



Municipal Building Authority / City Council Meeting

Tuesday, July 12, 2022 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Kevin Dunn, Councilmember George Rice, City Manager Evan Bolt, Assistant City Manager Kaeden Kulow, City Recorder Melissa Gill

Meeting Location: Hideout Community Center 648 S Main

Monticello City Council Meeting

- 1. Call to Order**
- 2. Invocation / Opening Remarks**
- 3. Consider Minutes Review / Approval (action)**

Recommendation: Motion to approve the minutes, as presented

Attachments:

- **2021-08-24 CC Minutes** (2021-08-24_CC_Minutes_for_approval.pdf)
- **2022-03-01 CC Minutes** (2022-03-01_CC_Minutes_for_approval.pdf)
- **2022-03-22 CC Minutes** (2022-03-22_CC_Minutes_for_approval.pdf)
- **2022-04-12 CC Minutes** (2022-04-12_CC_Minutes_for_approval.pdf)
- **2022-04-26 CC Minutes for approval** (2022-04-26_CC_Minutes_for_approval.pdf)
- **2022-06-28 CC Minutes** (2022-06-28_CC_Minutes_for_approval.pdf)

- 4. Consider Payment of Bills (action)**

Recommendation: Motion to approve the bills as paid

Attachments:

- **Check Register** (Check_Register.pdf)
- **Standard Financial Report 2021.2022 FY** (Standard_Financial_Report_2021.2022_FY.pdf)
- **Standard Financial Report Current FY** (Standard_Financial_Report_Current_FY.pdf)

- 5. Public Comment (discussion)**
- 6. Consider Adoption of Amendments to Zoning Ordinance §10-1: General Provisions (action)**

Roll Call Vote

Attachments:

- **10 Ch 1-General v5** (10_Ch_1-General_v5.docx)
- **10 Ch 1-General w Revisions C** (10_Ch_1-General_w_Revisions_C.docx)

7. Consider Adoption of Amendments to Zoning Ordinance §10-2: Supplementary Requirements and Procedures Applicable Within All Zones (action)

Roll Call Vote

Attachments:

- **10 Ch 2-Supp v5** (10_Ch_2-Supp_v5.docx)
- **10 Ch 2-Supp v5 w Revisions C** (10_Ch_2-Supp_v5_w_Revisions_C.docx)

8. Letter to BLM regarding land ownership transfer (action)

9. Monticello City Website Update

10. Follow Up Items

11. Governing Body / Administrative Communications

12. Upcoming Agenda Items

13. Adjournment (action)

Municipal Building Authority Meeting

14. Call to Order

15. Consider MBA Minutes Review / Approval (action)

Recommendation: Motion to approve the MBA minutes, as presented, and seconded. Consensus

16. Consider Payment of MBA Bills (action)

Recommendation: Motion to approve the MBA bills as paid and seconded. Consensus

Attachments:

- **MBA Standard Financial Report 2021.2022 FY** (MBA_Standard_Financial_Report_2021.2022_FY.pdf)
- **MBA Standard Financial Report Current FY** (MBA_Standard_Financial_Report_Current_FY.pdf)

17. Adjourn (action)

Motion to adjourn the meeting at ____ p.m. and seconded. Consensus

Notice of Special Accommodations

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Audio File



Municipal Building Authority / City Council Meeting Minutes

Tuesday, August 24, 2021 at 7:00 pm

Attendees: Mayor Tim Young, Councilmember Kim Henderson,
Councilmember Ron Skinner, Councilmember Nathan
Chamberlain, Councilmember Bayley Hedglin, Councilmember
George Rice, City Manager Evan Bolt, City Recorder Shalena
Black, Deputy City Recorder Melissa Gill

Meeting Location: Hideout Community Center 648 S Main

Monticello City Council Meeting

1. Call to Order

Minutes:

Mayor Young called to order the Monticello City Council meeting at 7:02 p.m. The following visitors were present: Clayson Lyman, Ammon Boswell, Doug Allen, Sloan , Paul and Michelle Sonderegger, Alex Goble, Fritz Pipkin, Clayton Holt, and Nate Langston.

2. Invocation / Opening Remarks

Minutes:

Mayor Young invited anyone in the audience or governing body to offer invocation or opening remarks. An invocation was given by Councilman Chamberlain.

3. Consider Minutes Review / Approval (action)

Recommendation: Motion to approve the minutes, as presented

Minutes:

MOTION was made by Councilman Nathan Chamberlain to approve the June 22nd, July 13th and July 27th minutes, as presented. The motion was seconded by Councilwoman Bayley Hedglin and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

4. Consider Payment of Bills (action)

Recommendation: Motion to approve the bills as paid

Minutes:

MOTION was made by Councilman Chamber to approve the bills as paid. The motion was seconded by Council Skinner and passed unanimously.

Vote results:

5. Public Comment (discussion)

Minutes:

Clayson Lyman said he was pleased to see that the P and Beauti. had done a lot to make the town look good. Scott Burgess painted the pole at EMS building and is thankful for that. He read a letter from the Monticello Rotary Club requesting a cement walkway to replace the rock walkway at Pioneer Park. Councilman Skinner said things are in place for the Visitors Center concrete projects. Mayor Young said they would look at the Pioneer Park walkway and see if it is in the budget to have it replaced with concrete. Rice said it would be nice if a plan was presented and in place before going forward with the project. Manager Bolt said the City will look for available funds appropriate to get the project done. Doug Allen said the speed limit radar on the north end of town isn't working and has been out for a few months. He thinks it helps slow down traffic coming in from that direction. He feels the city is responsible for that repair. He concerned there will be an accident as a result of excessive speeds in that area. Alex that is not covered in the contract with the Sheriff's Office. Skinner asked if the State would help pay for the repair of that sign.

6. Review Monticello City Code Title 4 Chapter 2 Article A, Noise Control (discussion)

Minutes:

Bolt said there have been some recent concerns about the Monticello noise ordinance. There are actions the city can do to make this process easier to handle. Young asked Goble to explain the code. Our code mirrors Salt Lake City's code. They have never had an issue with this particular code. He doesn't see why commercial is included in it. There are definitions not used and terms used not defined. It is enforceable for the most part. He said we need to look at the facts of that incident in particular. Saying it is an unreasonable noise is problematic. A decibel should be put in there. He thinks we should go to League of Cities and Town. ???Not inforceable so don't try. Weeds no height limit. Penalty portion. Noise ordinance is difficult. Zoning rules can be changed as long as they follow the States guidelines. Sound travels and doesn't stay on your property which infringes on others rights and what zone it happens in matters. It is a delicate balance how the city goes after it or not. Time to update ordinance to match changes. Bolt we don't have a police chief anymore so we need to fix that as well in the code. Goble code enforcement wasn't included in the contract with the Sheriff's Office. Young said we need to consider the frequency the noise is happening. Goble Private nuisance or public nuisance. Young should reach out to other cities to see what they are doing. Goble balance between to strict and too lenient. There is a threshold between a civil dispute to a more serious issue. Code has to be enforced equal across the board. building permits conditional use permits are places where those specific things can be put. Our code only applies to residential and commercial zones. Can be solved with definition updates decibel standards, and ???

Young asked Paul Sonderegger what some of his thoughts were. Paul recently had some issue come up with because of the noise code. He brought up def of noise disturbance. 7, 8 9 talk about construction work. There are issues in those 3 subsections. He said if we follow this then we cant push snow in those areas. Evan they are emergency services covered in the code. Young Building permit is a special use that would cover these issues. We have got to find a way to figure out an solution for this issue. Goble said a building permit is a good place to put that. it gives you all the facts, and is more enforceable by the city staff. lets that factual determination take place at the time of application of the building permit. Clayton Holt encouraged the city council to read the code closely and in the context of their own activities at their own homes. if it is outside those hours and followed to the letter of the law then everyone is going to have some issues with the code. He agrees with finding balance in the code. How many times has this been an issue in the past and is it something that needs to be strictly enforced. How involved does the council or city want to get? Where do we draw the line and where do we want to be as a community. Young we need to look at the issue from both sides. Holt the city council could get bogged down with everything coming to them. Bolt we don't currently have a variance in the code to be able to offer a variance to someone in this circumstance. Goble whatever you decide to do, you need to enforce it. how you want to enforce it, and what you are willing to pay to enforce it. Bolt this is a good time to look at this because there is many changes to code happening at this time. Henderson she does think there needs to be some discussion about this code. Goble think about where you want it to apply. Chamberlain: this isn't a reoccurring event. someone is just building a home not pouring concrete every day in the year. David Gillett. reasonable time? he says wouldn't like to start at 6 but would like to have the contractor make the call to start at 6 or later but give them the option to start at 6 if needed. Ammon Boswell: lives on Latigo Loop. Clayton Holt is building a shop on his property. June 16 before 6 work began with an excavator. Woke up his whole house. He sent a text about the noise. He said they worked earlier because of convenience not out of necessity. What is reasonable? the noise continued from June 16 to July 19. It wasn't just one day the concrete was poured. The other construction activities were noisy as well. Convenience for someone shouldn't interrupt conveniences for others. Enforcement is hard for the City. Complaint comes in and they act accordingly. After a month of being woken up and disrespected he asked when the last day was. Then they started at 5:15 after that. There is a level of respect people should have for each other. Even after being asked by the city they started work before 7 am. Fritz Pipkin what is the driest month. George June. pours concrete early before monsoons come in??? young there isn't going to be a solution that makes everyone happy. Doug Allen code enforcement is key and is hard to do. The legal ramifications make it hard to get done. dont rewrite it but enforce it. Paul the two letters he gave an attorney looked over and would like the council to consider what it in them. Goble doesn't fall under planning and zoning. young Get thoughts together and do it at a work meeting Goble: should reach out to the health department to see what they are trying to enforce.

7. Utility Billing Adjustment Procedures (discussion)

Minutes:

Bolt this is something that occurred while he was gone. George reads meters, Melissa reviews the meter reads and if there is an issue George will go back out to re read the meter. The homeowner comes in and they discuss the issue to determine it is a leak or not. If it is a leak, then a credit is issues. He addressed the School District billing issue. Irrigation clock not working right. They had a very high bill. If we bill them or not, it is taxpayers funds that offset it. This is usually a one time lesson. People aren't usually repeat offenders. WE would like to make this a more formal process that shows what occurred if questioned. YOUNG there should be a policy so it doesn't all fall on Nate if it is questioned. When you pass your water rate resolution if you have any policies or procedures as long as that is in there it protects your employees. Nate: gave a couple of examples and would like some feedback from the council with their thoughts. He said the adjustment is good for one month. The idea of the higher rates isn't for money its to educate people to conserve. Bolt School sent him a plan of action to reduce water usage. Young they submit application, then follow the plan of action. Follow up: Evan followed up with Shayne about the pool it a chip that is on back order. The pool won't be up and running until next year. Credits will be issued to people who purchased season passes. Young: CARES act funding updates? Bolt we approved uses and will have to go through a public notice for our next meeting so the deadline wont be an issue. Water project update: Sept 2 will be the CIB meeting. we are going to ask CIB to fund the whole project then go to USDA for anything they wont cover. it should be decided at that meeting. Evan will put together a presentation for the meeting. Young: he and Nate met with Forest Service. They want to make sure the title work is done. Evan Bunker did do some of the title work. Evan: Airport improvement project AWos we have approval for that. He is working on other issues at the airport too. Skinner: He talked to the state and we can go ahead with fixing the city limit sign on the north of town. Evan we are trying to get a quote Bayley has worked with Miraim for ADA at park and they will start the funding process. Friday was the first farmers market and they will continue every friday as long as weather permitts. Kim need a poly cart down at circle park. Evan: Audit is schedule for Oct 13-15 Chambo: do we do evaluations for employees? Do we have what is required for employees? what they have to be present for? Evan: office staff will be working on schedules for efficiency. Young: suggested the job description be sent out to employees to look over and add to if needed. Budget Amendment Update on CIB Work Meeting talk about noise ordinance. Adjournment Chambo Henderson 9:13 unan MBA 9:13 Minutes: July 13 Chambo Skinner unan Bills: Chambo Hedglin unan Adjourn Chambo Skinner unan 9:14

8. Follow Up Items

9. Governing Body / Administrative Communications

10. Upcoming Agenda Items

11. Adjournment (action)

Minutes:

MOTION was made by to adjourn the meeting at p.m.

Municipal Building Authority Meeting

12. Call to Order

Mayor Young called to order, the Municipal Building Authority meeting at _____ p.m. The following visitors were present:

Minutes:

Mayor Young called to order the Municipal Building Authority meeting at _____ p.m.
The following visitors were present:

13. Consider MBA Minutes Review / Approval

Recommendation: Motion to approve the MBA minutes, as presented, and seconded. Consensus

Minutes:

MOTION to approve the MBA minutes, as presented. The motion was seconded by and passed .

14. Consider Payment of MBA Bills (action)

Recommendation: Motion to approve the MBA bills as paid and seconded. Consensus

Minutes:

MOTION was made by to approve the MBA bills as paid. The motion was seconded by and passed .

15. Adjourn (action)

Motion to adjourn the meeting at ____ p.m. and seconded. Consensus

Minutes:

MOTION was made by to adjourn the meeting at p.m. The motion was seconded by and passed .

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Audio File

https://soundcloud.com/user-250815044/2021-08-24-mba_city-council-meeting



City Council Meeting/Work Session

Minutes

Tuesday, March 1, 2022 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Kevin Dunn (Not Present), Councilmember George Rice, City Manager Evan Bolt, City Recorder Shalena Black (Not Present), Deputy City Recorder Melissa Gill (Not Present)

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Main

1. Call to Order/Invocation - Opening Remarks

Minutes:

Mayor Hedglin called to order the Monticello City Council meeting at 7:00 p.m. The following visitors were present: Ellen Cantrell, Janet Ross, Kaeden Kulow, Steve Young, Mike Olander, Doug Allen, City Attorney Alex Goble

Mayor Hedglin invited anyone in the audience or governing body to offer invocation or opening remarks. An invocation was given by Councilmember Chamberlain.

2. Public Comment

Minutes:

Ellen Cantrell expressed appreciation for the city plowing the parking lot at the Welcome Center.

3. Solar Panel Project at the Pool (discussion)

Minutes:

The permit process with Empire Electric has been started but the City is still in the process of getting a contractor so they will not contact the School System with a proposal until everything is official. Councilmember Rice would like to have a representative of Empire Electric come to a council meeting and clarify the exact process of the solar process. He reminded the Council that there is a grid fee and also expressed concern of an overproduction of energy in the winter and not having that cost savings in the summer.

