



Planning Commission Meeting

Tuesday, February 3, 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:

- **2026-01-06 PC** (2026-01-06_PC.pdf)

- 3. Public Comment**
- 4. Consider for Approval: Planning Commission Chair for 2026 (discussion/action)**
- 5. Planning Commission Recommendations to City Council 2025 Review (discussion/action)**

Attachments:

- **PC Recomms 2025** (PC_Recomms_2025.pdf)

- 6. Monticello City Opportunity Zone Update/Discussion**
- 7. Monticello City Code § 11 Subdivision Regulations (discussion/action)**
- 8. General Plan Discussion**

Attachments:

- **Compilation** (Compilation.pdf)
- **GP components** (GP_components.png)
- **Overview GP process** (Overview_GP_process.png)

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

Attachments:

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

- 10. Administrative Communications**
- 11. Next Meeting Agenda**

12. Adjournment (action)

Audio File

Notice of Special Accomodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5

Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Agenda published on 01/29/2026 at 4:04 PM



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Planning Commission Meeting

Minutes

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

Minutes:

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

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of 12/02/2025 as presented was made by Commissioner Bennett and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

3. Public Comment

Minutes:

There was no public present for comment.

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

Minutes:

Assistant City Manager Gallegos introduced the agenda item. She stated the code revisions had been reviewed by the City's Attorney and that all items in red have been adjusted to accommodate Utah State law. The suggested adjustments were reviewed and discussed in detail by the Commission.

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

Minutes:

Gallegos led the discussion on the agenda item. She informed the Commission that all changes discussed in former meetings had been included. She further stated the permitted uses highlighted in green needed to be addressed in Monticello City Code to be able to permit those uses. The process of deed restrictions was discussed.

6. Monticello City General Plan (discussion)

Minutes:

Gallegos presented the information compiled by all participants, including past objectives, projected outcomes, and actual results, and explained that she had prepared a condensed version for review. City Recorder Gill asked what input the administration was requesting from the Commission. Gallegos responded that the administration was seeking the Commission's review of the compiled information along with feedback on whether additional or different information should be gathered. Gallegos reported that the General Plan survey received a strong response, with 70 paper surveys and 90 online surveys returned so far.

7. 2026 Projects (discussion/action)

Minutes:

Commissioner Bennett led the discussion for this agenda item. The Commission will continue to work on the Monticello City General Plan - Permitted Uses - State Code Revisions - Exploring what "deed restrictions" would look like within the city - Exploring new city code that will allow specific permitted uses not currently addressed

8. Administrative Communications

Minutes:

Mayor Elect Dunn reported that the December 23rd City Council meeting had been cancelled. He stated the new council members would be sworn in on Jan, 13, 2026. Dunn informed the Commission that Monticello City Council will be looking into a carbon capturing program at the sewer lagoons. He further informed the Commission that he would be conducting office hours for the public.

City Recorder Gill reminded Commission members about the Open and Public Meetings Act training. She further stated that Monticello 101 will be a big focus for 2026. She invited the commission and members of the public to attend those meetings stating that they will provide a good back end look at city operations.

The meeting on January 20, 2026 with Monticello City Administration, Planning Commission, and City Council was discussed. A plan was set to determine the format and direction of the meeting.

9. Next Meeting Agenda

Minutes:

Subdivision Code Discussion with Recommendations from Commission - Appointment Planning Commission Chair - Monticello City General Plan

10. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Chairperson Bennett adjourned the Planning Commission meeting at 8:12 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Audio File

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

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

PLANNING COMMISSION RECOMMENDATIONS TO CITY COUNCIL IN 2025
City of Monticello, Utah

1. Planning Commission: Julie Bailey's application for reappointment to the Planning Commission was forwarded to the City Council with a recommendation to appoint and she began her service in February. All members completed the online Utah Open Meetings Act training. Commissioner Bennett attended the online Utah Land Use Institute training on March 27 and online Boundary Line Adjustment training by Land Use Academy of Utah on April 15. City Recorder reviewed Resolution 2025-14, Rules of Order and Procedure for the Governing Bodies of Monticello City. In December Commissioner Bennett's application for reappointment was forwarded to City Council with a recommendation to approve.

2. Annexation Policy Plan: Following a schedule prepared by City staff, a draft of the plan was approved by the Planning Commission for use at the Special Public Meeting on April 15, which was attended by 19 members of the public. It was followed in June by a public hearing attended by 8 members of the public. To keep on schedule the Planning Commission held another special meeting in June to review public comments. Another public hearing was held on July 1 and attended by 3 members of the public. On July 15 the Planning Commission recommended forwarding the Annexation Policy Plan to City Council for approval.

3. Zone Change Application: Parcel A33240305410 to change from A-1 to R-2 was received but cancelled when City staff learned the change had already been made and administrative overview was sufficient to resolve the issue.

