



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)**

Attachments:

- **2026-05-04 PC** (2026-05-04_PC.pdf)

- 3. Public Comment**
- 4. Monticello City General Plan**

Attachments:

- **City Council General Plan Key Components V1 - Copy** (City_Council_General_Plan_Key_Components_V1_-_Copy.pdf)
- **General Plan Objective Breakdown City Council** (General_Plan_Objective_Breakdown_City_Council.pdf)

- 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

<https://soundcloud.com/user-250815044/2026-06-02-planning-commission>

Notice of Special Accommodations

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

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



Planning Commission Meeting

Minutes

Monday, May 4, 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: 17 N 100 E

1. Call to Order

Minutes:

Chairperson Bennett called the Monticello City Planning Commission meeting to order at 6:31 pm. There were no visitors present.

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of April 7, 2026, was made by Commissioner Bailey 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 comment.

4. General Plan Planning Elements Discussion

Minutes:

Chairperson Bennett led the discussion and reminded the Commission of assignments from the previous meeting. She presented a proposed draft template for compiling planning elements and asked whether the Commissioners felt it would be helpful in organizing the information.

Discussion included moderate-income housing programs, incentives, and concepts with the question if similar approaches could be implemented in Monticello. Assistant City Manager Gallegos stated she had heard of self-build assistance programs. The Commission discussed a potential objective of exploring incentives for moderate income housing.

Further discussion included the necessity to focus on identifying practical actions within the City's ability to implement. Bennett emphasized focusing on realistic vs unrealistic goals. It was acknowledged that the City could not require developers to build multi-family or moderate-income housing, however they could modify zoning and

land use codes to make development more attractive.

MOTION to distribute the document presented by Bennett to the Planning Commission, City Council, and Administration incorporating the discussed changes (definitions for goals and objectives, and an additional column identifying a target completion year) was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Assistant City Manager Gallegos reported that several City Council members had submitted input for General Plan key components and goals worksheets. She stated that she was compiling these into a single document for the Commission to review. Chairperson Bennett provided additional reference materials which included Utah State Code Title 10, Chapters 20 and 21, The Monticello portion of the 2024 San Juan County Housing Needs Assessment, and the 2025 Monticello Rural Economic Blueprint.

The Commission was assigned homework for the Land Use Element: Reviewing the 2018 General Plan and identifying completed land use items, Reviewing Public Survey comments related to land use, Identifying which concerns the City could and could not address.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

5. Community Invite Public Meetings for General Plan Input (discussion/action)

Minutes:

It was agreed that this item would remain on future agendas until additional details were available.

6. Administrative Communications

Minutes:

Assistant City Manager Gallegos reported that Veterans Park was expected to be completed within two weeks, and the Lloyd's Lake project was anticipated to begin in June. She further provided a building permit update and answered questions regarding incomplete homes on 500 North.

7. Next Meeting Agenda

Minutes:

Land Use Element

8. 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 8:14 pm.

Vote results:

Ayes: 3 / Nays: 0 / Abstains: 0

Audio File

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

10-9A-401 (2)(A)KEY COMPONENTS OF A GENERAL PLAN

CURRENT HEALTH STATUS	FUTURE HEALTH EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer - Seems adequate. Less reliance on flying people out. Kevin Dunn: The city currently has a good health status. However there is room for improvement. Housing, jobs and activities that are outdoors.	Shane Brewer: Get more specialists to hold local office hours. Kevin Dunn: The city will continue to grow in small businesses and improve housing and jobs.	Kevin Dunn: This will be done by the planning commission working with the City Council on items of making a business plan and expanding water resources.
CURRENT GENERAL WELFARE STATUS	FUTURE GENERAL WELFARE EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer - Need more low income housing		Shane Brewer: Identify space for possible development. Support the housing we already have.
CURRENT SAFETY STATUS	FUTURE SAFETY EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer - We need more reliable law enforcement availability and shifts. Kevin Dunn - Currently the safety is provided by the Sheriff's Office. It is working.	Kevin Dunn - Monticello will have its own PD for safety.	Shane Brewer: Perhaps offer incentives for officers to serve as Monticello PD only. Kevin Dunn : Apply for the federal and state grants to start a PD in Monticello.
CURRENT ENERGY CONSERVATION STATUS	FUTURE ENERGY CONSERVATION STATUS	HOW DO WE GET THERE