4. Consider the Use of ARPA Funds to Apply for the Division of Water Quality Grant (action)

Recommendation: Motion to approve the use of ARPA funds to apply for the Division of Water Quality Grant in order to complete the sewer reconstruction. (Roll Call)

Minutes:

MOTION to approve the use of ARPA funds to apply for the Division of Water Quality Grant in order to complete the sewer reconstruction was made by Councilmember Rice and seconded by Councilmember Skinner. Roll Call Vote: Councilmember Skinner, Aye Councilmember Chamberlain, Aye Councilmember Henderson, Aye Councilmember Rice, Aye Councilmember Dunn, Not Present The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

5. Consider Support for a Plaque and Sign at the Big Four Tractor Building (discussion/action)

Recommendation: Motion to support up to \$_____ for the purchase and installation of a plaque and sign at the Big Four Building. (Roll Call)

Minutes:

MOTION to table the consideration of support for the purchase and installation of a plaque and sign for the Big Four Building until we have a quote was made by Councilmember Henderson and seconded by Councilmember Rice. Roll Call Vote: Councilmember Skinner, Aye Councilmember Chamberlain, Aye Councilmember Henderson, Aye Councilmember Rice, Aye Councilmember Dunn, Not Present The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

6. Work Session

Minutes:

City Manager Bolt presented the 4th quarter 2021 Building Permit Report. MOTION to cancel the March 8, 2022 scheduled City Council meeting was made by Councilmember Chamberlain and seconded by Councilmember Skinner. The motion passed unanimously.

7. Upcoming Agenda Items

Minutes:

Sanitation Rates - Water Report - Golf Course Update

8. Adjournment

Minutes:

MOTION was made by Councilmember Chamberlain to adjourn the meeting at 7:54 p.m. and seconded by Councilmember Henderson. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

AUDIO FILE

[https://soundcloud.com/user-250815044/2022-03-01-city-council-meeting?
utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2022-03-01-city-council-meeting?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

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Contact: Shalena Black, Recorder (shalena@monticelloutah.org 435-587-2271)



City Council Meeting/Work Session

Minutes

Tuesday, March 22, 2022 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain - arrived at 7:11 p.m., Councilmember Kevin Dunn, Councilmember George Rice, City Manager Evan Bolt, City Recorder Shalena Black, Deputy City Recorder Melissa Gill

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Main

1. Call to Order/Invocation - Opening Remarks

Minutes:

Mayor Hedglin called to order the Monticello City Council meeting at 7:0 p.m. The following visitors were present: City Attorney Alex Goble, Thomas Wigginton, Renee Dunn, Kate Goble, Doug Allen, and Nate Langston. Mayor Hedglin invited anyone in the audience or governing body to offer invocation or opening remarks. An invocation was given by Councilman George Rice.

2. Public Comment

Minutes:

Kate Goble with the Rec Committee shared the results of the survey they put out. There were over 50 respondents which was more than they expected. The survey asked about parks and rec programs. Survey included an area for participants to give written comments. Respondents said they would like to see rubber flooring at the parks, a climbing wall, pickleball court, dog park, art classes, golf camp lessons, adult and senior programs, and fitness classes for both men and women; however, most comments were for better communication with the community on events and activities. Mrs. Goble said the Rec Committee was addressing the communication concerns. They currently post on Facebook and put signs at the store and the school and would like to do email or text blasts. She said the results of the survey will be posted on Facebook.

Tom Wigginton expressed his concerns about the damaged city limit sign north of town, semi-trucks parking along the highway and the garbage they leave behind, old streetlights that turn on and off consuming power, and the LED light at the Veterans Memorial Park for the kiosk which hadn't been installed yet. Manager Bolt said he

supplied the insurance company with a bid for the city limit sign repair and that the City can't do anything to the sign until the insurance company sends money. The timeline to pursue the claim hadn't been met yet because the case was reopened in December of 2021. Semis parking along the highway would need to be addressed by UDOT. However, the City could repaint crosswalks along city streets, enforce no parking within 30 feet of a crosswalk, and direct semi drivers to where they can park would help reduce the problem. Public Works Director Nate Langston said he was aware of the streetlight issues and was working on fixing it.

3. SPEAR (discussion/action)

Minutes:

Nobody from SPEAR showed up to comment on this topic, so the Council moved on to the next agenda item.

4. Consider Sanitation Rates (discussion/action)

Recommendation: Motion to instruct City Administration to draft an amendment to the Consolidation Fee Schedule for final adoption of _____. Roll Call

Minutes:

Public Works Director Langston presented a sanitation budget overview for the last few years. Funds hadn't been allocated to the sanitation fund for the last several years as it should have been. Money should be contributed to the sanitation fund yearly, and there should be enough funds to cover the costs of shutting down the landfill. He also informed the Council that the State now requires a quarterly fee of \$125.00 for the landfill. After the end of this fiscal year, there should be enough money to purchase a new sanitation truck. The approximate cost of a new truck would be \$300,000. He reported that residential rates were good, but he would like to adjust commercial rates to make them more consistent. The proposed rates would make them more uniform. He said landfill fees for construction debris should be raised to help with the landfill closure fund, quarterly fees, the purchase of equipment at the landfill and a new garbage truck. Director Langston would like to purchase a backhoe and a compactor for the landfill to reduce tippage fees from the San Juan County Landfill. Councilman Rice asked Director Langston about sanitation rate comps. Director Langston said Blanding's rate were lower for residential but higher for commercial and the City's rates were comparable to Moab. He said his recommended rate increase for commercial wouldn't hit anyone hard, was fair, and covered the increase in fuel costs. If there were more customers with larger dumpsters, it would save the city. Councilman Rice would like city residents to get a larger rate discount for the landfill than those outside city limits. Manager Bolt said he would work on getting the money moved over from the general fund to the sanitation fund. The recommendation was made to order more large dumpsters so customers have the option to switch to those with fewer pick ups which would cut down on the cost for both them and the City.

5. Water Update (discussion/action)

Minutes:

Director Langston said Loyd's Lake was at 42% of capacity and the ponds were 80% of average. The drought assessment guidelines put the City in the stage 3 rates, but he advised the Council to wait until the April meeting to decide the rates. He didn't see a problem with charging the secondary water system the first of May instead of April 15th. Mayor Hedglin said the Council would reevaluate rates and the date for charging the secondary water system at the April 12th meeting.

6. Consider Letter to UDOT Concerning the Highway 191 School Crosswalk (action)**Minutes:**

Councilman Dunn: MOTION was made by Councilman George Rice to send a letter to UDOT concerning the Highway 191 school crosswalk. The motion was second by Councilman Ron Skinner and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

7. Work Session**Minutes:**

Manager Bolt reminded the Council that it was budget season and April 26th would be a budget work session. Mayor Hedglin asked all the council members to meet with their respective departments and review their budgets to see what they need and how they could better be served. Fiber telecommunication services and AWOS will be installed at the airport. Manager Bolt planned to coordinate the delivery of Jet A fuel. Mayor Hedglin encouraged everyone to fill out the wellbeing survey for USU. They plan to present to the City Council in the fall. Councilman Rice expressed his frustration with push back and the length of time it takes to get things done for the City. He would like that to change. He also expressed concern with the personnel policy and would like the Council to review it.

Councilman Dunn would like to compile a list of activities or projects in the City that can be done by volunteers. He felt that if we could get residents involved, it would help the community pull together. Councilwoman Henderson suggested that the City organize a clean-up day at Loyd's Lake. She also expressed concerns about the bathrooms there and would like to meet with the County about sharing the maintenance responsibilities. Manager Bolt said the welcome page of the website is finished. They are still working on pulling data from the current website to determine the most used links. He estimated that it would be ready by mid-April.

8. Consider Upcoming Agenda Items (action)

Recommendation: Motion to add _____ to the next agenda. Consensus

Minutes:

Next agenda: Job description review, golf report, sanitation and water rates, and personnel policy.

Work session: Planning Commission requirements and rezoning of a couple of

properties.

9. Adjournment

Minutes:

MOTION was made by Councilman Kevin Dunn to adjourn the meeting at 8:56 p.m.
The motion was seconded by Councilman George Rice and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

AUDIO FILE

[https://soundcloud.com/user-250815044/2022-03-22-cc?
utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2022-03-22-cc?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

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Contact: Shalena Black, Recorder (shalena@monticelloutah.org 435-587-2271)



Municipal Building Authority / City Council Meeting

Minutes

Tuesday, April 12, 2022 at 7:00 pm

Attendees: Mayor Bayley Hedglin - Not Present, Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Kevin Dunn, Councilmember George Rice, City Manager Evan Bolt, City Recorder Shalena Black, Deputy City Recorder Melissa Gill

Meeting Location: Hideout Community Center 648 S Main

Monticello City Council Meeting

1. Call to Order

Minutes:

Mayor Pro Tempore George Rice called to order the Monticello City Council meeting at 7:02 p.m. The following visitors were present:: City Attorney Alex Goble, Kevin Hansen, Alan Naumann, Janet Ross, Jeremy Hoggard, Doug Allen, Caitlin Weatherford, William Weatherford, Diana Fawn, Tom Snipes, Linda Snipes, Guy Wallace, Scott Frost, Alan Freestone, and Helaman Tate.

2. Invocation / Opening Remarks

Minutes:

Mayor Pro Tempore Rice invited anyone in the audience or governing body to offer invocation or opening remarks. An invocation was given by Councilman Chamberlain.

3. Consider Minutes Review / Approval (action)

Recommendation: Motion to approve the minutes, as presented

Minutes:

MOTION was made by Councilman Nathan Chamberlain to approve the minutes as presented. The motion was seconded by Councilwoman Kim Henderson and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

4. Consider Payment of Bills (action)

Recommendation: Motion to approve the bills as paid

Minutes:

MOTION was made by Councilman Nathan Chamberlain to approve the bills as paid. The motion was seconded by Councilman Ron Skinner and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

5. Public Comment (discussion)**Minutes:**

Jeremy Hoggard commented on required utility deposits and requested to see a policy on them. He felt he had established credit with the City by having a utility account for 20 plus years and thinks the amount is excessive. He would like all his accounts to be under one account. Manager Bolt will look at deposit policies from other municipalities. Doug Allen suggested the City of Monticello do cancer screenings again using the VMTE funds.

6. Public Hearing: A-1 to C-1 and R-2 Zone Change Request**Minutes:**

MOTION was made by Councilwoman Kim Henderson to open the public hearing at 7:29 p.m. The motion was seconded by Councilman Kevin Dunn and passed unanimously. Bolt has recommended to the property owner to subdivide before requesting the change. Linda Snipes who lives close to the land in question expressed her concerns about a food shortage and felt the property would be better used as an orchard rather than apartments. She said apartments should be together in the same part of town and asked what protection they had as neighbors. Manager Bolt explained that the City hadn't approved the conceptual design yet, and the hearing was only about the zoning change request. He added that the requested commercial portion of the property gave Mr. Han the opportunity to build live work units. Live work units were for people who run a business out of their home and were regulated by ordinances. The housing Mr. Han planned to put in the R-2 zone would be obtainable housing not affordable housing.

City Attorney Goble reminded everyone that the only question being decided at that time was to change the zone or not. Helaman Tait said his main concern about the request was that the City was buffaloed by what was being planned. He said Mr. Han told him he was building 800 square foot homes that would sell for \$300,000. Potential buyers of high dollar housing wouldn't want to be near agricultural land because of the smell and the noise. He added that he was recently denied a zone change with a detailed plan. Guy Wallace, whose home borders the north end of this property, said current commercial zones borders Main Street and this zone change request was far east of Main Street. He said the intent of the C-1 zone was to be in the heart of the city and felt it mixed the C-1 with agriculture and residential. He was concerned that without a detailed plan, Mr. Han could sell the property and who knows what would be put there. As for this change being a benefit to the community, he felt it could be a detriment to the surrounding property owners. He feels that this zone change could possibly affect what he uses his property for. Alan Freestone said he has leased the property that borders this parcel for over 30 years and has grown hay and housed livestock there. He didn't feel that tiny homes or rentals would fit in

that area. MOTION to was made by Councilwoman Kim Henderson to adjourn the public hearing at 7:46 p.m. The motion was seconded by Councilman Ron Skinner and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

7. Consider A-1 to C-1 and R-2 Zone Change Request: Shik Han (action)

Minutes:

There was discussion about how the proposed R-2 zone change could help the housing shortage in Monticello, but there was concern with the proposed C-1 zone being appropriate in that location. Attorney Goble reminded the Council that when they make their decision it was for anything that the zone would allow throughout time and it wasn't just for this property owner. Councilman Dunn said the Planning and Zoning Commission was looking at provisional permits. He believed that would protect the City in this type of situation.

MOTION was made by Councilwoman Kim Henderson to deny the zone change because it should be two separate proposals for each zone instead of one large proposal. The motion was seconded by Councilman Kevin Dunn and opened for discussion.

Councilman Nathan Chamberlain - Aye, Councilman Kevin Dunn - Aye, Councilwoman Kim Henderson - Aye, Councilman George Rice - Aye, Councilman Ron Skinner - Aye. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

8. Consider Resolution Amending the Intergovernmental Agreement for Law Enforcement Services (action)

Minutes:

It was brought to Councilman Skinner's attention that the County was losing officers. He said with the increase in costs for law enforcement the City could show its appreciation by approving an incentive raise of \$2.00 per hour for officers who work within the city limits. The County agreed to pay URS benefits. He would like the Council to review the agreement. No action was taken at this time.

9. Solar Panel Project at the Pool (discussion/action)

Minutes:

This item is a continuing discussion from previous meetings. Two representatives from American Solar Power were in attendance, Kevin Hansen and Alan Naumann. Manager Bolt said no financial decision would be made tonight but would like the Council's permission to move forward with the project. The City received some bids for the project. American Solar were very competitive in their bid and included an educational component. Kevin Hansen addressed the Council stating that they did a project in Blanding at the Recreation Center/Pool, Visitors Center, and the Moab library. They used the project in Moab as as an educational tool. They have also done

projects at the Castle Valley City Office building and many more. The project at the pool would be strictly grid tied. Alan Naumann explained the educational component. Eight individuals would get training and then have 9 or 10 days to work on the job site. The San Juan School District Superintendent showed interested in the educational component. The panels would have to be ground mounted, and Manager Bolt was still working with the school district on an agreement to place the panels on their property which is adjacent to the pool.

MOTION was made by Councilman Nathan Chamberlain to allow Manager Bolt to enter into discussions with the school district and American Solar Power for this agreement. The motion was seconded by Councilman Skinner and opened for discussion.

Councilman Nathan Chamberlain - aye, Councilman Kevin Dunn - Aye, Councilwoman Kim Henderson - Aye, Councilman George Rice - Aye, Councilman Ron Skinner - Aye. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

10. Consider 2022 Water Rates Tier (action)

Minutes:

Public Works Director Langston recommend the City stay at the tier 3 rate and wait until the first of May to turn on the secondary system because the water situation wasn't better this year than last year. Doug Allen said he thinks that they are going into tier 3 too soon. He was worried about the effects on trees, yards, and gardens. He said the City needs to give people the same consideration that they use for the golf course.

MOTION was made by Councilman Nathan Chamberlain to approve the stage 3 water rates and a charge the secondary system on May 2nd. The motion was second by Kim Henderson and opened for discussion.

Councilman Nathan Chamberlain - Aye, Councilman Kevin Dunn - Aye, Councilwoman Kim Henderson - Aye, Councilman George Rice - Aye, Councilman Ron Skinner - Aye. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

11. Consider Date to Charge the Secondary Water System (action)

Minutes:

This item was addressed in the motion of the previous agenda item.

