



Planning Commission Meeting

Tuesday, June 2, 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)**
- 3. Public Comment**
- 4. Monticello City General Plan**
 - a. General Plan (discussion)**
 - b. Moderate Income Housing Element (discussion)**

Attachments:

- **2025-12-31 Julie Moderate Income Housing** (2025-12-31_Julie_Moderate_Income_Housing.pdf)
- **2026-05-27 Lee's Housing element** (2026-05-27_Lee's_Housing_element.pdf)
- **2026-05-28 Mary Energy Conservation in Residential Housing** (2026-05-28_Mary_Energy_Conservation_in_Residential_Housing.pdf)

- c. Land Use Element (discussion)**

Attachments:

- **2025-12-30 Lee Land Use Info** (2025-12-30_Lee_Land_Use_Info.pdf)
- **2025-12-31 Mary Land Use Element** (2025-12-31_Mary_Land_Use_Element.pdf)
- **2026-05-27 Julie Planning Element GP Draft** (2026-05-27_Julie_Planning_Element_GP_Draft.pdf)
- **2026-05-27 Lee's LandUse element** (2026-05-27_Lee's_LandUse_element.pdf)
- **2026-05-28 Mary Land Use and Zoning Goals - Part 3** (2026-05-28_Mary_Land_Use_and_Zoning_Goals_-_Part_3.pdf)

- 5. Administrative Communications**
- 6. Next Meeting Agenda**
- 7. Adjournment (action)**

Audio File

Notice of Special Accommodations

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

Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Agenda published on 05/28/2026 at 4:01 PM

MODERATE INCOME HOUSING

Situation in 2018

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

There are six apartment buildings and two dwelling complexes in Monticello that are rental units. At least three of the apartment buildings are one dwelling complex are not functional and require major work to bring them into compliance with building

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	

PLANNING ELEMENT: Moderate Income Housing

Accomplishments from the 2018 General Plan:

Some accomplishments were also reported in the Economic Development and Land Use elements. In addition, the state code for housing was rewritten and restructured in the 2025 and 2026 legislative sessions and the City needs to review and update its codes.

- Single-family residential zone (R-1) was updated to add small homes on smaller lots, thus opening some existing lots to development through the Residential Infilling section of the City's subdivision code.
- Multi-family residential zone (R-2) was revised to add small homes, tiny homes, and tiny home parks. These changes were in lieu of creating a zone specific to low and moderate income housing.
- The commercial zones (C-1, C-2) permitted uses were revised to include live-work units.
- The City Manager joined the board of the Housing Authority of Southeastern Utah.

Not all of the objectives were achieved, although some progress was made.

- A redesign of the City website is currently underway and can include information about low and moderate income housing programs that may assist residents with their housing needs. However, a formal commitment to add the information was not made by the time work began on the 2027 General Plan.
- Incentives for development of multi-family rental dwellings was discussed but no specific actions were taken.
- Revision of the zoning map was shifted to the 2027 General Plan.

Concerns and suggestions from Monticello citizens:

These are the suggestions and concerns that the City has some authority to address:

- The City needs affordable housing in a variety of housing types. The City defines the types of housing permitted in zones and controls where residential zones are located.
- Too many short-term rentals deny housing to permanent and seasonal residents. The City establishes where short-term rentals are allowed and has the option of setting density standards. If a house is located where short-term rentals are permitted, the City has no authority to prevent the owner from turning the house into a short-term rental.
- Allow accessory dwelling units (ADUs). This is required by state law and the City will revise its code to clarify the use of ADUs.
- Eliminate barriers to make it easier to build homes. Through its zoning and subdivision ordinances the City defines where dwellings and what types of housing can be built, but all dwellings must meet state codes and approval of subdivisions must follow state standards.