4. Title 10 Zoning Updates to Permitted Uses: Discussions began with City staff review of where permitted uses seemed inappropriate for a zone or were confusing. City staff also informed the Planning Commission that the state is moving away from conditional uses, favoring more detail in permitted uses. The county's 2024 assessment of housing needs was presented and recommendations will be included in considering changes to permitted uses. Planning Commissioners assisted City Staff to find appropriate descriptions and definitions for existing and new uses in order bring clarity to codes. In December the Planning Commission and City staff made the last edits, but finalizing the uses cannot be done until the General Plan process is further along.

5. Title 10, Chapter 2 Parking and Storage of Recreational Vehicle, and Chapter 15 Recreational Vehicle Parks: City Council and City staff reviewed the existing code and requested that changes be made to address administrative issues and citizen comments. In December the Planning Commission forwarded the changes to the City Council with a recommendation to approve.

6. Title 11 Subdivision Regulations: Draft changes to this title were made to comply with Utah code, then reviewed by the City Attorney. Further work scheduled in 2026.

7. General Plan: City Council and Planning Commission met together to discuss updating the 2018 General Plan and the Planning Commission reviewed the Utah code requirements for a general plan. A survey was designed and made available to the public to collect ideas for changes to be addressed in the general plan; results to be analyzed in February 2026. City staff and Planning Commission documented progress made on implementing the goals of the 2018 plan.

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		

	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		
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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 15

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 17

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		

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		

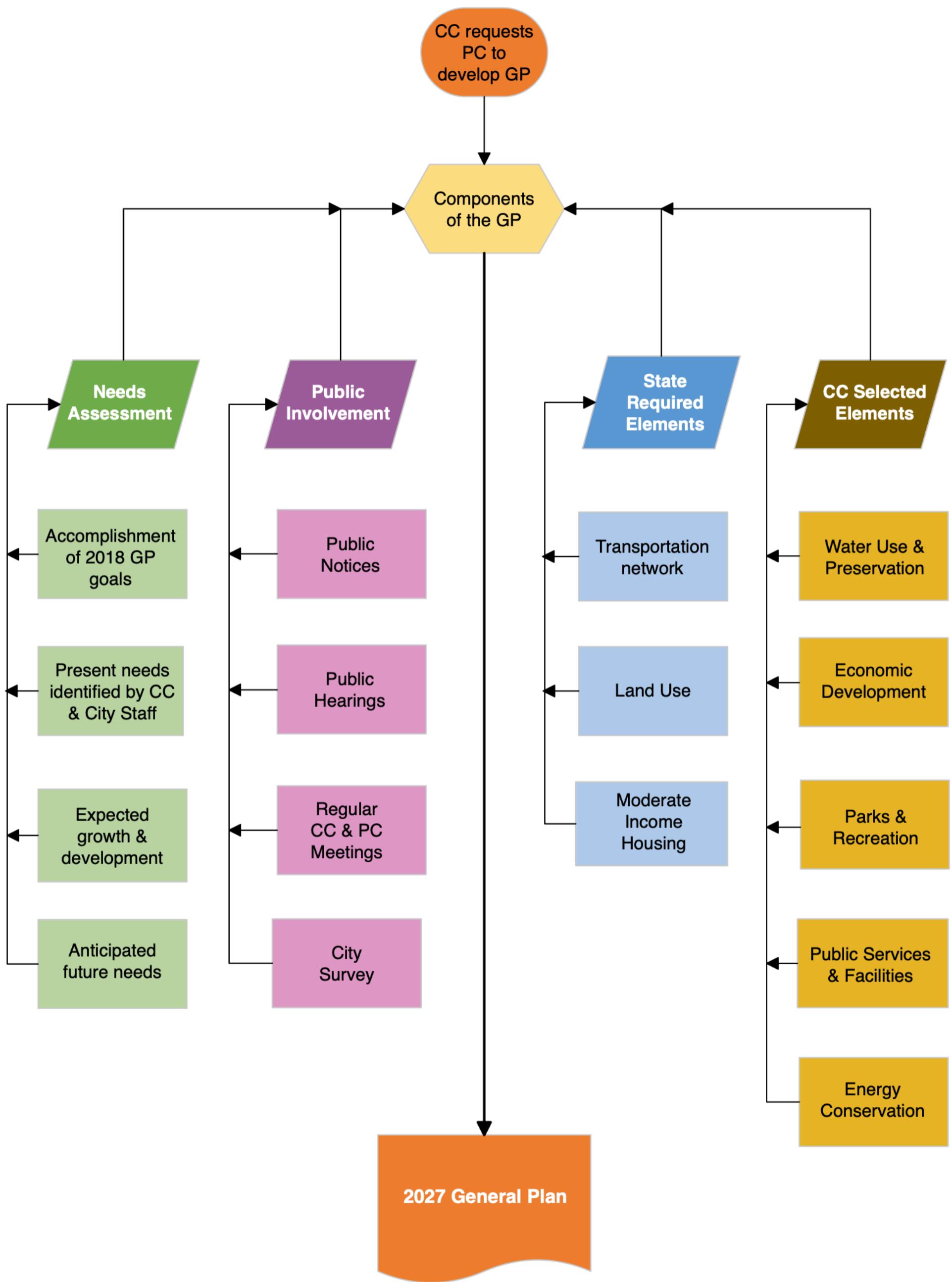
that are leaders in energy conservation				
Add solar panels to City buildings	Reduce consumption of electricity from the grid and provide an example for energy conservation	No progress		
Review & revise building permit requirements to encourage energy efficient remodeling and rehabilitation of existing 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