KEY COMPONENTS OF A GENERAL PLAN

TRANSPORTATION STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer- Our main street / center street intersection takes a beating. Kevin Dunn: Currently no public transportation.	Shane Brewer: Closer partnership w/ federal and state DOTs to get our main and city streets upgraded and maintained. Kevin Dunn: Some limited public transportation w/ ride sharing & uber.	KevinDunn: Work on setting up business in town by working to help those who want to be involved in uber or public transportation.
PROSPERITY STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Kevin Dunn: There is a current lack of prosperity due to few businesses in town.	Kevin Dunn: More prosperity through jobs and business.	Kevin Dunn: Provide the oppurtunity for more businesses to come into town by making a commercial zone on main and provide incentives.
CIVIC ACTIVITY STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer - We have many civic minded people. They volunteer. Kevin Dunn - Good but needs improvement	Shane Brewer - Increase this while showing appreciation. Kevin Dunn - More civic activities in the community through volunteers.	Shane Brewer - Citizen Appreciation Day. Kevin Dunn - Work with local churches to seek vlunteers to work on town projects and main street.
AESTHETIC CONSERVATION STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE

KEY COMPONENTS OF A GENERAL PLAN

RECREATIONAL STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer - Excellent programs and participation. We have bike and walking trails but they need care and improvement. Kevin Dunn - It is doing great! Due to Admin at City offices.	Shane Brewer - Are there other non-athletic this to try? Chess, art. gaming, hiking ,ect... Kevin Dunn - Bike trails and look at a recreation center	Kevin Dunn: Seek more grants for bike trails.
EDUCATIONAL STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
	Shane Brewer - Need a better relationship with local USU Center	Shane Brewer - More discussions with USU Asst. V.P. in Blanding.
CULTURAL OPPORTUNITIES STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Kevin Dunn - Need improvement with our community becoming more diverse.	Kevin Dunn - Future celebrations of other cultures and community get together.	Kevin Dunn: Sponsor the cultural holidays to celebrate.

(2)(B)THE REDUCTION OF WASTE THAT RESULT FROM EITHER CONGESTION OR SCATTERING OF POPULATION

PHYSICAL RESOURCES STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
FINANCIAL RESOURCES STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
HUMAN RESOURCES STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer - SWe have excellent people. We ask alot of them.	Shane Brewer - We need to make sure they aren't over worked and get burnt out. Morale Matters.	

2(C)THE EFFICIENT AND ECONOMIC USE , CONSERVATION, AND PRODUCTION OF:

FOOD STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Kevin Dunn - I fell 5/10 needs improvement.	Kevin Dunn - More local food available from local farmers & producers.	Kevin Dunn: Set up a farmers market on a more regular schedule
WATER STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer - Need more. We already know this. Public needs easier access to water stats and efforts. We also need to have another culinary pond. Kevin Dunn- Needs improvement!	Shane Brewer - The city, the parks and the golf course need to engage in a P.R. Campaign to describe what water is used and what conservation efforts that are being made. Kevin Dunn - Water available for both residents and businesses in town.	Shane Brewer - Grants are our only hope here .Kevin Dunn - Acquire more water sources & build up water storage.
DRAINAGE STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Kevin Dunn - Currently working but will need to improve if growth continues.	Kevin Dunn - Storm sewer upgrades so water is piped to a storage area.	Kevin Dunn - Grants and acquisitions of federal money to upgrade storm drainage.
SANITATION STATUS	FUTURE STATUS	HOW DO WE GET THERE
Shane Brewer - Updates are needed and ongoing. Kevin Dunn -Needs improvement. Costing city money to keep the dump running.	Kevin Dunn - The city dump will be self sustaining money wise.	Kevin Dunn - Acquire the equipment needed to run the city landfill.

ANY ADDITIONAL FACILITIES AND RESOURCES

	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Kevin Dunn - Monticello City Recreation Center	Kevin Dunn - Public/private partnership in building a city recreation center.	Kevin Dunn - Start a committee on the feasibility of a recreation center.
	FUTURE EXPECTATIONS	HOW DO WE GET THERE
	FUTURE EXPECTATIONS	HOW DO WE GET THERE
	FUTURE STATUS	HOW DO WE GET THERE