- Don't allow high density development. The City can determine the types of housing and lot sizes, but if land is the limiting factor to housing growth, high density locations within the city may be needed.
- Agricultural land is not the best use when more housing is needed. The agricultural zone (A-1) was reviewed and changes proposed to expand housing opportunities. Code revisions were moved to the 2027 General Plan.
- Reduce property taxes and reduce fees tied to subdivision approval and building permits. The City has some authority to make changes, but must consider the impacts of less tax revenue and the staff time involved with subdivision reviews and approvals and the issuance and monitoring of building permits.
- Offer incentives to builders to attract them to Monticello and encourage timely completion of projects. The City has already had discussions about the shortage of builders in the area and has some options to reward timeliness. The Economic Development element may have other ways of making the city attractive to builders.
- Use private-public partnerships to build affordable housing. The City has some options through Utah code changes and housing programs, but no action was taken by the time work on the 2027 General Plan began.

Some housing suggestions and concerns are things the City has no authority to address:

- Available houses are overpriced for the local economy and young couples cannot afford to buy local housing. The City does not control how much money an owner wants for a house. The City does not control how much a business pays its employees.
- Limit or eliminate second homes in Monticello. The City has no authority to prevent houses from becoming second homes.
- Unused houses and undeveloped land (land banking) should be eliminated in favor of housing. The City has no authority to force a property owner to open a vacant house to occupancy or require vacant land to be developed.
-

Things to accomplish in the next five years:

>Discuss the overall goals for this element through 2032. Goals are broad and long-term outcomes that establish the vision or general condition that the city wants to achieve over the next 5 years. Example: The City will be safe for pedestrians of all ages and abilities.<

>Discuss objectives for the City to attain the vision. Objectives are specific things the City can do to achieve a goal, and are typically short-term and measurable. Objectives should be things the City has authority to do. Example: Install curb, gutter, and sidewalks along both sides of 300 South between Main Street and 200 West.<

>Estimate how long it will take to complete the objective, including: Time to prepare and advertise contracts; Acquire needed materials; Inspections; Certifications. Example: 14 weeks<

>Estimate the year in which completion of the objective is desired. Example: 2028<

>Identify how the City will know when the objective is attained or completed. This is the measurement. Examples: Gallons used per month; Participants per event; Callouts by type of incident; Percent of city served by activity; Feet of curb installed.<

Summary of Goals and Objectives:

>Fill in the table as appropriate to goals and objectives. Talk with Megan if you have trouble filling in the table.<

GOAL	OBJECTIVES	TIME NEEDED TO FINISH OBJECTIVE	TO BE COMPLETED IN YEAR	MEASUREMENT
A. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____
B. _____	1. _____	1. _____	1. _____	1. _____
C. _____	1. _____ 2. _____	1. _____ 2. _____	1. _____ 2. _____	1. _____ 2. _____

Energy Conservation in Residential Housing.

In Utah, individual towns and cities cannot dictate what kind of energy sources homes may use. State law explicitly prevents local governments from passing ordinances that ban specific energy connections—such as natural gas—in new or existing buildings in order to preserve consumer choice.

While municipalities cannot ban certain utilities, they still shape utility access through several other avenues:

- **Utility Connections:** State preemption legislation (such as laws passed to protect natural gas) ensures utilities like gas must remain accessible.
- **Energy Initiatives:** While they cannot ban fossil fuels, a coalition of 19 Utah cities (including Park City and Castle Valley) collaborated with Rocky Mountain Power on the Community Clean Energy Program. This allows residents in those towns the choice to receive up to 100% net renewable energy on their existing grid for a small fee, though homeowners can opt out.
- **Zoning and Building Codes:** Municipalities retain control over zoning laws and building codes. This dictates where specific infrastructure can be placed, sets aesthetic and safety standards, and influences off-grid feasibility (e.g., where solar systems can be mounted or where composting toilets are permitted).
- **Easements:** Local governments enforce public utility easements to ensure providers (electric, water, sewer) have access to maintain infrastructure.