12. Consider Sanitation Rates (discussion/action)

Recommendation: Motion to instruct City Administration to draft an amendment to the Consolidation Fee Schedule for final adoption of _____. Roll Call

Minutes:

Director Langston said the cost of a new sanitation truck would be close to \$300,000 and an order for larger dumpsters was needed. He would like to get the sanitation rates more consistent across the board, and his proposed rates were comparable to Moab sanitation rates. The Council discussed other options for the sanitation rate

increase and would like to discuss the matter further at a later time.

MOTION was made by Councilwoman Kim Henderson to postpone this agenda item until they have more information. The motion was seconded by Councilman Ron Skinner and opened for discussion.

Councilman Nathan Chamberlain - Aye, Councilman Kevin Dunn - Aye, Councilwoman Kim Henderson - Aye, Councilman George Rice - Aye, Councilman Ron Skinner - Aye. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

13. Councilmember Assignment Report (discussion)

Minutes:

Councilman Chamberlain reached out to Jeff Simon and Caleb Bailey concerning projects for the golf course. It was recommended that a bridge be built, wood piles be cleared and cart paths be cleaned up.

14. Review City Staff Job Descriptions (discussion)

Minutes:

Manager Bolt would like the Council to look over the job descriptions for the City staff. He would like to streamline some positions to be more item specific to increase efficiency and productivity. It was suggested that some part-time help be considered. The upcoming changes in staffing created the opportunity to look at other staff positions and duties also.

15. Follow Up Items

Minutes:

Councilman Rice would like to review personnel policies.

Councilwoman Henderson said the concessions at the volleyball tournament went well.

16. Governing Body / Administrative Communications

Minutes:

Manager Bolt spoke with the insurance agent about the north city limit sign and told them that after 30 days he would be filing a complaint. He has reached out to the Division of Water Rights. They have a lot to go through to process our request. The CIB would like to see the money spent and the USDA was ready to go but are waiting on water rights information.

17. Upcoming Agenda Items

Minutes:

Next meeting: Sanitation and Landfill rates and budget hearing.

18. Adjournment (action)

Minutes:

MOTION was made by Councilman Nathan Chamberlain to adjourn the meeting at 9:12 p.m. The motion was seconded by Councilman Ron Skinner and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

Municipal Building Authority Meeting

19. Call to Order

Minutes:

Mayor Pro Tempore Rice called to order the Municipal Building Authority meeting at 9:17 p.m. No visitors were present.

20. Consider MBA Minutes Review / Approval

Recommendation: Motion to approve the MBA minutes, as presented, and seconded. Consensus

Minutes:

MOTION was made by Councilwoman Kim Henderson to approve the MBA minutes, as presented. The motion was seconded by Councilman Nathan Chamberlain and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

21. Consider Payment of MBA Bills (action)

Recommendation: Motion to approve the MBA bills as paid and seconded. Consensus

Minutes:

MOTION was made by Councilman Nathan Chamberlain to approve the MBA bills as paid. The motion was seconded by Councilwoman Kim Henderson and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

22. Adjourn (action)

Motion to adjourn the meeting at ____ p.m. and seconded. Consensus

Minutes:

MOTION was made by Councilwoman Kim Henderson to adjourn the meeting at 9:18 p.m. The motion was seconded by Councilman Ron Skinner and passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

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the City Council, the staff, and the public.

Audio File

[https://soundcloud.com/user-250815044/2022-04-12-mba-city-council-meeting-and-public-hearing?](https://soundcloud.com/user-250815044/2022-04-12-mba-city-council-meeting-and-public-hearing?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

[utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2022-04-12-mba-city-council-meeting-and-public-hearing?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

Contact: Shalena Black, Recorder (shalena@monticelloutah.org 435-587-2271) | Minutes published on
05/10/2022 at 3:50 PM



City Council Meeting/Work Session

Minutes

Tuesday, April 26, 2022 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Kevin Dunn, Councilmember George Rice, City Manager Evan Bolt, City Recorder Shalena Black, Deputy City Recorder Melissa Gill - Not Present

Monticello City Council Meeting

Meeting Location: Hideout Community Center 648 S Main

1. Call to Order/Invocation - Opening Remarks

Minutes:

Mayor Hedglin called to order the Monticello City Council meeting at 7:01 p.m. The following visitors were present: City Attorney Alex Goble, Doug Allen, Will Weatherford, Caitlin Weatherford, Craig Leavitt, Steve Young, Brittney Bushore, Scott Frost, Doug McLaughlin, and Manuel Torres. An invocation was given by Councilmember Rice.

2. Public Comment

Minutes:

Doug McLaughlin expressed concern about the golf course. He would like to see better advertising for it and believed it could be a world class course. He feels that the City and the board of directors of the Moab golf course could learn a lot from each other. Manuel Torres from the board of directors of the Moab golf course said he would like to work with Monticello's golf course because it was an asset to them too. They would like to help everyone who visits the area to have a good experience.

3. Public Hearing for Zoning Ordinance Revisions of §10-6: R-1 Residential Zone and §10-7: R-2 Residential Zone

Minutes:

Manager Bolt explained that the Planning Commission had been working on changes for state compliance among other zoning changes for over a year. The changes include frontage requirements and lot and dwelling sizes. Councilwoman Henderson felt that 600 square feet was too small for a dwelling in the R-2 zone. City Attorney Goble explained that the IRC has amended, and Utah adopted a minimum size of 450 square feet for a small dwelling. The Planning Commission chose to go with 600

square feet instead of 450. Craig Leavitt said most of us have grown up in smaller homes like that. The public hearing was closed at 7:21 p.m.

4. Consider Adoption of Amendments to Zoning Ordinance Title 10 Chapter 6: R-1 Residential Zone (action)

Roll Call

Minutes:

MOTION to table Adoption of Amendments to Zoning Ordinance Title 10 Chapter 6 was made by Councilmember Dunn and seconded by Councilmember Skinner pending receipt of the entire changes to Title 10. Roll Call Vote: Councilmember Skinner, Aye Councilmember Chamberlain, Aye Councilmember Henderson, Aye Councilmember Rice, Aye Councilmember Dunn, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

5. Consider Recommendation of Adoption of Amendments to Zoning Ordinance Title 10 Chapter 7: R-2 Residential Zone (action)

Roll Call

Minutes:

MOTION to table Adoption of Amendments to Zoning Ordinance Title 10 Chapter 6 was made by Councilmember Henderson and seconded by Councilmember Skinner pending receipt of the entire changes to Title 10. Roll Call Vote: Councilmember Skinner, Aye Councilmember Chamberlain, Aye Councilmember Henderson, Aye Councilmember Rice, Aye Councilmember Dunn, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

6. Consider Resolution Expressing Our Gratitude and Appreciation for US Congressman John Curtis (action)

Roll Call

Minutes:

MOTION to pass resolution expressing our gratitude and appreciation for US Congressman John Curtis for helping the City receive funds to help with the screening for early cancer detection was made by Councilmember Rice and seconded by Councilmember Chamberlain. Roll Call Vote Councilmember Skinner, Aye Councilmember Chamberlain, Aye Councilmember Henderson, Aye Councilmember Rice, Aye Councilmember Dunn, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

7. Consider Resolution Amending the Intergovernmental Agreement for Law Enforcement Services (action)

Roll Call

Minutes:

MOTION to Amend the Intergovernmental Agreement for Law Enforcement Services was made by Councilmember Rice and seconded by Councilmember Skinner . Roll

Call Vote Councilmember Skinner, Aye Councilmember Chamberlain, Aye Councilmember Henderson, Aye Councilmember Rice, Aye Councilmember Dunn, ABSTAIN The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

8. Consider Sanitation Rates (action)

Roll Call

Minutes:

MOTION to table adoption of new sanitation rates was made by Councilmember Dunn and seconded by Councilmember Skinner. Roll Call Vote Councilmember Skinner, Aye Councilmember Chamberlain, Aye Councilmember Henderson, Aye Councilmember Rice, Aye Councilmember Dunn, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

9. Consider Landfill Rates (action)

Roll Call

Minutes:

MOTION to table adoption of new landfill rates was made by Councilmember Chamberlain and seconded by Councilmember Skinner. Roll Call Vote Councilmember Skinner, Aye Councilmember Chamberlain, Aye Councilmember Henderson, Aye Councilmember Rice, Aye Councilmember Dunn, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

10. Work Session

Minutes:

Staffing: There is a future restructuring in staffing. No longer have a Parks and Recreation director. City Recorder leaving. No longer going to have a full time Front Desk position. Hiring a full time Assistant City Manager and a Part time Front Desk Position along with a new City Recorder. Will be splitting responsibilities among the administrative staff. Parks will be covered by Caleb Bailey. He will oversee part time staff to take care of them and the current Parks Director will be moving to Public Works.

Budget: There will not be a significant effect to the budget with the restructuring of staffing. 2023 Tentative Budget was introduced. Building permit revenue has more than doubled over the year. ARPA funds will be transferred to the sewer fund. Public Safety will have an increase in their budget for equipment replacement. The city has paid off the street bond. Fuel for the airport has been difficult to acquire. The boiler at the pool is unsalvageable. They are working urgently for bids to present to the Council. Water rights purchases will be completed soon and construction should start in 2023. We do have a water master plan but may have to complete a sewer master plan in the future.

Planning Commission: Makeup and requirements of the Planning Commission was

discussed. The City Council felt one of the requirements should be city residency. There was a question of setting a term limit.

Personnel Policy: The Council agreed that a long term plan needs to be created for employees to be able to use accrued time off before transitioning to the new policy created.

Nuisance Ordinance: Definitions within the code need to be clarified before citations can be issued. Timeframes may also be included to allow enforcement. City Attorney Goble will present a draft for a noise ordinance to the City Council for consideration. Councilmember Chamberlain brought up the question of who would be responsible for purchasing an AED for the Hideout.

11. Consider Upcoming Agenda Items (action)

Recommendation: Motion to add ____ to the next agenda. Consensus

Minutes:

Planning Commission Requirements (action) - Budget Review (discussion) - Landfill Rates (discussion/action) - Public Hearing Tentative Budget FY 2022-2023

12. Adjournment

Minutes:

MOTION was made by Councilmember Chamberlain and seconded by Councilmember Dunn to adjourn the meeting at 9:49 p.m. The motion passed unanimously.

AUDIO FILE

https://soundcloud.com/user-250815044/2022-04-26-public-hearing-city-council-meeting?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

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City Council Meeting/Work Session

Minutes

Tuesday, June 28, 2022 at 7:00 pm

Attendees: Mayor Bayley Hedglin, Councilmember Kim Henderson, Councilmember Ron Skinner, Councilmember Nathan Chamberlain, Councilmember Kevin Dunn, Councilmember George Rice, City Manager Evan Bolt, City Recorder Melissa Gill

Airport Master Plan Public Input Session 6:15 pm

1. Presentation by Armstrong Consulting (Judd Hill)

Minutes:

Presentation by Armstrong Consulting: Presenters - Judd Hill & Justin Pietz
Visitors present - City Manager Evan Bolt, Assistant City Manager Kaeden Kulow, Mayor Bayley Hedglin, Councilmember Nathan Chamberlain, Councilmember George Rice, City Recorder Melissa Gill
AUDIO OF PUBLIC INPUT SESSION IS INCLUDED WITH MONTICELLO CITY COUNCIL MEETING AUDIO

Monticello City Council Meeting 7:00 pm

Meeting Location: Hideout Community Center 648 S Main

2. Call to Order/Invocation - Opening Remarks

Minutes:

Mayor Hedglin called to order the Monticello City Council meeting at 7:05 p.m. The following visitors were present: Assistant City Manager Kulow, Curtis Henderson, Doug Allen, Steve Young, Ellen Cantrell, Todd Westcott, Vance Westcott Mayor Hedglin invited anyone in the audience or governing body to offer invocation or opening remarks. An invocation was given by Councilmember Rice.

3. Public Comment

Minutes:

Cindy Smith presented to the City Council to discuss the building permit process. She feels it is flawed and would like it reevaluated. In her opinion the citizens tend to make changes within their homes without a building permit due the time it takes to get a response from the city and county inspector. She feels the permit process takes an unnecessary amount of time and money and would like to see some changes take

place in the future. City Manager Bolt asked her to provide him with her plans and said he would contact her to discuss them.

4. Public Hearing Amended Budget FY 2021-2022

Minutes:

Mayor Hedglin opened the public hearing at 7:12 pm. There was no public comment. MOTION to close the public hearing was made by Councilmember Chamberlain at 7:14 pm and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

5. Public Hearing Final Budget FY 2022-2023

Minutes:

Mayor Hedglin opened the public hearing at 7:14 pm. There was no public comment. MOTION to close the public hearing was made by Councilmember Rice at 7:15 pm and seconded by Councilmember Chamberlain. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

6. Consider Adoption of Amended Budget FY 2021-2022 (action)

Roll Call Vote

Minutes:

MOTION to adopt the Amended Budget FY 2021-2022 was made by Councilmember Chamberlain and seconded by Councilmember Skinner. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

7. Consider Adoption of Final Budget FY 2022-2023 (action)

Roll Call Vote

Minutes:

MOTION to approve the Final Budget FY 2022-2023 was made by Councilmember Rice and seconded by Councilmember Dunn. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

8. Big 4 Building Signage (action)

Motion to support up to \$ ____ for the purchase and installation of a plaque and sign at the Big Four Building.
(Roll Call)

Minutes:

Motion to support up to \$ 1,275.00 for the purchase and installation of a plaque and sign at the Big Four Annex was made by Councilmember Chamberlain and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye

Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

9. SPEAR Presentation

Minutes:

John Fellmeth of the SPEAR group presented to the City Council regarding a cooperation agreement with BLM for the Bears Ears Monument area. He provided several suggestions as to how this would be beneficial to Monticello.

10. Consider Adoption of Resolution: Final Property Tax Rate and Revenue for the Year 2022 of Monticello Cemetery Maintenance District (action)

Roll Call Vote

Minutes:

No action was made on this agenda item due to it not being under the City of Monticello's jurisdiction.

11. Consider Adoption of Resolution: Final Property Tax Rate and Revenue for the Year 2022 of Monticello City (action)

Roll Call Vote

Minutes:

MOTION to adopt the Resolution of Final Property Tax Rate and Revenue for the Year 2022 of Monticello City was made by Councilmember Chamberlain and seconded by Councilmember Skinner. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

12. Consider Adoption of Amendments to Zoning Ordinance §10-1: General Provisions (action)

Roll Call Vote

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

13. Consider Adoption of Amendments to Zoning Ordinance §10-2: Supplementary Requirements and Procedures Applicable Within All Zones (action)

Roll Call Vote

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

14. Consider Adoption of Amendments to Zoning Ordinance §10-5: A-1 Agricultural Zone (action)

Roll Call Vote

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

15. Consider Adoption of Amendments to Zoning Ordinance §10-6: R-1 Residential Zone (action)

Roll Call Vote

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

16. Consider Adoption of Amendments to Zoning Ordinance §10-7: R-2 Residential Zone (action)

Roll Call Vote

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

17. Consider Adoption of Amendments to Zoning Ordinance §10-8: C-1 Commercial Zone (action)

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

18. Consider Adoption of Amendments to Zoning Ordinance §10-9: C-2 Light Commercial Zone (action)

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

19. Consider Adoption of Amendments to Zoning Ordinance §10-10: I-1 Industrial Zone (action)

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

20. Consider Adoption of Amendments to Zoning Ordinance §11-1-9: Subdivision Residential Infilling (action)

Minutes:

MOTION to postpone Adoption of Zoning Ordinances for Agenda items 12-20 to allow for the City Council to further review was made by Councilmember Rice and seconded by Councilmember Henderson. Roll Call Vote: Councilmember Dunn, Aye Councilmember Rice, Aye Councilmember Henderson, Aye Councilmember Chamberlain, Aye Councilmember Skinner, Aye The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

21. Fireworks (discussion/action)

Minutes:

City Manager Bolt reported that Fire Chief Nielson would like to leave a personal fireworks ban off at this time. The City Council was agreeable with that decision. They decided that, as of this time, the personal fireworks regulations would stand in line with the restrictions of the State of Utah.