(2)C PROTECTION/PROMOTION

URBAN DEVELOPMENT STATUS	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Kevin Dunn - Need improvement the need for housing in town is critical. Mines in the area need more employees, however little to no housing available.	Kevin Dunn - More moderate priced housing will be available to laborers and families.	Kevin Dunn - Public and private partnership to get moderate income housing built. Acquire private land for expansion of city and businesses.
MODERATE INCOME HOUSING	FUTURE EXPECTATIONS	HOW DO WE GET THERE
Shane Brewer - Make use of the housing locations we have. Seek developers who are willing to build new trailer parks and apartments.	Shane Brewer - It would be nice to be able to offer 20-40 apartments / trailers / or tiny homes.	
AIR QUALITY	FUTURE EXPECTATIONS	HOW DO WE GET THERE
HISTORIC PRESERVATION	FUTURE EXPECTATIONS	HOW DO WE GET THERE

(2)(I) LAND EXPANSION/MODIFICATION

R-1	FUTURE EXPECTATIONS	HOW DO WE GET THERE
R-2	FUTURE EXPECTATIONS	HOW DO WE GET THERE
C-1	FUTURE EXPECTATIONS	HOW DO WE GET THERE
C-2 (CHANGING TO C-1 ONLY)	FUTURE EXPECTATION	HOW DO WE GET THERE

(2)(I) LAND EXPANSION/MODIFICATION

A-1	FUTURE EXPECTATIONS	HOW DO WE GET THERE
A-2 (NEW ZONING MAP)	FUTURE EXPECTATIONS	HOW DO WE GET THERE
I-1	FUTURE EXPECTATIONS	HOW DO WE GET THERE
G-1	FUTURE EXPECTATIONS	HOW DO WE GET THERE

Transportation Network Goal

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		Kevin: The runway needs upgrades to have larger cargo planes land and take off. Construct more hangers for storage.
Make the airport self-supporting	City does not bear the full burden of maintenance and operational expenses	No progress		Kevin: Sell fuel and lease hanger space; this would bring in more money to help support operating costs.
Expand airport facilities	Self-serve fuel station is reliable and easy to maintain hangars are available for rent or lease.	No progress		Kevin: Seek grants to help expand airport services; grants could help upgrade the runway for larger cargo planes.
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.		Kevin: Have a large truck stop in the new annexation area; this would provide jobs and help relieve trucks parking on City streets.
Coordinate with UDOT to assure that lighting on Main and Center streets is of the same design and well-maintained	The major thoroughways are attractively lighted, and lights operate reliably	No Progress		Kevin: Work with empire to move and replace streetlights.
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 on Main and Center streets.	City makes annual progress on safe pedestrian-friendly business district and eliminates broken	Some progress more needs to be done.		Kevin: New sidewalks and curb & gutter on 20% of city streets. Purchase a sidewalk grinder.

	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		Kevin: More business on main and center. Work with P&Z to come up with a better plan.

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		KEVIN: More filters in the water collection pipes to ensure better water quality.
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		Kevin: Build a new water storage pond.
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		Kevin: Seek more grants to finance the repair and replacement of the aging water system.
Provide a consistent source of water	Snowpack variations do not impact the availability of City water	City has bought water rights in spring creek		Kevin: At least another water pond of lake.
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,	City has a basis for loan and grant applications and	Some Progress		Kevin: Continue replacing sewer pipe.

replacement, and improvement of the sewer systems within the City	setting budget priorities for this system. Progress is made annually to reduce the miles of outdated pipe.			
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	Some progress is being made, replacing old culvert and cleaning ditches and culverts		
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	No progress		Kevin: Make curb and gutter 50/50 for streets and 80/20. Pave streets that are not paved.
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.	Minimal progress being made.		
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	No progress		

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 recuse 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	Currently we have 15 fire fighters with about 6 that show		

	present personnel	up consistently		
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.	We currently do participate in school programs. (water day, touch a truck,ect.)		
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		Kevin: Work on updating the emergency plan.

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)		Kevin: The city needs more multi-family housing that is affordable.
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 Authority		Kevin: Do we still meet this goal?
Offer incentives for development of multiple-family rental units	City waives or reduces fees for construction of multiplefamily rental units (apartments)	None as of date		Kevin: Could we use tax abatements as incentives?
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		Kevin: Continue to work on these codes. This will help with the construction of moderate-income housing.