Solar Power

Monticello Code: 10-2-15: SOLAR ELECTRICITY SYSTEMS:

The purpose of this section is to allow the use of solar electricity systems within the city provided that:

- A. A building permit from the city is required prior to installation of any solar electricity system.
- B. Structurally attached solar panels are subject to all applicable building codes and ordinances.
- C. Solar electricity systems not mounted on a roof are prohibited within the setbacks required for the zone in which the solar installation will be erected.
- D. Solar electricity systems not mounted on a roof are prohibited to be higher than the maximum height allowed for a structure or building within the zone in which the solar installation will be erected. (Ord. passed 11-29-2022; amd. Ord. 2024-02, 2-27-2024)

Wind Turbine for Residential Use

In Utah, residential wind turbines are governed by individual **city and county zoning codes** rather than a single statewide law. For San Juan County, you must follow local [San Juan County UT Land Use Ordinances](#). A Conditional Use Permit (CUP) and Building Permit are generally required.

Key Requirements & Restrictions

Local codes typically regulate "Small Wind Energy Systems" (typically systems under 100 kW) with the following standards:

- **Height Limits:** Tower heights are often capped at 45 to 60 feet in residential zones to preserve neighborhood aesthetics. Total height including rotor blades usually cannot exceed 55 to 75 feet.
- **Setbacks:** Turbines must typically be set back from property lines, roads, and structures by a distance equal to 110% to 125% of the total tower height.
- **Blade Clearance:** For horizontal axis turbines, the lowest point of the rotor blade must be at least 15 to 20 feet above the ground.
- **Noise Limits:** The noise produced by the turbine generally cannot exceed 60 decibels at the property line, or 50 decibels near neighboring dwellings.
- **Safety:** Climbing apparatuses (like pegs) must start at least 12 to 15 feet above ground level to prevent unauthorized access, and the tower base must be locked.

Interconnection & State Code

- **Net Metering:** If you plan to connect your turbine to the grid to offset your energy bills, it must comply with Rocky Mountain Power interconnection standards.

Note:

For Monticello, connection to grid must comply with Empire Electric.

Key Regulations for Home Wind Turbines

- **Permitting:** You must apply for a building permit through the [San Juan County Planning & Building Department](#) located in Monticello before installation.
- **Tower Height:** Systems generally have height caps (often around 80 feet without a larger lot) and commercial designs can go up to 200 feet only with prior board approval.
- **Setbacks & Clearances:** Turbines must be set back from inhabited structures, overhead utility lines, property lines, and public roads. The lowest extent of the turbine blade must be at least 30 feet above the ground.
- **Utility Notification:** If your system is tied to the electrical grid, you must provide the county with evidence that your electric utility company (such as Rocky Mountain Power or local rural co-ops) has been notified of your interconnected generator. Off-grid systems are typically exempt from this rule.
- **Aesthetics:** Wind energy systems should use a neutral color (e.g., gray, beige, or white) that blends into the environment, and lighting is only allowed if required by the FAA.

Conversion to Smart Home Technology

Converting a home in Utah to a smart home typically costs between \$2,000 to \$7,000, focusing on upgrades like smart thermostats, automated lighting, door locks, and security. Professional installation and electrical upgrades run about \$80 to \$100 per hour, which is essential if your electrical panel needs an upgrade to handle the modern load.

Transforming your home effectively in the Utah climate—from battling the dry, hot summers to keeping heating costs down in the snowy winters—involves several key steps:

1. Upgrade Your Electrical Infrastructure

Many older homes in Utah (pre-2000) have 100-amp or smaller electrical panels that cannot safely support modern, connected appliances.

- **What you need:** A licensed electrician will first assess your panel and add dedicated circuits or surge protection.
- **Key upgrade:** Many smart light switches require a neutral wire to function, so checking your home's wiring is a mandatory first step.

2. Focus on Climate Control

Given Utah's extreme seasonal temperature shifts, smart thermostats are highly effective for energy efficiency and utility bill savings.

- **Energy Savings:** Devices like the Google Nest Thermostat (or Ecobee) adjust temperatures based on your schedule or when you are away from home.
- **Local Rebates:** Check with utility providers like **Dominion Energy** or Rocky Mountain Power for seasonal rebates on smart thermostats.

3. Smart Security and Access

Security and doorbell cameras provide peace of mind and help monitor your property whether you are at home or up the canyon skiing.