Vote results:

Ayes: 5 / Nays: 0

22. Landfill Rates (action)

Minutes:

Two proposed landfill rates was presented to the City Council. MOTION to approve option number two for landfill rates was made by Councilmember Rice and seconded by Councilmember Dunn. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

23. Work Session

Minutes:

There was a discussion regarding possible rezoning within the city along with a golf course update and discussion. The current status of the pool and boiler was discussed. The games at the Pioneer Day Celebration and the Grand Marshall for the Parade was discussed as well.

a. Possible City Rezoning (discussion)

24. Consider Upcoming Agenda Items (action)

Recommendation: Motion to add ____ to the next agenda. Consensus

Minutes:

Adoption of Amendments to Zoning Ordinance §10-1: General Provisions (action)-
Adoption of Amendments to Zoning Ordinance §10-2: Supplementary Requirements and Procedures Applicable Within All Zones (action) - BLM Water Treatment Land Transfer (discussion)

25. Adjournment

Minutes:

MOTION was made by Councilmember Chamberlain to adjourn the meeting at 8:54 p.m. and seconded by Councilmember Skinner. The motion passed unanimously.

Vote results:

Ayes: 5 / Nays: 0

AUDIO FILE

[https://soundcloud.com/user-250815044/2022-06-28-city-council?
utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing](https://soundcloud.com/user-250815044/2022-06-28-city-council?utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing)

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

**Monticello City
Check Register
Checking Zions - 06/15/2022 to 07/12/2022**

Payee Name	Reference Number	Invoice Number	Invoice Ledger Date	Payment Date	Amount	Description	Ledger Account
ABC PLUMBING & HEATING	13399	904335	05/16/2022	06/30/2022	562.50	7.5 HOURS OF LABOR @ \$75.00/HR	104565.275 - Golf IRRIGATION RE
					\$562.50		
BLUE MOUNTAIN FOODS	13356	0116734	06/04/2022	06/20/2022	7.88	HOT DOG SUPPLIES	104566.481 - Pro Shop FOODS & B
BLUE MOUNTAIN FOODS	13356	0116763	06/08/2022	06/20/2022	2.12	COFFEE CUPS	104160.481 - Visitor Center FOODS
BLUE MOUNTAIN FOODS	13356	0116781	06/10/2022	06/20/2022	16.90	HOT DOG SUPPLIES	104566.481 - Pro Shop FOODS & B
					\$26.90		
BLUE MOUNTAIN FOODS	13400	116781	06/10/2022	06/30/2022	42.89	ACCIDENTAL UNDERPAYMENT-CREDIT FR	104566.481 - Pro Shop FOODS & B
					\$69.79		
BLUE MOUNTAIN MEATS	13357	419707	06/10/2022	06/20/2022	117.77	FRANKS/BRAUTS	104566.481 - Pro Shop FOODS & B
					\$117.77		
CALLAWAY GOLF COMPANY	13401	935034898	06/13/2022	06/30/2022	139.39	MERCHANDISE	104566.482 - Pro Shop MERCHAN
					\$139.39		
CARLSON DISTRIBUTING	13358	421147	06/08/2022	06/20/2022	128.30	BEVERAGES	104566.482 - Pro Shop MERCHAN
					\$128.30		
CHEMTECH-FORD LABORATORI	13402	22E2045	06/07/2022	06/30/2022	569.00	ALKALINITY, DBPS, TOC	514751.450 - Water WATER SAMPL
					\$569.00		
CHILD SUPPORT SERVICES	13359	PR060322-1311	06/09/2022	06/20/2022	168.46	Child Support UT	102231 - Advance & Other W/H
CHILD SUPPORT SERVICES	13403	PR061722-1311	06/24/2022	06/30/2022	168.46	Child Support UT	102231 - Advance & Other W/H
					\$336.92		
CLEVELAND GOLF/SRIXON	13404	61231874SO	06/09/2022	06/30/2022	124.85	BALLS	104566.482 - Pro Shop MERCHAN
CLEVELAND GOLF/SRIXON	13404	6995479SO	06/03/2022	06/30/2022	28.70	BALLS	104566.482 - Pro Shop MERCHAN
					\$153.55		
					\$153.55		
DPC INDUSTRIES INC	13405	747001115-22	06/06/2022	06/30/2022	1,455.32	CHLORINE, 150# CYL X4/POTASSIUM PER	514751.265 - Water SUPP & MAINT
DPC INDUSTRIES INC	13405	DE74000317-22	05/31/2022	06/30/2022	56.00	CHLORINE, 150# CYL	514751.265 - Water SUPP & MAINT
					\$1,511.32		
					\$1,511.32		
EMERY TELCOM	13360	3148100MAY22	06/01/2022	06/20/2022	795.22	MAY BILLING	104140.280 - Admin UTILITIES
					\$795.22		
EQUITABLE/EQUI-VEST	13361	PR060322-106	06/09/2022	06/20/2022	319.05	Equitable	102223 - State Retirement Withholdi
EQUITABLE/EQUI-VEST	13406	PR061722-106	06/24/2022	06/30/2022	319.05	Equitable	102223 - State Retirement Withholdi
					\$638.10		
EXECUTECH	13362	EXEC-119047	06/01/2022	06/20/2022	829.00	IT SERVICES AGREEMENT	104150.552 - Non Dept PROFESSI
EXECUTECH	13362	EXEC-120693	05/31/2022	06/20/2022	141.00	CONNECTWISE & SOPHOS CENTRAL INTE	104150.552 - Non Dept PROFESSI
					\$970.00		

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EXECUTECH	13407	164600	04/30/2022	06/30/2022	278.99	CAT 5 CABLES FOR CAMERAS	104150.560 - Non Dept EQUIPMEN
					\$1,248.99		
FLYING PHOENIX INTERSTATE	13363	107	06/12/2022	06/20/2022	5,663.14	PIONEER DAYS FIREWORK DISPLAY	254540 - Community Events (City T
					\$5,663.14		
FOUR CORNERS WELDING & G	13364	GR00167223	05/31/2022	06/20/2022	36.00	ARGON, ARGON MIX, OXYGEN, SMALL AC	524752.250 - Sewer SUPP & MAIN
					\$36.00		
FREEDOM MAILING SERVICES, I	13365	43001	06/01/2022	06/20/2022	330.53	BILL PROCESSING	104140.240 - Admin OFFICE SUPP
					\$330.53		
FRONTIER	13366	9202JUN22	06/07/2022	06/20/2022	95.90	JUNE BILLING	104160.280 - Visitor Center UTILITI
FRONTIER	13408	1032JUN22	06/16/2022	06/30/2022	59.58	JUNE BILLING	104460.280 - Airport UTILITIES
					\$155.48		
GENERAL DISTRIBUTING COMP	13367	2960152	06/08/2022	06/20/2022	261.85	BEVERAGES	104566.482 - Pro Shop MERCHAN
					\$261.85		
GRAND JUNCTION PIPE & SUPP	13368	SC161907	05/31/2022	06/20/2022	49.50	SERVICE CHARGE	104565.275 - Golf IRRIGATION RE
					\$49.50		
HAPPY MORGAN Attorney at Law	13409	CASE #2112000	06/23/2022	06/30/2022	450.00	CASE #211200060 CITY OF MONTICELLO V	104121.310 - Court PROFESSIONA
HAPPY MORGAN Attorney at Law	13409	CASE #2212000	06/23/2022	06/30/2022	660.00	CASE #221200011 CITY OF MONTICELLO V	104121.310 - Court PROFESSIONA
					\$1,110.00		
					\$1,110.00		
HEDGLIN, BAYLEY	13369	90381377	06/01/2022	06/20/2022	69.40	BANNERS FOR PIONEER DAY	254540 - Community Events (City T
					\$69.40		
HIGH DESERT CAFE, INC	13370	060322HDC	06/03/2022	06/20/2022	720.00	CATERING FOR TOURNAMENT	103474 - Golf Course Rounds
					\$720.00		
HIGHLAND GOLF	13410	47973	06/07/2022	06/30/2022	1,932.04	GOLF CART PARTS	104565.249 - Golf CART FLEET MA
HIGHLAND GOLF	13410	48103	06/07/2022	06/30/2022	155.95	GOLF CART PARTS	104565.249 - Golf CART FLEET MA
					\$2,087.99		
					\$2,087.99		
HON, TAD & JANICE	13411	RFD 195828.062	06/24/2022	06/30/2022	85.51	Deposit Refund: 195828 - HON, TAD	512230 - Customer Deposits
					\$85.51		
IWorQ Systems	13371	197885	06/01/2022	06/20/2022	3,500.00	CDP-COMMUNITY DEVELOPMENT PACKA	104140.210 - Admin DUES, SUBSC
					\$3,500.00		
MAIN STREET DRUG & BOUTIQ	13372	100183 053122	05/31/2022	06/20/2022	75.31	GOING AWAY GIFT FOR SHALENA	104140.610 - Admin MISCELLANE
					\$75.31		

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MONTICELLO MERCANTILE CO	13373	C248460	06/02/2022	06/20/2022	19.99	WELDED GDN HOE	534753.250 - Sanitation SUPP & M
MONTICELLO MERCANTILE CO	13373	C248558	06/02/2022	06/20/2022	80.12	MISC SUPPLIES	514751.266 - Water SUPP & MAINT
					\$100.11		
MONTICELLO MERCANTILE CO	13412	E24958	06/06/2022	06/30/2022	11.77	POLY TUBING/UNION ADAPTER	104565.275 - Golf IRRIGATION RE
					\$111.88		
MOTOR PARTS OF MONTICELL	13374	532841	05/03/2022	06/20/2022	31.98	BLUE DIESEL EXHAUST	534753.250 - Sanitation SUPP & M
MOTOR PARTS OF MONTICELL	13374	532949	05/04/2022	06/20/2022	8.70	EMERY CLOTH ROLL	104410.250 - Streets SUPP & MAIN
MOTOR PARTS OF MONTICELL	13374	533216	05/10/2022	06/20/2022	17.49	PX ELEC CONTACT	534753.250 - Sanitation SUPP & M
MOTOR PARTS OF MONTICELL	13374	533605	05/17/2022	06/20/2022	15.77	2.5 DEF	534753.250 - Sanitation SUPP & M
MOTOR PARTS OF MONTICELL	13374	533652	05/18/2022	06/20/2022	7.14	TECHRON F INJ CLNR	104410.250 - Streets SUPP & MAIN
MOTOR PARTS OF MONTICELL	13374	533658	05/18/2022	06/20/2022	15.26	BRAKE AWAY KITS ACCES	104410.250 - Streets SUPP & MAIN
MOTOR PARTS OF MONTICELL	13374	533874	05/23/2022	06/20/2022	14.00	BATTERY TERMINAL/TOGGLE/RING TERM	534753.250 - Sanitation SUPP & M
MOTOR PARTS OF MONTICELL	13374	533877	05/23/2022	06/20/2022	13.91	LOOM/PRIMARY WIRE	534753.250 - Sanitation SUPP & M
MOTOR PARTS OF MONTICELL	13374	533907	05/23/2022	06/20/2022	11.51	EMSTPSW	534753.250 - Sanitation SUPP & M
MOTOR PARTS OF MONTICELL	13374	534072	05/26/2022	06/20/2022	448.74	BATTERY/CORE DEPOSIT	534753.250 - Sanitation SUPP & M
MOTOR PARTS OF MONTICELL	13374	534270	05/31/2022	06/20/2022	15.77	2.5 DEF	534753.250 - Sanitation SUPP & M
MOTOR PARTS OF MONTICELL	13374	534404	06/01/2022	06/20/2022	6.69	RETAINER	104566.250 - Pro Shop SUPPLIES
					\$606.96		
					\$606.96		
MOUNTAINLAND SUPPLY COMP	13375	S104621378.001	06/06/2022	06/20/2022	272.49	SPEEDZONE HERBACIDE	104510.610 - Parks MISCELLANEO
MOUNTAINLAND SUPPLY COMP	13375	S104719973.001	06/01/2022	06/20/2022	118.26	PIT LID HOUSING X 3	514751.266 - Water SUPP & MAINT
MOUNTAINLAND SUPPLY COMP	13375	S104723523.001	06/02/2022	06/20/2022	86.46	MISC METER PARTS	514751.266 - Water SUPP & MAINT
MOUNTAINLAND SUPPLY COMP	13375	S104746081.001	06/14/2022	06/20/2022	22.57	COUPLING/TAPE/COUPLING	104565.275 - Golf IRRIGATION RE
					\$499.78		
MOUNTAINLAND SUPPLY COMP	13413	S104709657.001	06/06/2022	06/30/2022	501.24	3 SENSUS METERS	514751.267 - Water SUPP & MAINT
MOUNTAINLAND SUPPLY COMP	13413	S104719973.002	06/06/2022	06/30/2022	236.52	6 PIT LID HOUSINGS	514751.267 - Water SUPP & MAINT
MOUNTAINLAND SUPPLY COMP	13413	S104728902.001	06/10/2022	06/30/2022	22.98	UNIVERSAL SOLENOID RPLMT	104565.275 - Golf IRRIGATION RE
MOUNTAINLAND SUPPLY COMP	13413	S104734636.001	06/08/2022	06/30/2022	104.03	VALVE BOX/WATERPROOF CONNECT/EXP	104565.275 - Golf IRRIGATION RE
MOUNTAINLAND SUPPLY COMP	13413	S104744785.001	06/14/2022	06/30/2022	480.55	TOM MOORE SECONDARY	514751.267 - Water SUPP & MAINT
MOUNTAINLAND SUPPLY COMP	13413	S104749780.001	06/16/2022	06/30/2022	21.46	SLIP FIX COUPLING	104565.275 - Golf IRRIGATION RE
MOUNTAINLAND SUPPLY COMP	13413	S104750717.001	06/16/2022	06/30/2022	95.91	CHARLEY TRACEY JOB	514751.266 - Water SUPP & MAINT
MOUNTAINLAND SUPPLY COMP	13413	S104750743.001	06/16/2022	06/30/2022	1.99	BUSHING/ADAPTER	104565.275 - Golf IRRIGATION RE
MOUNTAINLAND SUPPLY COMP	13413	S104755884.001	06/20/2022	06/30/2022	25.91	MISC PVC	104565.275 - Golf IRRIGATION RE
					\$1,490.59		
					\$1,990.37		
NELSON, MELVIN	13414	062622MN	06/26/2022	06/30/2022	24.75	3 CHILDRENS BOOKS	104160.482 - Visitor Center MERCH
					\$24.75		
OLSEN, STEVE	13376	061322SO	06/13/2022	06/20/2022	150.00	UMPIRING TWO GAMES	104560.350 - Rec CONTRACTED S
OLSEN, STEVE	13376	062022SO	06/20/2022	06/20/2022	150.00	UMPIRE TWO GAMES	104560.350 - Rec CONTRACTED S
					\$300.00		
					\$300.00		