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		Kevin: Work in progress
Create a way-finding system for the City	Signs clearly indicate how to reach specific places in the city.	No progress		Kevin: Installing signs on Center
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		Kevin: Work better at accomplishing this and have more involvement in city activities.
Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting	Under specified circumstances some farm animals are allowed within the city.	Revisions to permitted uses began in 2024 and continues		

Economic Development Goal

Objective	Expected Result	Current	Future	Notes
Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth	Commercial, industrial, and residential uses are separated and have room for growth	Revisions to permitted uses began in 2024 and continues		
Develop & implement a business recruitment plan	City has planned growth and an expanded tax base	No progress		Kevin: Work on incentives for businesses in town.
Develop & implement a downtown master plan	City retains a business district that is inviting and viable	No progress		Kevin: Start a new chamber of commerce.
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		Kevin: Hope to see 10% growth in businesses in town over the next 10 years.
Coordinate with the Manti-La Sal National Forest to maintain the vegetation feature called Horsehead	Outline of the Horsehead is maintained and remains recognizable	No action taken		Kevin: Talk with the Forest service about this.
Prepare & implement an economic development plan	City helps business owners to connect with funding sources	Completed as the Blueprint Program		Kevin: Notify business in town about the blueprint program available.
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		Kevin: 10% business growth in the next 10 years.
Retain the services of a building inspector for residential and	Builders have prompt inspections and City is assured that buildings are	Inspections and back-up now provided		

commercial construction	constructed to standards			
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		Kevin: All playground with updated equipment.
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		Kevin: Year-round swimming. Need to get the school and county to help support.
Develop & implement a plan to connect parks and facilities by trail	Residents and visitors can move safely among the City facilities	No progress		Kevin: Develop a advisory board for this. Seek a grant to help cover.

Develop & implement an events plan to expand recreation to year-round activities and events	City actively drives more business to the town and makes effective use of recreational assets	Haven't developed a plan. But Recreation Director & Committee have basically accomplished this		Kevin: A employee specifically for parks and rec.
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		Kevin: Work with empire to fund replacements of street lights. Move the lights off of the sidewalks.
Create a theme or brand for the City	Citizens are united in how the city appears	No progress		Kevin: Monticello. The place to be for serenity.
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		Kevin: Focus the center south of main and center where there is less truck traffic.
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		Kevin: Farmers Market as well as vendor booths. Maybe a swap meet once a year.
Develop a Master Streetscape Plan for Main & Center Streets	Coordinated and planned/designed sidewalks, lighting, curb & gutter, and intersection control.	No Progress		Kevin: Make main and center to be a friendly welcoming for visitors and locals.

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 getting inventory of historic places		
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.	The Frontier Museum is ran by Ginger Tracy, There is no committee anymore		Kevin: Form a committee to help gather more artifacts for the museum
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		Kevin: a committee to maintain the big 4
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	Visitors can see more of the town and enjoy its history	Done		

places of historical importance				
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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		Kevin: P&Z is in the process.
Implement an award program to recognize residents, business people, and institutions that are leaders in energy conservation	Conservation measures are appreciated and recognized	No progress		Kevin: Form & Committee to recognize residents and businesses for awards.
Add solar panels to City buildings	Reduce consumption of electricity from the grid and provide an example for energy conservation	No progress		Kevin: Run solar to the city office to have central air seek grants to help with the expense.
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		Kevin: Continue working and include all information on energy savings.
Review & revise subdivision & PUD ordinances to encourage energy efficient design	Energy conservation is part of all new residential construction			

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		Kevin: Can annex land to be available for homes.
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		Kevin: Review codes with P&Z and plan to implement a code for construction of moderate-income housing.
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 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		
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		Kevin: work with p&Z to find alternative surfaces.
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	Future street corridors are	Done		

conform with zoning changes necessitated by implementation of this plan	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	Done		

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

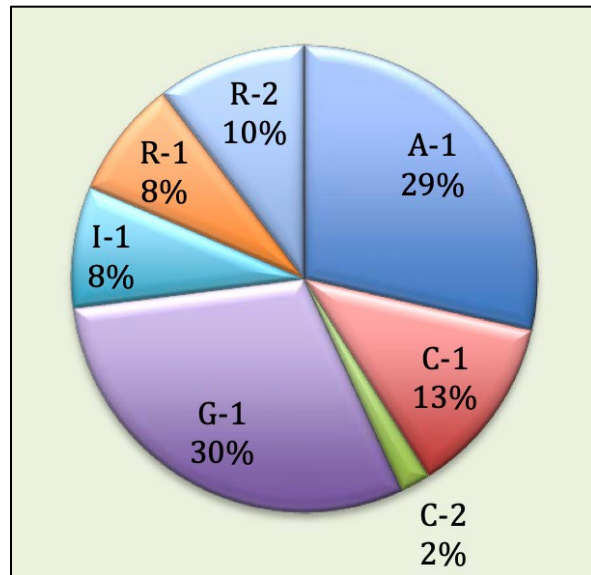
Situation in 2018

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

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 @ Lloyd'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		