- **Devices:** Smart locks and video doorbells from brands like Ring or Nest allow you to grant temporary codes to guests or delivery drivers.
- **Professional Help:** Local experts such as [24/7 Services Utah](#) service the Wasatch Front (Salt Lake, Davis, Summit, and Utah Counties) and can wire or configure complex security networks.

4. Lighting and Automated Shades

Controlling harsh summer sun and optimizing indoor lighting helps manage sun-driven heat gain and reduces cooling costs.

- **Switches & Bulbs:** Smart light switches (Lutron, Leviton) allow for geo-fencing and scheduling.
- **Motorized Blinds:** Motorized window shades can be programmed to close during the hottest parts of a Utah summer afternoon.

5. Centralized Whole-Home Systems

If you are doing a large-scale renovation or building a custom home, centralized automation brings all smart systems (audio/video, climate, security) into one unified app or wall-mounted keypad.

- **Premium Installers:** Utah companies like [Argenta Solutions](#) and [Ratio AV](#) design and build robust systems using platforms like Control4 and Lutron.
- **Dominion Energy:** <https://www.domsavings.com/home-program/smart-home>

Funding Programs for Conversion to More Energy Efficient Sources

Utah offers a mix of state, federal, and utility-backed programs to help homeowners fund energy-efficiency upgrades. You can reduce your costs through local utility rebates, federal tax credits, and state assistance programs designed to make retrofitting more affordable.

Key Funding and Rebate Programs

- **Utility Rebates:** Local power and gas providers offer cash incentives for energy-saving projects. Rocky Mountain Power's [Wattsmart Homes](#) provides rebates for qualifying heat pumps, insulation, and weatherization. **Dominion Energy** offers its [ThermWise](#) programs for efficiency improvements.
- **Federal Tax Credits:** Under the Energy Efficient Home Improvement Credit, you can claim up to \$1,200 annually for upgrades like insulation, doors, and windows. A separate credit of up to \$2,000 per year is available for highly efficient heat pumps, biomass stoves, and heat pump water heaters.
- **Income-Qualified Assistance:** The federally funded [Weatherization Assistance Program \(WAP\)](#), administered by the Utah Division of Housing and Community Development, provides free, noncash grants for energy-efficiency improvements (like insulation and heating repairs) to qualifying low-income households.
- **Specialized Financing:** Private organizations, such as [Sustain Energy Finance](#), offer specialized, low-cost financing and project management assistance specifically for Utah residents looking to fund window, insulation, HVAC, and solar projects.

For further details and updates on pending state rebate rollouts, check the [Utah Clean Energy](#) hub

LAND USE

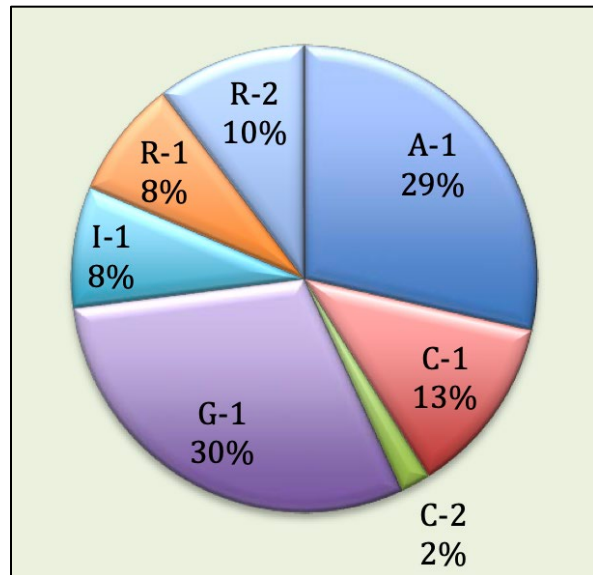
Situation in 2018

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 an 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

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

***** For Planning Commission Use *****

PLANNING ELEMENT: LAND USE

Accomplishments from the 2018 General Plan:

I don't see where the city did a Zone for Low to Moderate Housing.

Did they implement a ordinance to protect dark sky.

Revise zoning ordinances to allow for small wind turbines with in city limits. (we did this this year in the Permitted uses. They also want more public areas. I feel we have several nice parks and places for the public to enjoy,.