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OPTUM HEALTH BANK	9999	PR050622-2291	05/12/2022	06/15/2022	1,073.04	Health Saving	102225 - PEHP Health Insurance
OPTUM HEALTH BANK	9999	PR052022-2291	05/26/2022	06/15/2022	1,073.04	Health Saving	102225 - PEHP Health Insurance
OPTUM HEALTH BANK	9999	PR060322-2291	06/09/2022	06/15/2022	1,073.04	Health Saving	102225 - PEHP Health Insurance
					<u>\$3,219.12</u>		
					\$3,219.12		
OURAY SPORTSWEAR	13415	ARINV-340039	02/22/2022	06/30/2022	321.00	JACKETS	104566.482 - Pro Shop MERCHAN
OURAY SPORTSWEAR	13415	ARINV-340412	02/25/2022	06/30/2022	300.00	BEANIES	104566.482 - Pro Shop MERCHAN
OURAY SPORTSWEAR	13415	ARINV-342799	03/25/2022	06/30/2022	402.00	VESTS	104566.482 - Pro Shop MERCHAN
OURAY SPORTSWEAR	13415	ARINV-343634	04/04/2022	06/30/2022	354.00	TRUCKER CAPS	104566.482 - Pro Shop MERCHAN
OURAY SPORTSWEAR	13415	ARINV-344214	04/11/2022	06/30/2022	141.00	PERFORMANCE EPIC V2	104566.482 - Pro Shop MERCHAN
OURAY SPORTSWEAR	13415	ARINV-345078	04/20/2022	06/30/2022	390.00	SHIRTS	104566.482 - Pro Shop MERCHAN
					<u>\$1,908.00</u>		
					\$1,908.00		
PACKARD WHOLESALE CO.	13377	INV187385	06/01/2022	06/20/2022	361.37	CONCESSIONS FOR PRO SHOP	104566.481 - Pro Shop FOODS & B
PACKARD WHOLESALE CO.	13377	INV187856	06/08/2022	06/20/2022	178.60	CONCESSIONS FOR PRO SHOP	104566.481 - Pro Shop FOODS & B
PACKARD WHOLESALE CO.	13377	INV188312	06/15/2022	06/20/2022	110.49	CLEANING SUPPLIES/WATER	104562.481 - Pool FOODS & BEVE
					<u>\$650.46</u>		
PACKARD WHOLESALE CO.	13416	INV188253	06/15/2022	06/30/2022	404.69	CONCESSIONS FOR PRO SHOP	104566.481 - Pro Shop FOODS & B
					\$1,055.15		
PEPSI-COLA	13378	49691419	06/02/2022	06/20/2022	843.58	BEVERAGES	104566.481 - Pro Shop FOODS & B
					\$843.58		
PING	13379	16352724	05/31/2022	06/20/2022	58.25	ACCESSORIES BACKPACK	104566.482 - Pro Shop MERCHAN
PING	13379	16362225	06/03/2022	06/20/2022	898.72	MISC MERCHANDISE	104566.482 - Pro Shop MERCHAN
PING	13379	16371888	06/08/2022	06/20/2022	181.30	MERCHANDISE FOR PRO SHOP	104566.482 - Pro Shop MERCHAN
					<u>\$1,138.27</u>		
PING	13417	16384144	06/14/2022	06/30/2022	853.41	GOLF BAGS	104566.482 - Pro Shop MERCHAN
					\$1,991.68		
POOL SUPPLY UNLIMITED	13418	03960073	06/29/2022	06/30/2022	30,629.30	NEW BOILER FOR POOL	104562.250 - Pool MAINT & EQUIP
					\$30,629.30		
PUBLIC EMPLOYEE HEALTH PL	13419	05/01/22-05/31/2	05/20/2022	06/30/2022	10,098.46	ACTIVE EMPLOYEE PREMIUM	101563 - Health Insurance clearing
					\$10,098.46		
PUKKA INC.	13420	HQ02758-IN	06/20/2022	06/30/2022	1,506.24	CAPS	104566.482 - Pro Shop MERCHAN
					\$1,506.24		
RAFT RIVER SOD, LLC.	13380	17775-TL	05/10/2022	06/20/2022	372.39	SOD	104566.690 - Pro Shop MISCELLA
RAFT RIVER SOD, LLC.	13380	17775-TL	05/10/2022	06/20/2022	4,619.61	SOD	104565.452 - Golf SAND, SOIL & S
					<u>\$4,992.00</u>		
					\$4,992.00		

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REDD ENTERPRISES	13395	062922MR	06/29/2022	06/30/2022	33,639.00	SC WATER RIGHT 09-2211	404161.730 - Capital Outlay PROJE
					\$33,639.00		
REDD INVESTMENT CORP.	13396	062922RI	06/29/2022	06/30/2022	158,912.00	SC WATER RIGHT 09-2211	404161.730 - Capital Outlay PROJE
					\$158,912.00		
REDD, GRAYSON & JAN	13397	062922GJ	06/29/2022	06/30/2022	128,893.00	SC WATER RIGHT 09-2211	404161.730 - Capital Outlay PROJE
					\$128,893.00		
RELADYNE WEST LLC	13381	0831463-IN	04/20/2022	06/20/2022	2,712.38	FUEL	104565.252 - Golf FUEL & DIESEL
RELADYNE WEST LLC	13394	0831463-INB	04/20/2022	06/21/2022	941.93	FUEL	104565.252 - Golf FUEL & DIESEL
RELADYNE WEST LLC	13394	MAY0271-FC	05/31/2022	06/21/2022	54.81	FUEL	104565.252 - Golf FUEL & DIESEL
					\$996.74		
					\$3,709.12		
RENNER, DANIEL	13421	RFD 195559.062	06/21/2022	06/30/2022	25.94	Deposit Refund: 195559 - RENNER, DANIEL	512230 - Customer Deposits
					\$25.94		
SAFETY SUPPLY & SIGN	13382	180678	05/02/2022	06/20/2022	480.94	PAINT/FREIGHT	104410.480 - Class C - SIGNS
					\$480.94		
SAN JUAN BUILDING SUPPLY	13383	2201-186618	01/04/2022	06/20/2022	35.52	PREMIUM WHITE FIR DRY	104220.250 - Fire SUPP & MAINT -
SAN JUAN BUILDING SUPPLY	13383	2201-186618	01/04/2022	06/20/2022	35.52	PREMIUM WHITE FIR DRY	104410.250 - Streets SUPP & MAIN
					\$71.04		
					\$71.04		
SAN JUAN COUNTY	13422	INV003	06/27/2022	06/30/2022	25.00	A HISTORY OF SAN JUAN COUNTY BOOKS	104160.482 - Visitor Center MERCH
					\$25.00		
SAN JUAN COUNTY ROAD DEPT	13384	45044	05/18/2022	06/20/2022	85.96	NEW TIRE FOR FLAT BED TRAILER	104410.250 - Streets SUPP & MAIN
					\$85.96		
SAN JUAN HOSPITAL dba SAN J	13385	8616376	05/31/2022	06/20/2022	32.00	LABS	524752.610 - Sewer MISCELLANE
					\$32.00		
SAN JUAN RECORD	13423	161362	06/08/2022	06/30/2022	65.80	PUBLIC NOTICES	104140.220 - Admin PUBLIC NOTIC
SAN JUAN RECORD	13423	161372	06/22/2022	06/30/2022	75.60	PUBLIC NOTICE	104140.220 - Admin PUBLIC NOTIC
					\$141.40		
					\$141.40		
Shayne Christensen	13386	060622SC	06/06/2022	06/20/2022	150.00	UMPIRE 2 GAMES	104560.350 - Rec CONTRACTED S
Shayne Christensen	13386	061322SC	06/13/2022	06/20/2022	75.00	UMPIRING ONE GAME	104560.350 - Rec CONTRACTED S
					\$225.00		
					\$225.00		
SIMON, JEFF	13387	06142022	06/14/2022	06/20/2022	800.00	JUNE 2022 JUNIOR GOLF CLINIC	103474 - Golf Course Rounds

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SIMON, JEFF	13424	062022JS	06/20/2022	06/30/2022	87.93	GOLF SHORTS FOR PRO SHOP	104566.482 - Pro Shop MERCHAN
SIMON, JEFF	13424	062022JS	06/20/2022	06/30/2022	107.29	DRINKS/SNACKS FOR PRO SHOP	104566.481 - Pro Shop FOODS & B
SIMON, JEFF	13424	062022JS	06/20/2022	06/30/2022	129.23	GATORADE/SNACKS PRO SHOP	104566.481 - Pro Shop FOODS & B
SIMON, JEFF	13424	062022JS	06/20/2022	06/30/2022	140.00	TRAVEL AND TRAINING	104566.230 - Pro Shop TRAVEL & T
SIMON, JEFF	13424	062022JS	06/20/2022	06/30/2022	163.93	OFFICE SUPPLIES PRO SHOP	104566.250 - Pro Shop SUPPLIES
					<u>\$628.38</u>		
					\$1,428.38		
SMUIN, RICH & MARSING	13388	43653	05/31/2022	06/20/2022	595.00	FINANCIAL STMT TYPE & ASSEMBLY	104150.552 - Non Dept PROFESSI
					<u>\$595.00</u>		
SOUTH EASTERN UTAH TITLE C	13398	7577	06/16/2022	06/30/2022	140.00	WATER SEARCH REPORT/RECORDING FE	514751.310 - Water PROFESSION
					<u>\$140.00</u>		
SOUTHEASTERN UTAH DISTRIC	13425	#1615, 1616	06/01/2022	06/30/2022	16.68	LABS	514751.450 - Water WATER SAMPL
					<u>\$16.68</u>		
SWENSON, JIM	13389	061322JS	06/13/2022	06/20/2022	75.00	UMPIRE ONE GAME	104560.350 - Rec CONTRACTED S
SWENSON, JIM	13389	062022JS	06/20/2022	06/20/2022	150.00	UMPIRE TWO GAMES	104560.350 - Rec CONTRACTED S
					<u>\$225.00</u>		
					\$225.00		
The Local Pages of Utah, LLC	13428	98212TLP22	06/28/2022	06/30/2022	708.00	THE LOCAL PAGES CITY INFO	104150.455 - Non Dept ADVERTISI
The Local Pages of Utah, LLC	13429	30318TLP22	06/28/2022	06/30/2022	960.00	ECONOMIC DEV AD GOLF	104150.551 - Non Dept ECONOMIC
					<u>\$1,668.00</u>		
TITLEIST COBRA/ACUSHNET C	13390	913378860	05/26/2022	06/20/2022	53.65	GOLF SPECIALTY SANDAL	104566.482 - Pro Shop MERCHAN
					<u>\$53.65</u>		
TURF EQUIPMENT & IRRIGATIO	13391	3006691-00	06/06/2022	06/20/2022	184.55	MOTOR STARTER	104565.250 - Golf EQUIPMENT
					<u>\$184.55</u>		
UTAH STATE PARKS AND RECR	13392	MAY 2022	06/01/2022	06/20/2022	432.00	MAY OHV PERMITS	104160.555 - Visitor Center OHV pe
					<u>\$432.00</u>		
UTAH STATE RETIREMENT	13427	INTEREST AND	06/29/2022	06/30/2022	983.82	INTEREST AND PENALTY FOR LATE PAYM	104140.610 - Admin MISCELLANE
					<u>\$983.82</u>		
VISTA OUTDOOR SALES, LLC.-B	13393	538691	04/06/2022	06/20/2022	1,245.00	GOLF SPEAKERS/LASER RANGERS	104566.482 - Pro Shop MERCHAN
					<u>\$1,245.00</u>		
YAMAHA MOTOR CORP., U.S.A.	13426	17 - 2020 Yamah	04/01/2022	06/30/2022	187.34	Interest - 2020 Yamaha Lease	104566.820 - Pro Shop DEBT SERV
YAMAHA MOTOR CORP., U.S.A.	13426	17 - 2020 Yamah	04/01/2022	06/30/2022	950.98	Principal - 2020 Yamaha Lease	104566.810 - Pro Shop DEBT SERV
YAMAHA MOTOR CORP., U.S.A.	13426	36 - 2019 Yamah	04/01/2022	06/30/2022	162.48	Interest - 2019 Yamaha Lease	104566.820 - Pro Shop DEBT SERV
YAMAHA MOTOR CORP., U.S.A.	13426	36 - 2019 Yamah	04/01/2022	06/30/2022	721.77	Principal - 2019 Yamaha Lease	104566.810 - Pro Shop DEBT SERV
					<u>\$2,022.57</u>		
					\$2,022.57		
					<u>\$414,928.10</u>		

