in how the city appears	No progress		
Develop & implement a City Center master plan	City has new space for businesses in a pedestrian friendly setting, and large truck traffic may diminish	No progress		Page 94

Develop a picnic area or/and vendor booths at the Welcome Center complex	The area will be used by locals and visitors and will no longer be an empty lot on Main Street.	Discussed but no progress		
Develop a Master Streetscape Plan for Main & Center Streets	Coordinated and planneddesigned sidewalks, lighting, curb & gutter, and intersection control.	No Progress		

Historic Preservation Goal

Objective	Expected Result	Current	Future	Notes
Become a Certified Local Government	City is eligible for funds to be used for a variety of historic preservation actions.	No Progress		
Complete an inventory of historic buildings in Monticello	City assists property owners to find tax incentives and funds for preserving identified buildings	Done		
Prepare & implement a	City and owners of the objects at the	The Frontier Museum is ran by		

collections management plan for the Frontier Museum	museum make informed decisions about the preservation of artifacts.	Ginger Tracy, There is no committee anymore		
Prepare & implement an operations & maintenance plan for the Big Four tractor	Tractor continues to be operable and its historic qualities are maintained	Done, but we don't have a committee or group that would like to take it on		
Prepare & submit nomination of the Big Four tractor to the National Register of Historic Places	Tractor is nationally acknowledged and draws visitors to the city. City uses the tractor's status for advertising and grant leverage.	No Progress has been made		
Prepare a self-guided walking tour of town, highlighting places of historical importance	Visitors can see more of the town and enjoy its history	Done		

Energy Conservation Goal

Objective	Expected Result	Current	Future	Notes
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	Revisions to permitted uses began in 2024 and continues		
Implement an award program to recognize residents, business people, and institutions	Conservation measures are appreciated and recognized	No progress		

that are leaders in energy conservation				
Add solar panels to City buildings	Reduce consumption of electricity from the grid and provide an example for energy conservation	No progress		
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	City follows current IBC. Changes to building permit requirements under review to find effective ways city can influence builders		
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.	No progress		
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	No progress		
Review & revise subdivision & PUD ordinances to encourage energy efficient design	Energy conservation is part of all new residential construction	Subdivision ordinance currently under review. PUD ordinance has not been updated since it was created.		

Land Use & Zoning Goal

Objective	Expected Result	Current	Future	Notes
Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth (from 3.5)	Conflicts between business and residential uses are minimal and areas are properly zoned for residential expansion	Revisions to permitted uses began in 2024 and continues		Page 98

Consider a zone for low and moderate income housing (from 3.4)	City provides a cost effective opportunity with smaller lots for smaller homes	Revision of R-2 permitted uses begun in 2024 is on-going and may expand building types		
Expand areas zoned as R-1 and R-2 (from 3.4)	Developers have more land area for single-family and multi-unit housing	None as of date – No annexation requests		
Review & revise as needed, City codes to facilitate construction of moderate income housing (from 3.4)	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction	None as of date		
Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting (from 3.5)	Under specified circumstances some farm animals are allowed within the city	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 (from 3.6)	Commercial, industrial, and residential uses are separated and have room for growth	Revisions to permitted uses began in 2024 and continues		
Review & revise subdivision & PUD ordinances to encourage energy efficient design (from 3.10)	Energy conservation is part of all new residential construction	Subdivision ordinance currently under review. PUD ordinance has not been updated since it was created.		
Revise as needed the City sign ordinance to maximize a business owner's options for making the business	City sign ordinance supports the way-finding system and visitors and residents can quickly find the	City sign ordinance supports the way-finding system and visitors and residents can quickly find the		

easily seen (from 3.6)	businesses they seek	business they seek		
Revise City code to allow alternative hard surfaces for driveways and off-street parking (from 3.8)	Land owners and City have less costly options, and storm water runoff may decrease	Code requires cement or asphalt		
Revise zoning ordinances to allow small wind turbines within the City (from 3.10)	Residents and business will use wind energy and reduce their consumption of electricity from the grid	Revisions to permitted uses began in 2024 and continues		
Consider revising ordinances for accessory buildings and portable storage units	Ordinance is clear, consistent, and easier to administer	Review is part of on-going revision of permitted uses begun in 2024		
Revise future streets map to conform with zoning changes necessitated by implementation of this plan	Future street corridors are appropriate to zones and clearly defined	Done		
Revise the City zoning map to conform with zoning changes necessitated by implementation of this plan	City and citizens have access to a map that is current and accurate with zones clearly identified	Done		