Concerns and suggestions from Monticello citizens:

>List specific concerns/suggestions for things the City can control:

Revise zoning to conform with growth.

Limit amount of short term rentals.

Limit Big truck parking in neighborhoods.

>List concerns/suggestions for things the City cannot control and explain why not<

Limit Big Truck parking on Hwy 191 and 491. This is under control of the State highway .

I don't know how right now the city can offer incentives to home builders, they are already not installing hookups for the cost, without making money.

Things to accomplish in the next five years:

This past year we did an annexation, which will help the city to grow and be able

We also did a rezoning to help businesses. The businesses are doing very well and could not have built at this palace if we had not rezoned a property.

Maybe we could simplify building requirements. I don't know how this would work, I would love to see more housing and businesses so the town could grow.

Summary of Goals and Objectives:

>Fill in the table as appropriate to goals and objectives. Talk with Megan if you have trouble filling in the table.<

GOAL	OBJECTIVES	TIME NEEDED TO FINISH OBJECTIVE	TO BE COMPLETED IN YEAR	MEASUREMENT
A. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____
B. _____	1. _____	1. _____	1. _____	1. _____
C. _____	1. _____ 2. _____	1. _____ 2. _____	1. _____ 2. _____	1. _____ 2. _____

PLANNING ELEMENT: Land Use

Accomplishments from the 2018 General Plan:

Several of the land use objectives were also present in other planning elements in the 2018 General Plan. Those affecting energy conservation are discussed in the Energy Conservation element. Those addressing dwellings overlap with objectives in the Moderate Income Housing element. However, the state code for housing was rewritten and restructured in the 2025 and 2026 legislative sessions and the City needs to review and update its codes accordingly.

- The single-family residential zone (R-1) was revised twice to comply with changes to Utah code. Recently it was expanded to allow small homes on smaller lots with reduced frontage requirements, allowance of long-term rentals, and clarification for how some measurements for setbacks are taken. Changes to incorporate accessory dwelling units (ADUs), add and clarify permitted uses, and other details were underway at the time work began on the 2027 General Plan.
- The multi-family residential zone (R-2) was revised twice to comply with changes to Utah code. It was recently changed to add small homes and tiny homes, revised lot or parcel sizes and frontage requirements for the smaller dwellings, and short-term rentals. Changes to incorporate accessory dwelling units (ADUs) and clarify permitted uses were underway at the time work began on the 2027 General Plan.
- The agricultural zone (A-1) was reviewed and discussions begun to make changes to expand housing opportunities. Discussions were underway at the time work began on the 2027 General Plan.
- The two commercial zones (C-1, C-2) were reviewed and found to be overlapped and confusing. Proposed changes to these zones were underway at the time work began on the 2027 General Plan.
- The City's code for subdivisions was reviewed and found to be out of compliance with Utah code. A revised code was prepared and approved but recent changes to Utah code necessitate another revision, underway at the time work began on the 2027 General Plan.
- The Annexation Policy Plan was rewritten to conform with changes in Utah law and approved by the City Council in 2025.

Several of the 2018 objectives for land use were not accomplished.

- An ordinance was drafted that would protect dark skies by regulating placement and types of exterior lighting. The ordinance was not approved by City Council and at their direction no further work on the objective was undertaken.
- Work on regulation of portable storage units was incorporated into discussions of permitted uses underway at the time work on the 2027 General Plan began.
- Revision of the future streets and zoning maps was shifted to the 2027 General Plan.