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	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking General Zions	(835,375.73)	(178,452.84)	(1,354,279.42)
1120 PTIF 1109 General Savings	913,328.46	0.00	1,018,479.62
1122 PTIF 1710 Road C Fund	419,834.34	0.00	377,547.82
1125 PTIF 8568 Transportation Tax	78,588.63	0.00	78,750.58
1126 PTIF 8567 Local Option Hwy Tax	95,852.25	0.00	96,049.78
1127 PTIF 3721 Fire trust	29,532.29	0.00	29,532.29
1131 PTIF 5581 Road Bond Repayment	113,737.16	0.00	30.38
1132 PTIF 8569 ZAP TAX	10,315.05	0.00	10,336.30
1133 PTIF 8570 Tranient Room Tax	133,318.89	0.00	133,593.66
1134 PTIF 8716 Parks & Beautification Committee Funds	5,214.26	0.00	20,226.53
1175 Undeposited receipts	0.00	53,641.06	74,235.45
1191.1 Restricted cash	762,861.03	0.00	762,861.03
1191.2 Restricted cash offset	(762,861.03)	0.00	(762,861.03)
Total Cash and cash equivalents	964,345.60	(124,811.78)	484,502.99
Receivables			
1311 Accounts Receivable	10,414.50	650.00	10,344.50
1355 Installment receivable	31,200.00	(1,100.00)	18,000.00
1411 A/R - Due from other governments	290,884.84	0.00	290,884.84
1412 A/R - C Road Fund	48,610.53	0.00	48,610.53
1413 A/R - Property Tax	278,394.00	0.00	278,394.00
Total Receivables	659,503.87	(450.00)	646,233.87
Other current assets			
1562 Workmans comp clearing	0.00	(1,108.72)	3,554.63
1563 Health Insurance clearing	0.00	(9,942.83)	(14,128.25)
1575 Sportsman Credit Clearing	0.00	(1,546.55)	(5,073.36)
Total Other current assets	0.00	(12,598.10)	(15,646.98)
Total Current Assets	1,623,849.47	(137,859.88)	1,115,089.88
Total Assets:	1,623,849.47	(137,859.88)	1,115,089.88
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(175,309.13)	89,443.90	(52,009.53)
2211 Wages Payable	(23,786.04)	0.00	(23,508.68)
2212 Payroll Liability Clearing	0.00	0.00	47.48
2221 FICA/FWT Withholding	(11,006.92)	(13,313.78)	(67,968.16)
2222 State Tax Withholding	(2,252.87)	(2,334.64)	(9,924.98)
2223 State Retirement Withholding	(412.43)	4,529.84	(12,905.09)
2224 Conesco & Liberty health insurance	(212.16)	(552.88)	(1,195.21)
2225 PEHP Health Insurance	(496.14)	957.66	(6,353.62)
2231 Advance & Other W/H	(189.69)	168.46	0.00
2315 Golf Sales Tax	(16,642.82)	(4,476.93)	(12,365.71)
2316 Swimming Pool Sales Tax	(339.44)	(0.39)	(1.26)
2317 Welcome Center Sales Tax	(219.98)	(1.42)	(9.81)
2320 Bail held in trust	(7,603.00)	(129.00)	(21,517.42)
Total Current liabilities	(238,470.62)	74,290.82	(207,711.99)
Deferred revenue			
2340 Deferred revenue	(31,200.00)	1,100.00	(18,000.00)
2341 Deferred property tax	(278,394.00)	0.00	(278,394.00)
Total Deferred revenue	(309,594.00)	1,100.00	(296,394.00)
Long-term liabilities			
2410.1 Accrued interest payable	(1,664.32)	0.00	(1,664.32)
2410.2 Accrued interest payable offset	1,664.32	0.00	1,664.32
2500 Compensated absence liability	(29,049.17)	0.00	(29,049.17)
2500.2 Accrued comp payable offset	29,049.17	0.00	29,049.17
2511.1 2010 CIB Street issued	(1,000,000.00)	0.00	(1,000,000.00)
2511.2 2010 CIB Street repaid	1,000,000.00	0.00	1,000,000.00
2520.1 2019 Yamaha lease issued	(61,160.78)	0.00	(61,160.78)
2520.2 2019 Yamaha lease repaid	17,043.40	0.00	24,123.21
2520.3 2019 Yamaha Lease current	(8,532.70)	0.00	(8,532.70)

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2520.4 2019 Yamaha Lease current offset	8,532.70	0.00	8,532.70
2521.1 2020 Yamaha lease issued	(68,299.20)	0.00	(68,299.20)
2521.2 2021 Yamaha lease repaid	0.00	0.00	15,723.28
2599 GLTD offset	112,416.58	0.00	89,613.49
Total Long-term liabilities	0.00	0.00	0.00
Total Liabilities:	(548,064.62)	75,390.82	(504,105.99)
Equity - Paid in / Contributed			
2981 Fund balance	(1,075,784.85)	62,469.06	(610,983.89)
Total Equity - Paid in / Contributed	(1,075,784.85)	62,469.06	(610,983.89)
Total Liabilities and Fund Equity	(1,623,849.47)	137,859.88	(1,115,089.88)
Total Net Position	0.00	0.00	0.00

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	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property Tax	293,801.40	0.00	330,799.93	302,000.00	0.00
3130 Sales & Use Tax	429,385.06	0.00	719.27	325,000.00	0.00
3132 Energy Sales & Use Tax	149,577.97	2,283.63	46,199.54	125,000.00	0.00
3133 Transportation Sales Tax	90,281.28	0.00	0.00	72,500.00	0.00
3134 Sales Tax for Local Transportation	37,953.62	0.00	0.00	28,000.00	0.00
3135 Zap Tax	22,327.25	0.00	0.00	20,000.00	0.00
3140 Cable TV Franchise Tax	1,901.64	0.00	2,057.99	1,500.00	0.00
3141 Telecommunication Franchise Tax	16,946.54	0.00	0.00	20,000.00	0.00
3149 Transient RoomTax from County	0.00	0.00	0.00	30,000.00	0.00
3150 City Transient Room Tax	39,318.48	0.00	0.00	30,000.00	0.00
Total Taxes	1,081,493.24	2,283.63	379,776.73	954,000.00	0.00
Licenses and permits					
3220 Business Licenses	9,405.01	200.00	9,535.49	8,500.00	0.00
3221 Building Permits/Inspections	23,107.67	0.00	47,826.63	15,000.00	0.00
3225 Animal License	70.00	0.00	60.00	100.00	0.00
3226 Animal Shelter Fees	55.00	0.00	0.00	0.00	0.00
3227 Ordinance Fees	(300.00)	0.00	0.00	0.00	0.00
Total Licenses and permits	32,337.68	200.00	57,422.12	23,600.00	0.00
Intergovernmental revenue					
3312 Cares Act Revenue	188,175.00	0.00	0.00	250,000.00	0.00
3313 ARPA Revenue	0.00	0.00	116,516.00	0.00	0.00
3356 Class C Roads	124,495.53	0.00	0.00	115,000.00	0.00
3358 State Liquor Fund Alloment	0.00	0.00	0.00	5,000.00	0.00
3378 School Dist. Recreation Grants	15,000.00	0.00	0.00	15,000.00	0.00
Total Intergovernmental revenue	327,670.53	0.00	116,516.00	385,000.00	0.00
Charges for services					
3431 Rental Income	7,800.00	650.00	7,800.00	8,000.00	0.00
3432 Airport Lease Revenue	0.00	0.00	735.00	735.00	0.00
3433 Airport Fuel Sales	18,964.75	0.00	13,241.61	27,500.00	0.00
3440 Adminstrative Fees	0.00	0.00	0.00	45,000.00	0.00
3441 New Utility Account Set Up	1,745.00	0.00	150.00	1,500.00	0.00
3471 Recreation Revenue	6,200.00	335.00	13,304.26	6,500.00	0.00
3472 Park Revenue	275.00	100.00	605.00	1,000.00	0.00
3473 Swimming Pool Revenue	12,112.53	360.25	4,235.93	10,000.00	0.00
3474 Golf Course Rounds	342,559.62	40,147.99	286,437.94	250,000.00	0.00
3475 Golf Tournament revenue	0.00	0.00	(2,140.00)	0.00	0.00
3476 Golf Course F&B	28,778.82	6,060.29	29,677.34	18,000.00	0.00
3477 Golf Course Merchandise	57,804.88	13,748.04	82,545.69	30,000.00	0.00
3478 Driving Range Revenue	5,352.34	1,236.80	5,655.02	2,000.00	0.00
3479 Visitor Center Merchandise	12,339.55	2,081.22	15,992.68	7,500.00	0.00
Total Charges for services	493,932.49	64,719.59	458,240.47	407,735.00	0.00
Fines and forfeitures					
3510 Court Fines/Forfeit	200,329.29	1,850.00	182,171.79	150,000.00	0.00
Total Fines and forfeitures	200,329.29	1,850.00	182,171.79	150,000.00	0.00
Interest revenue					
3610 Interest Income	8,831.40	0.00	2,011.84	24,000.00	0.00
3611 Interest Income C road	1,844.79	0.00	832.50	5,000.00	0.00
Total Interest revenue	10,676.19	0.00	2,844.34	29,000.00	0.00
Miscellaneous revenue					
3640 Proceeds from sales of assets	5,900.00	450.00	5,400.00	5,000.00	0.00
3690 Miscellaneous Revenue	9,936.26	324.74	1,954.51	10,000.00	0.00
3692 Visitor Center Revenue	3,011.94	0.00	6,085.72	5,000.00	0.00
3693 Donations	855.28	413.79	1,981.05	1,500.00	0.00
3694 Visitor Center OHV permits	2,730.00	360.00	3,570.00	1,200.00	0.00
3698 Empire Electric Contract	0.00	0.00	5,564.10	0.00	0.00
Total Miscellaneous revenue	22,433.48	1,548.53	24,555.38	22,700.00	0.00
Total Revenue:	2,168,872.90	70,601.75	1,221,526.83	1,972,035.00	0.00
Expenditures:					
General government					
Court					

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4121.110 Court SALARIES & WAGES	12,518.46	923.08	11,613.50	13,000.00	0.00
4121.130 Court EMPLOYEE BENEFITS	1,136.22	72.10	1,826.43	1,200.00	0.00
4121.220 Court STATE FINES & FORFEITURES	95,468.95	6,883.93	94,016.18	75,000.00	0.00
4121.230 Court TRAVEL and TRAINING	0.00	0.00	1,362.54	500.00	0.00
4121.240 Court OFFICE SUPPLIES	76.00	0.00	198.00	150.00	0.00
4121.250 Court SUPP & MAINT - EQUIP	16.75	0.00	0.00	100.00	0.00
4121.310 Court PROFESSIONAL/TECHNICAL	23,702.50	2,110.00	14,730.00	24,000.00	0.00
4121.350 Court CONTRACTED SERVICES	0.00	0.00	0.00	6,000.00	0.00
Total Court	132,918.88	9,989.11	123,746.65	119,950.00	0.00
Administrative					
4140.110 Admin SALARIES & WAGES	103,724.91	5,371.78	85,917.33	140,000.00	0.00
4140.115 Admin Cares Act SALARIES & WAGES	29,943.44	0.00	255.00	0.00	0.00
4140.120 Admin ELECTIONS	0.00	0.00	12,360.73	500.00	0.00
4140.125 Admin MAYOR/COUNCIL EXPENSE	2,011.25	0.00	2,189.06	2,000.00	0.00
4140.130 Admin EMPLOYEE BENEFITS	43,684.18	2,255.17	33,158.54	48,000.00	0.00
4140.210 Admin DUES, SUBSCRIPTIONS, BOOKS	21,089.15	4,115.32	30,661.92	17,500.00	0.00
4140.220 Admin PUBLIC NOTICES	1,759.70	141.40	1,164.90	2,000.00	0.00
4140.230 Admin TRAVEL and TRAINING	4,530.95	0.00	7,396.29	8,000.00	0.00
4140.240 Admin OFFICE SUPPLIES	9,460.52	330.53	6,768.68	7,000.00	0.00
4140.240.5 Admin Cares Act OFFICE SUPPLIES	4,159.88	0.00	10,910.17	0.00	0.00
4140.241 Admin BANK SERVICE CHARGES	23,782.79	0.00	17,735.63	2,000.00	0.00
4140.250 Admin SUPP & MAINT - EQUIP	1,360.34	456.19	2,551.56	1,500.00	0.00
4140.250.5 Admin Cares Act SUPP & MAINT - EQUIP	2,034.28	0.00	0.00	0.00	0.00
4140.252 Admin FUEL	45.30	0.00	305.20	100.00	0.00
4140.280 Admin UTILITIES	27,079.76	965.95	16,945.51	26,000.00	0.00
4140.510 Admin INSURANCE	108,903.19	0.00	80,651.98	75,000.00	0.00
4140.610 Admin MISCELLANEOUS	941.59	983.82	5,218.34	1,500.00	0.00
Total Administrative	384,511.23	14,620.16	314,190.84	331,100.00	0.00
Non-Departmental					
4150.350 Non Dept CONTRACTED SERVICES/BLDG I	124.01	0.00	188.85	3,000.00	0.00
4150.455 Non Dept ADVERTISING/MARKETING	1,500.00	708.00	2,756.25	5,000.00	0.00
4150.551 Non Dept ECONOMIC DEVELOPMENT	845.00	960.00	3,960.00	10,000.00	0.00
4150.551.5 Non Dept Cares Act ECONOMIC DEVELOP	8,500.00	0.00	0.00	0.00	0.00
4150.552 Non Dept PROFESSIONAL/TECHNICAL	36,975.40	829.00	34,427.55	32,000.00	0.00
4150.552.5 Non Dept Cares Act PROFESSIONAL/TECH	7,500.00	0.00	0.00	0.00	0.00
4150.559 Non Dept EMERGENCY MANAGEMENT	0.00	0.00	0.00	1,000.00	0.00
4150.560 Non Dept EQUIPMENT	0.00	0.00	278.99	1,000.00	0.00
Total Non-Departmental	55,444.41	2,497.00	41,611.64	52,000.00	0.00
Visitor Center					
4160.110 Visitor Center SALARIES & WAGES	23,793.77	2,368.47	25,212.27	27,000.00	0.00
4160.130 Visitor Center EMPLOYEE BENEFITS	1,848.57	183.31	3,796.82	2,500.00	0.00
4160.230 Visitor Center TRAVEL and TRAINING	0.00	0.00	51.97	300.00	0.00
4160.250 Visitor Center SUPPLIES MAINTENANCE & E	922.93	0.00	295.10	1,750.00	0.00
4160.280 Visitor Center UTILITIES	5,314.80	406.21	5,437.33	5,000.00	0.00
4160.481 Visitor Center FOODS and BEVERAGES	968.35	179.49	546.06	850.00	0.00
4160.482 Visitor Center MERCHANDISE	6,127.93	192.25	11,730.51	6,000.00	0.00
4160.554 Visitor Center MISCELLANEOUS	1,779.48	0.00	1,784.09	1,500.00	0.00
4160.555 Visitor Center OHV permits	1,971.00	432.00	3,861.00	2,000.00	0.00
Total Visitor Center	42,726.83	3,761.73	52,715.15	46,900.00	0.00
Total General government	615,601.35	30,868.00	532,264.28	549,950.00	0.00
Public safety					
Police					
4210.110 Police SALARIES & WAGES	15,576.79	0.00	0.00	0.00	0.00
4210.130 Police EMPLOYEE BENEFITS	1,683.99	0.00	0.00	0.00	0.00
4210.310 Police PROFESSIONAL/TECHNICAL	0.00	0.00	270.00	0.00	0.00
4210.350 Police CONTRACTED LABOR	204,800.00	0.00	160,500.00	218,000.00	0.00
4210.480 Police LIQUOR FUND EXPENSES	0.00	0.00	18,031.00	0.00	0.00
4210.610 Police MISCELLANEOUS	401.20	0.00	0.00	0.00	0.00
Total Police	222,461.98	0.00	178,801.00	218,000.00	0.00
Fire					
4220.110 Fire SALARIES & WAGES	17,661.59	229.34	13,416.75	17,500.00	0.00
4220.130 Fire EMPLOYEE BENEFITS	2,693.32	25.42	2,527.66	2,500.00	0.00
4220.230 Fire TRAVEL and TRAINING	0.00	0.00	0.00	500.00	0.00
4220.250 Fire SUPP & MAINT - EQUIP	12,982.13	0.00	4,890.68	12,000.00	0.00