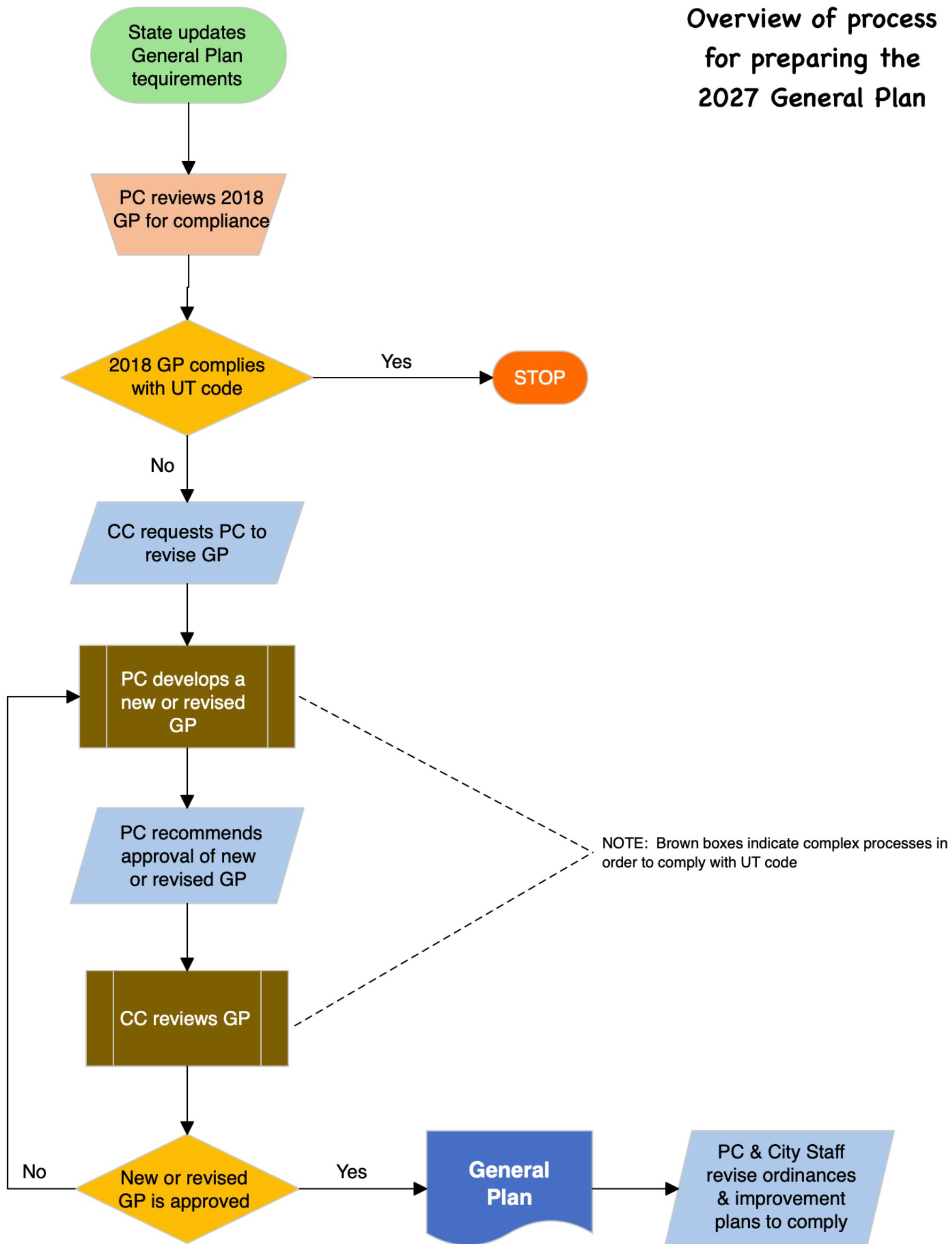
Objective	Expected Result	Current	Future	Notes
Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth (from 3.5)	Conflicts between business and residential uses are minimal and areas are properly zoned for residential expansion	Revisions to permitted uses began in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

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		



Overview of process for preparing the 2027 General Plan



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	Uses prohibited in zones unless expressly permitted	<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, stonemasonry, 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		

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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					

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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			

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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		

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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