Concerns and suggestions from Monticello citizens:

From casual conversations to comments at public meetings and formal input at public hearings, the City has heard many ideas from its citizens and the county residents for whom Monticello is their contact point. Some of the suggestions are things over which the City has some control:

- Keep the city pedestrian friendly by having a business district in the center of town. The City controls where commercial zones are placed.
- Provide a variety of housing types such as multi-family dwellings and senior living centers. The City defines the types of housing permitted in zones and controls where residential zones are located.
- Allow more room for housing by adding land outside the city and by reducing the area designated for agriculture. The City has limited ability to acquire (annex) new areas but can accept proposals for annexation of land into the City and sets the zone for the land. The City's zoning authority includes changing the location and designation of zones.
- Keep the city small, quiet, and safe, and develop more open space for public use. The City has authority to designate zones for various uses and to provide for public safety. It also has review and approval authority over development proposals.
- Don't allow high density development. The City can determine the types of housing and lot sizes, but if land is the limiting factor to housing growth, high density locations within the city may be needed.
- Eliminate barriers to make it easier to build homes. Through its zoning and subdivision ordinances the City defines where dwellings and what types of housing can be built, but all dwellings must meet state codes and approval of subdivisions must follow state standards.
- Allow children to raise their 4H animals in the city. The City has the option of regulating the presence of 4H animals in the city.
- Expand the number and kinds of businesses. Business recruitment is considered an economic development function, although the City defines what types of businesses are suitable for the commercial zones and where those zones are located.
- There is no pollution in Monticello and that's a good thing. The City defines the uses allowed in zones and can remove or limit those uses that might pollute.

Not all suggestions or needs can be addressed by Monticello City:

- Most of the city businesses should be locally owned. The City has no authority to require that a business be owned by a local resident or corporation.
- Safe pedestrian crossings on Main and Center streets. These are federal highways under the jurisdiction of the Utah Department of Transportation (UDOT) whose standards may conflict with the City's need to be pedestrian friendly. However, UDOT has voiced a willingness to work with the City on specific locations.
- Unused houses and undeveloped land (land banking) should be eliminated in favor of housing. The City has no authority to force a property owner to open a vacant house to occupancy or require vacant land to be developed.

Things to accomplish in the next five years:

- >Discuss the overall goals for this element through 2032. Goals are broad and long-term outcomes that establish the vision or general condition that the city wants to achieve over the next 5 years. Example: The City will be safe for pedestrians of all ages and abilities.<
- >Discuss objectives for the City to attain the vision. Objectives are specific things the City can do to achieve a goal, and are typically short-term and measurable. Objectives should be things the City has authority to do. Example: Install curb, gutter, and sidewalks along both sides of 300 South between Main Street and 200 West.<
- >Estimate how long it will take to complete the objective, including: Time to prepare and advertise contracts; Acquire needed materials; Inspections; Certifications. Example: 14 weeks<
- >Estimate the year in which completion of the objective is desired. Example: 2028<
- >Identify how the City will know when the objective is attained or completed. This is the measurement. Examples: Gallons used per month; Participants per event; Callouts by type of incident; Percent of city served by activity; Feet of curb installed.<

Summary of Goals and Objectives:

- >Fill in the table as appropriate to goals and objectives. Talk with Megan if you have trouble filling in the table.<

GOAL	OBJECTIVES	TIME NEEDED TO FINISH OBJECTIVE	TO BE COMPLETED IN YEAR	MEASUREMENT
A. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____	1. _____ 2. _____ 3. _____
B. _____	1. _____	1. _____	1. _____	1. _____
C. _____	1. _____ 2. _____	1. _____ 2. _____	1. _____ 2. _____	1. _____ 2. _____

PART 3

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.	CITY CONTROL YES + NO - dependent upon energy source - see info. pages on Energy Conservation	
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	City sign ordinance supports the way-finding system and visitors and residents can quickly find the business they seek	City Control - Yes RE: keeping track of businesses - require all to have licenses w/ fee. Short term rentals can be kept to a minimum & must be licensed - see info documents on licensing	
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	City Control - Yes Direct more funding to street maintenance than golf course which only 5-15% residents use - it is only ranked #24 in USA.	
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	City Control Yes - see section on Wind Turbine on info pages of Energy Conservation - towers can be 80 to 200 feet high - so limitation must be set for safety & aesthetics.	
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	still ongoing & will change as GP progresses.	
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 *	City Control - Yes However, walking routes to various parks need to be highlighted, as well as trails @ Loyd's Lake & Mull Site Memorial	
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 * 1/20/2026 due to approval of annexation expansion area		