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4220.252 Fire FUEL	796.50	77.80	824.64	800.00	0.00
4220.280 Fire UTILITIES	1,295.25	79.63	1,187.12	1,250.00	0.00
4220.610 Fire MISCELLANEOUS	1,791.43	0.00	2,572.79	900.00	0.00
Total Fire	37,220.22	412.19	25,419.64	35,450.00	0.00
Total Public safety	259,682.20	412.19	204,220.64	253,450.00	0.00
Highways and public improvements					
Highways					
4410.010 Streets Local Option Highway Tax SALARIES	0.00	0.00	0.00	1,000.00	0.00
4410.110 Streets SALARIES & WAGES	54,363.24	4,613.24	61,508.98	58,000.00	0.00
4410.130 Streets EMPLOYEE BENEFITS	35,015.31	2,940.70	42,060.84	36,000.00	0.00
4410.230 Streets TRAVEL & TRAINING	12.92	0.00	76.36	500.00	0.00
4410.250 Streets SUPP & MAINT - EQUIP	6,098.10	0.00	8,172.78	7,000.00	0.00
4410.252 Streets FUEL	4,210.92	601.08	6,052.43	6,000.00	0.00
4410.280 Streets UTILITIES	43,712.85	3,276.46	39,937.02	36,000.00	0.00
4410.310 Class C - PROFESSIONAL/TECHNICAL	0.00	0.00	100.25	200.00	0.00
4410.480 Class C - SIGNS	675.09	0.00	3,334.91	1,000.00	0.00
4410.481 Class C - HARDSURFACE MATERIAL	2,669.55	0.00	1,585.08	8,000.00	0.00
4410.482 Class C - BASE MATERIAL	470.00	0.00	255.50	1,000.00	0.00
4410.483 Class C - CRUMB RUBBER	2,800.06	0.00	5,328.00	3,000.00	0.00
4410.610 Streets MISCELLANEOUS	811.93	0.00	737.45	1,000.00	0.00
4410.810 Streets Project Bond - Principal	100,000.00	0.00	0.00	0.00	0.00
4415.481 Class C Maintenance	16,808.16	0.00	11,505.00	60,000.00	0.00
4415.740 Class C Capital outlay	0.00	0.00	0.00	40,000.00	0.00
Total Highways	267,648.13	11,431.48	180,654.60	258,700.00	0.00
Airport					
4460.110 Airport SALARIES & WAGES	7,517.57	677.51	7,437.41	7,000.00	0.00
4460.130 Airport EMPLOYEE BENEFITS	2,903.79	260.43	3,447.99	3,500.00	0.00
4460.210 Airport DUES, SUBSCRIPTIONS, BOOKS	0.00	0.00	0.00	400.00	0.00
4460.230 Airport TRAVEL & TRAINING	0.00	0.00	698.90	1,000.00	0.00
4460.250 Airport SUPP & MAINT - EQUIP	1,519.62	0.00	2,929.78	1,000.00	0.00
4460.253 Airport AIRPORT GASOLINE	16,329.50	0.00	100.00	25,000.00	0.00
4460.280 Airport UTILITIES	5,421.20	363.07	5,186.94	6,000.00	0.00
4460.310 Airport PROFESSIONAL/TECHNICAL	906.75	0.00	0.00	500.00	0.00
4460.350 Airport CONTRACTED SERVICES	0.00	0.00	0.00	300.00	0.00
4460.350.5 Airport Cares Act CONTRACTED SERVICES	7,563.06	0.00	0.00	0.00	0.00
4460.610 Airport MISCELLANEOUS	203.59	0.00	96.69	500.00	0.00
Total Airport	42,365.08	1,301.01	19,897.71	45,200.00	0.00
Total Highways and public improvements	310,013.21	12,732.49	200,552.31	303,900.00	0.00
Parks, Recreation, and Pool					
Parks					
4510.110 Parks SALARIES & WAGES	4,852.93	374.57	5,062.60	8,200.00	0.00
4510.112 Parks SEASONAL SALARIES & WAGES	9,577.42	751.86	9,036.97	10,000.00	0.00
4510.130 Parks EMPLOYEE BENEFITS	2,548.79	251.14	5,870.53	4,000.00	0.00
4510.250 Parks SUPP & MAINT - EQUIP	4,801.80	0.00	3,110.24	5,000.00	0.00
4510.252 Parks FUEL	1,135.62	108.83	2,091.32	1,200.00	0.00
4510.280 Parks UTILITIES	5,366.04	968.75	7,233.97	6,000.00	0.00
4510.510 Parks CONTRACTED LABOR	410.00	0.00	400.00	1,000.00	0.00
4510.610 Parks MISCELLANEOUS	609.72	272.49	1,891.48	1,000.00	0.00
4510.740 Parks CAPITAL OUTLAY	0.00	0.00	0.00	2,500.00	0.00
Total Parks	29,302.32	2,727.64	34,697.11	38,900.00	0.00
Recreation					
4560.110 Rec SALARIES & WAGES	28,145.26	2,358.22	30,174.62	27,000.00	0.00
4560.112 Rec SEASON SALARIES & WAGES	0.00	0.00	0.00	4,000.00	0.00
4560.130 Rec EMPLOYEE BENEFITS	12,589.13	1,334.82	16,647.29	13,500.00	0.00
4560.220 Rec PUBLIC NOTICES	21.00	258.75	396.75	300.00	0.00
4560.230 Rec TRAVEL and TRAINING	0.00	0.00	0.00	500.00	0.00
4560.250 Rec SUPP & MAINT - EQUIP	4,991.04	0.00	2,981.19	6,000.00	0.00
4560.252 Rec FUEL	126.30	0.00	0.00	250.00	0.00
4560.285 Rec PROGRAMS	3,547.66	0.00	7,006.89	0.00	0.00
4560.350 Rec CONTRACTED SERVICES	1,700.00	1,050.00	4,200.00	2,200.00	0.00
4560.610 Rec MISCELLANEOUS	1,656.34	0.00	2,364.46	2,500.00	0.00
Total Recreation	52,776.73	5,001.79	63,771.20	56,250.00	0.00
Pool					

Monticello City
Standard Financial Report
10 10 General Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
4562.110 Pool SALARIES & WAGES	13,818.33	1,119.22	14,822.81	13,500.00	0.00
4562.112 Pool SEASONAL SALARIES & WAGES	12,236.20	122.15	11,351.12	18,000.00	0.00
4562.130 Pool EMPLOYEE BENEFITS	7,257.04	803.17	17,286.22	8,500.00	0.00
4562.230 Pool TRAVEL & TRAINING	0.00	0.00	364.00	500.00	0.00
4562.250 Pool MAINT & EQUIP	2,034.80	30,629.30	39,395.30	15,000.00	0.00
4562.250.5 Pool Cares Act MAINT & EQUIP	6,925.73	0.00	0.00	0.00	0.00
4562.280 Pool UTILITIES	11,714.12	1,790.66	19,576.05	18,000.00	0.00
4562.481 Pool FOODS & BEVERAGES	796.91	110.49	482.26	1,000.00	0.00
4562.550 Pool MBA LEASE PAYMENT	0.00	0.00	0.00	45,000.00	0.00
4562.610 Pool MISCELLANEOUS	99.10	0.00	0.00	300.00	0.00
Total Pool	54,882.23	34,574.99	103,277.76	119,800.00	0.00
Total Parks, Recreation, and Pool	136,961.28	42,304.42	201,746.07	214,950.00	0.00
Golf					
Golf Course Maintenance					
4565.110 Golf SUPER SALARIES & WAGES	66,281.31	7,414.29	86,710.33	60,000.00	0.00
4565.112 Golf SEASONAL SALARIES & WAGES	51,102.62	8,023.22	35,249.66	38,000.00	0.00
4565.130 Golf SUPER EMPLOYEE BENEFITS	21,005.84	3,874.08	40,952.50	19,000.00	0.00
4565.230 Golf TRAVEL & TRAINING	1,357.55	0.00	5,601.58	3,000.00	0.00
4565.249 Golf CART FLEET MAINTENANCE	589.76	2,087.99	4,821.22	750.00	0.00
4565.250 Golf EQUIPMENT	16,711.82	184.55	17,853.46	14,000.00	0.00
4565.250.5 Golf Cares Act EQUIPMENT	0.00	0.00	53,938.03	0.00	53,000.00
4565.251 Golf COURSE/BUILDING/OFFICE SUPPLIES	2,981.87	0.00	3,012.14	5,000.00	0.00
4565.252 Golf FUEL & DIESEL	12,560.08	0.00	6,568.44	12,000.00	0.00
4565.253 Golf OIL & LUBRICANTS	356.31	0.00	394.89	500.00	0.00
4565.270 Golf BUILDING MAINTENANCE	371.12	0.00	1,696.31	500.00	0.00
4565.275 Golf IRRIGATION REPAIR & MAINT	11,146.16	2,891.96	11,505.62	10,000.00	0.00
4565.280 Golf UTILITIES	32,088.66	2,924.95	26,691.80	20,000.00	0.00
4565.451 Golf FERTILIZER, CHEMICAL & SEED	19,091.03	0.00	14,063.76	15,000.00	0.00
4565.452 Golf SAND, SOIL & SOD	2,962.41	0.00	6,862.52	3,000.00	0.00
4565.610 Golf MISCELLANEOUS	1,996.52	249.00	2,856.91	2,500.00	0.00
4565.740 Golf Capital Outlay	0.00	0.00	14,600.00	5,000.00	0.00
Total Golf Course Maintenance	240,603.06	27,650.04	333,379.17	208,250.00	53,000.00
Pro Shop					
4566.110 Pro Shop SALARIES & WAGES	49,104.49	4,251.10	52,805.58	53,000.00	0.00
4566.120 Pro Shop SEASONAL WAGES	23,141.24	2,652.37	16,051.66	17,000.00	0.00
4566.130 Pro Shop EMPLOYEE BENEFITS	25,562.70	1,806.32	29,322.29	35,000.00	0.00
4566.210 Pro Shop DUES, SUBSCRIPTIONS, BOOKS	2,005.25	(70.18)	2,897.45	1,750.00	0.00
4566.230 Pro Shop TRAVEL & TRAINING	0.00	140.00	140.00	500.00	0.00
4566.250 Pro Shop SUPPLIES MAINTENANCE & EQUIP	3,841.49	184.60	1,773.48	2,000.00	0.00
4566.270 Pro Shop BUILDING MAINTENANCE	0.00	0.00	823.44	0.00	0.00
4566.455 Pro Shop ADVERTISING/MARKETING	3,350.06	0.00	1,960.52	4,000.00	0.00
4566.481 Pro Shop FOODS & BEVERAGES	23,399.37	4,355.19	22,035.11	18,000.00	0.00
4566.482 Pro Shop MERCHANDISE/CLUBS	49,570.09	5,784.27	51,312.12	40,000.00	0.00
4566.550 Pro Shop MBA LEASE PAYMENT	0.00	0.00	37.34	28,000.00	0.00
4566.690 Pro Shop MISCELLANEOUS	(1.46)	0.00	812.39	300.00	0.00
4566.740 Pro Shop CAPITAL OUTLAY	0.00	0.00	6,000.00	0.00	0.00
4566.810 Pro Shop DEBT SERVICE PRINCIPAL	11,256.65	0.00	22,803.09	15,000.00	0.00
4566.820 Pro Shop DEBT SERVICE INTEREST	3,245.20	0.00	5,390.85	5,000.00	0.00
Total Pro Shop	194,475.08	19,103.67	214,165.32	219,550.00	0.00
Total Golf	435,078.14	46,753.71	547,544.49	427,800.00	53,000.00
Transfers					
4840.2500 Transfer to Special Revenues 25 - TRT	12,600.00	0.00	0.00	0.00	0.00
4854.4560.1 Transfer to Cares Act Sewer Revenue	675.00	0.00	0.00	0.00	0.00
4854.4560.2 Transfer to Cares Act Water Revenue	1,350.00	0.00	0.00	0.00	0.00
4854.4560.3 Transfer to Cares Act Sanitation Revenue	675.00	0.00	0.00	0.00	0.00
Total Transfers	15,300.00	0.00	0.00	0.00	0.00
Total Expenditures:	1,772,636.18	133,070.81	1,686,327.79	1,750,050.00	53,000.00
Total Change In Net Position	396,236.72	(62,469.06)	(464,800.96)	221,985.00	(53,000.00)

Monticello City
Standard Financial Report
21 21 VMTE Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking VMTE Zions	384.13	0.00	384.13
1128 PTIF 4575 VMTE	6,505.47	0.00	6,518.88
Total Cash and cash equivalents	<u>6,889.60</u>	<u>0.00</u>	<u>6,903.01</u>
Total Current Assets	<u>6,889.60</u>	<u>0.00</u>	<u>6,903.01</u>
Total Assets:	<u>6,889.60</u>	<u>0.00</u>	<u>6,903.01</u>
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2980 Fund Balance	(6,889.60)	0.00	(6,903.01)
Total Equity - Paid in / Contributed	<u>(6,889.60)</u>	<u>0.00</u>	<u>(6,903.01)</u>
Total Liabilities and Fund Equity	<u>(6,889.60)</u>	<u>0.00</u>	<u>(6,903.01)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Monticello City
Standard Financial Report
21 21 VMTE Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Change In Net Position					
Revenue:					
Interest revenue					
3610 Interest Income	31.84	0.00	13.41	125.00	0.00
Total Interest revenue	31.84	0.00	13.41	125.00	0.00
Total Revenue:	31.84	0.00	13.41	125.00	0.00
Expenditures:					
4630 Expenses	1,165.00	0.00	0.00	500.00	0.00
Total Expenditures:	1,165.00	0.00	0.00	500.00	0.00
Total Change In Net Position	(1,133.16)	0.00	13.41	(375.00)	0.00

Monticello City
Standard Financial Report
25 25 Special Revenue - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Parks & Rec Zions	2,178.37	(5,732.54)	(20,368.88)
1175 Undeposited cash receipts	500.50	0.00	0.00
Total Cash and cash equivalents	<u>2,678.87</u>	<u>(5,732.54)</u>	<u>(20,368.88)</u>
Total Current Assets	<u>2,678.87</u>	<u>(5,732.54)</u>	<u>(20,368.88)</u>
Total Assets:	<u>2,678.87</u>	<u>(5,732.54)</u>	<u>(20,368.88)</u>
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(2,629.94)	0.00	0.00
Total Current liabilities	<u>(2,629.94)</u>	<u>0.00</u>	<u>0.00</u>
Total Liabilities:	<u>(2,629.94)</u>	<u>0.00</u>	<u>0.00</u>
Equity - Paid in / Contributed			
2980 Fund Balance	(48.93)	5,732.54	20,368.88
Total Equity - Paid in / Contributed	<u>(48.93)</u>	<u>5,732.54</u>	<u>20,368.88</u>
Total Liabilities and Fund Equity	<u>(2,678.87)</u>	<u>5,732.54</u>	<u>20,368.88</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Monticello City
Standard Financial Report
25 25 Special Revenue - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Miscellaneous revenue					
3410 Parks & Beautification	0.00	0.00	200.00	15,000.00	0.00
3430 Visitor Center Donations	8.50	0.00	5.50	100.00	0.00
3440 Community Events	490.00	0.00	0.00	1,000.00	0.00
3460 Golf Hole Sponsorship	10,300.00	0.00	3,950.00	6,000.00	0.00
Total Miscellaneous revenue	10,798.50	0.00	4,155.50	22,100.00	0.00
Contributions and transfers					
3810 Transfers from General Fund	12,600.00	0.00	0.00	0.00	0.00
Total Contributions and transfers	12,600.00	0.00	0.00	0.00	0.00
Total Revenue:	23,398.50	0.00	4,155.50	22,100.00	0.00
Expenditures:					
Miscellaneous					
4510 Parks & Beautification	391.75	0.00	3,163.76	13,000.00	0.00
4520 Outdoor Rec	0.00	0.00	0.00	500.00	0.00
4540 Community Events (City TRT)	17,322.89	5,732.54	21,929.11	20,000.00	0.00
Total Miscellaneous	17,714.64	5,732.54	25,092.87	33,500.00	0.00
Total Expenditures:	17,714.64	5,732.54	25,092.87	33,500.00	0.00
Total Change In Net Position	5,683.86	(5,732.54)	(20,937.37)	(11,400.00)	0.00
Income or Expense					
Income From Operations:					
Operating income					
3415 Parks and Rec Committee	0.00	0.00	1,191.43	0.00	0.00
Total Operating income	0.00	0.00	1,191.43	0.00	0.00
Operating expense					
4515 Parks and Rec Committee	0.00	0.00	671.87	0.00	0.00
Total Operating expense	0.00	0.00	671.87	0.00	0.00
Total Income From Operations:	0.00	0.00	519.56	0.00	0.00
Total Income or Expense	0.00	0.00	519.56	0.00	0.00

Monticello City
Standard Financial Report
40 40 Capital Projects - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Capitol Projects Zions	475,103.61	(321,444.00)	153,659.61
1120 PTIF 1109 Capital Projects	0.36	0.00	0.36
1124 PTIF 3052 Transportation	573,897.21	0.00	575,079.97
1127 PTIF 3721 Fire trust	217,354.72	0.00	217,863.53
Total Cash and cash equivalents	<u>1,266,355.90</u>	<u>(321,444.00)</u>	<u>946,603.47</u>
Total Current Assets	<u>1,266,355.90</u>	<u>(321,444.00)</u>	<u>946,603.47</u>
Total Assets:	<u>1,266,355.90</u>	<u>(321,444.00)</u>	<u>946,603.47</u>
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2901.1 Reserve for park bathrooms	(20,000.00)	0.00	(20,000.00)
2901.2 Reserve offset - park bathrooms	20,000.00	0.00	20,000.00
2981 Fund balance	(1,266,355.90)	321,444.00	(946,603.47)
Total Equity - Paid in / Contributed	<u>(1,266,355.90)</u>	<u>321,444.00</u>	<u>(946,603.47)</u>
Total Liabilities and Fund Equity	<u>(1,266,355.90)</u>	<u>321,444.00</u>	<u>(946,603.47)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Monticello City
Standard Financial Report
40 40 Capital Projects - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3345 FAA Aiport Grant	185,648.60	0.00	130,962.20	315,000.00	0.00
Total Intergovernmental revenue	185,648.60	0.00	130,962.20	315,000.00	0.00
Interest revenue					
3610 Interest Income	4,019.51	0.00	1,691.57	15,000.00	0.00
Total Interest revenue	4,019.51	0.00	1,691.57	15,000.00	0.00
Total Revenue:	189,668.11	0.00	132,653.77	330,000.00	0.00
Expenditures:					
Capital Outlay					
4161.730 Capital Outlay PROJECTS	176,446.00	321,444.00	321,444.00	0.00	0.00
4410.740 Capital Outlay STREETS	3,500.00	0.00	0.00	0.00	0.00
4460.740 Capital Outlay AIRPORT	0.00	0.00	130,962.20	315,000.00	0.00
4510.740 Capital Outlay PARKS	3,500.00	0.00	0.00	0.00	0.00
4565.740 Capital Outlay GOLF	7,750.00	0.00	0.00	0.00	0.00
Total Capital Outlay	191,196.00	321,444.00	452,406.20	315,000.00	0.00
Total Expenditures:	191,196.00	321,444.00	452,406.20	315,000.00	0.00
Total Change In Net Position	(1,527.89)	(321,444.00)	(319,752.43)	15,000.00	0.00

Monticello City
Standard Financial Report
51 51 Water Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Water Zions	397,143.56	20,978.28	331,735.97
1120 PTIF 1109 Water	446,001.41	0.00	446,001.41
1127 PTIF 5580 Water Reserve Fund	260,598.74	0.00	261,135.81
1175 Undeposited receipts	7,199.78	14,479.70	120,110.12
1191.1 Restricted cash	176,918.86	0.00	176,918.86
1191.2 Restricted cash offset	(176,918.86)	0.00	(176,918.86)
Total Cash and cash equivalents	1,110,943.49	35,457.98	1,158,983.31
Receivables			
1311 Accounts Receivable	90,259.25	20,644.90	58,793.34
1312 Allow for Doubtful accounts	(9,521.28)	0.00	(9,521.28)
Total Receivables	80,737.97	20,644.90	49,272.06
Total Current Assets	1,191,681.46	56,102.88	1,208,255.37
Non-Current Assets			
Capital assets			
Work in process			
1610 Construction in progress	39,000.00	0.00	39,000.00
Total Work in process	39,000.00	0.00	39,000.00
Property			
1611 Land and water rights	1,986,675.07	0.00	1,986,675.07
1621 Buildings	12,153.50	0.00	12,153.50
1631.30 Water system improvements 30 yr	2,626,484.90	0.00	2,626,484.90
1631.40 Water system improvements 40 yr	13,902,477.56	0.00	13,902,477.56
1641.05 Machinery & equipment 5 yr	119,764.12	0.00	119,764.12
Total Property	18,647,555.15	0.00	18,647,555.15
Accumulated depreciation			
1721 AccDpn Buildings	(11,676.52)	0.00	(11,676.52)
1731.30 AccDpn Water system improvements 30 yr	(1,797,301.38)	0.00	(1,797,301.38)
1731.40 AccDpn Water system improvements 40 yr	(6,491,340.15)	0.00	(6,491,340.15)
1741.05 AccDpn Machinery & equipment 5 yr	(107,025.40)	0.00	(107,025.40)
Total Accumulated depreciation	(8,407,343.45)	0.00	(8,407,343.45)
Total Capital assets	10,279,211.70	0.00	10,279,211.70
Other non-current assets			
1802 Deferred outflows - pensions	7,769.76	0.00	7,769.76
Total Other non-current assets	7,769.76	0.00	7,769.76
Total Non-Current Assets	10,286,981.46	0.00	10,286,981.46
Total Assets:	11,478,662.92	56,102.88	11,495,236.83
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(5,170.30)	(22,250.07)	(26,774.87)
2215 Compensated absence liability	(8,538.39)	0.00	(8,568.39)
2230 Customer Deposits	(43,965.00)	(560.00)	(48,465.00)
2375 Accrued interest payable	(1,590.00)	0.00	(1,590.00)
Total Current liabilities	(59,263.69)	(22,810.07)	(85,398.26)
Deferred revenue			
2601 Net pension liability	(5,201.80)	0.00	(5,201.80)
2602 Deferred inflows - pensions	(25,687.61)	0.00	(25,687.61)
Total Deferred revenue	(30,889.41)	0.00	(30,889.41)
Long-term liabilities			
2510.1 1997 SJWC District issued	(846,504.07)	0.00	(846,504.07)
2510.2 1997 SJWC District repaid	698,500.07	0.00	728,000.07
2510.3 1997 SJWC District current	(29,500.00)	0.00	(29,500.00)
2510.4 1997 SJWC District current offset	29,500.00	0.00	29,500.00
2515.1 1997 Water Refunding BR3 issued	(555,792.47)	0.00	(555,792.47)
2515.2 1997 Water Refunding BR3 repaid	555,792.47	0.00	555,792.47
2516.1 1997A Water Refunding issued	(500,000.00)	0.00	(500,000.00)
2516.2 1997A Water Refunding repaid	445,000.00	0.00	472,000.00

Monticello City
Standard Financial Report
51 51 Water Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2516.3 1997A Water Refunding current	(27,000.00)	0.00	(27,000.00)
2516.4 1997A Water Refunding current offset	27,000.00	0.00	27,000.00
2517.1 1997B Water Refunding issued	(460,000.00)	0.00	(460,000.00)
2517.2 1997B Water Refunding repaid	413,000.00	0.00	437,000.00
2517.3 1997B Water Refunding current	(23,000.00)	0.00	(23,000.00)
2517.4 1997B Water Refunding current offset	23,000.00	0.00	23,000.00
2520.1 2004 CIB Water Meters issued	(100,000.00)	0.00	(100,000.00)
2520.2 2004 CIB Water Meters repaid	64,000.00	0.00	68,000.00
2520.3 2004 CIB Water Meters current	(4,000.00)	0.00	(4,000.00)
2520.4 2004 CIB Water Meters current offset	4,000.00	0.00	4,000.00
2525.1 2006 Water Revenue issued	(949,670.00)	0.00	(949,670.00)
2525.2 2006 Water Revenue repaid	176,819.89	4,453.81	194,355.18
2525.3 2006 Water Revenue current	(17,535.28)	0.00	(17,535.28)
2525.4 2006 Water Revenue current offset	17,535.28	0.00	17,535.28
2530.1 2008 Water system issued	(484,000.00)	0.00	(484,000.00)
2530.2 2008 Water system repaid	192,000.00	0.00	208,000.00
2530.3 2008 Water system current	(16,000.00)	0.00	(16,000.00)
2530.4 2008 Water system current offset	16,000.00	0.00	16,000.00
2535.1 2010 Water System Improvements issued	(166,000.00)	0.00	(166,000.00)
2535.2 2010 Water System Improvements repaid	60,000.00	0.00	66,000.00
2535.3 2010 Water System Improvements current	(6,000.00)	0.00	(6,000.00)
2535.4 2010 Water System Improvements current offset	6,000.00	0.00	6,000.00
2536.1 2013 Secondary Water System issued	(847,000.00)	0.00	(847,000.00)
2536.2 2013 Secondary Water System repaid	176,833.09	0.00	204,833.09
2536.3 2013 Secondary Water System current	(28,000.00)	0.00	(28,000.00)
2536.4 2013 Secondary Water System current offset	28,000.00	0.00	28,000.00
2537.1 2018 Engineering DWQ Study	(39,000.00)	0.00	(39,000.00)
2538.2 2020 Water Bond repaid	7,800.00	7,800.00	23,400.00
2538.3 2020 Water Bond current	(15,600.00)	0.00	(15,600.00)
2538.4 2020 Water Bond current offset	15,600.00	0.00	15,600.00
Total Long-term liabilities	(2,158,221.02)	12,253.81	(1,990,585.73)
Total Liabilities:	(2,248,374.12)	(10,556.26)	(2,106,873.40)
Equity - Paid in / Contributed			
2911.1 Debt service reserve	(176,918.86)	0.00	(176,918.86)
2911.2 Debt service reserve offset	176,918.86	0.00	176,918.86
2981 Fund balance	(9,230,288.80)	(45,546.62)	(9,388,363.44)
Total Equity - Paid in / Contributed	(9,230,288.80)	(45,546.62)	(9,388,363.44)
Total Liabilities and Fund Equity	(11,478,662.92)	(56,102.88)	(11,495,236.84)
Total Net Position	0.00	0.00	(0.01)

Monticello City
Standard Financial Report
51 51 Water Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
3710 Charges for Services	419,948.39	38,626.86	408,358.27	390,000.00	0.00
3712 Secondary Water Charges	178,499.09	31,360.34	119,378.21	115,000.00	0.00
3720 Water Connection Fees	2,517.50	50.00	650.00	1,000.00	0.00
3730 Late Fees & Penalties	3,804.86	284.96	2,382.20	4,000.00	0.00
3747 Water Sales to Construction Projects	0.00	0.00	0.00	5,000.00	0.00
3790 Miscellaneous Fees	1,686.58	0.00	10.18	0.00	0.00
Total Operating income	606,456.42	70,322.16	530,778.86	515,000.00	0.00
Operating expense					
4751.110 Water SALARIES & WAGES	90,722.12	6,936.30	112,876.98	90,000.00	0.00
4751.130 Water EMPLOYEE BENEFITS	48,912.72	3,249.18	46,711.18	42,000.00	0.00
4751.210 Water DUES, SUBSCRIPTIONS, BOOKS	714.25	0.00	1,524.58	2,000.00	0.00
4751.220 Water PUBLIC NOTICES	628.38	0.00	284.62	400.00	0.00
4751.230 Water TRAVEL and TRAINING	825.21	0.00	1,380.93	1,000.00	0.00
4751.240 Water OFFICE SUPPLIES	285.94	0.00	328.83	200.00	0.00
4751.250 Water SUPPLY/MAINT & EQUIPMENT	5,269.91	699.00	3,728.33	5,000.00	0.00
4751.250.5 Water Cares Act SUPPLY/MAINT & EQUIPME	0.00	0.00	7,500.00	0.00	7,500.00
4751.252 Water FUEL	1,709.42	238.87	2,641.10	1,200.00	0.00
4751.265 Water SUPP & MAINT WATER PLANT	17,127.89	1,455.32	26,720.98	21,000.00	0.00
4751.266 Water SUPP & MAINT DISTRIBUTION	14,061.89	553.17	14,768.63	10,000.00	0.00
4751.267 Water SUPP & MAINT SECONDARY	5,196.22	1,750.92	7,047.53	2,000.00	0.00
4751.280 Water UTILITIES	12,627.45	1,009.06	20,300.44	15,000.00	0.00
4751.310 Water PROFESSIONAL/TECHNICAL	1,494.00	140.00	88,340.99	40,000.00	0.00
4751.450 Water WATER SAMPLES	4,839.65	717.53	4,375.56	5,000.00	0.00
4751.510 Water INSURANCE	0.00	0.00	0.00	15,000.00	0.00
4751.550 LEASE EXPENSE - ANNUAL PYMT	0.00	0.00	0.00	10,000.00	0.00
4751.610 Water MISCELLANEOUS	499.34	0.00	105.90	1,000.00	0.00
4751.620 Water ADMINISTRATIVE FEE	0.00	0.00	0.00	15,000.00	0.00
4751.625.5 Water CARES ACT UTILITY GRANT/WRITEO	1,890.33	0.00	100.00	0.00	0.00
4751.690 Water DEPRECIATION	383,654.65	0.00	0.00	250,000.00	0.00
4751.820 Water INTEREST EXPENSE	36,926.27	8,026.19	34,504.71	35,000.00	0.00
Total Operating expense	627,385.64	24,775.54	373,241.29	560,800.00	7,500.00
Total Income From Operations:	(20,929.22)	45,546.62	157,537.57	(45,800.00)	(7,500.00)
Non-Operating Items:					
Non-operating income					
3794 Interest Income	1,276.19	0.00	537.07	5,000.00	0.00
3796.3 Conservancy District	0.00	0.00	0.00	29,000.00	0.00
3796.4 Water Cares Act Revenue	1,350.00	0.00	0.00	0.00	0.00
Total Non-operating income	2,626.19	0.00	537.07	34,000.00	0.00
Total Non-Operating Items:	2,626.19	0.00	537.07	34,000.00	0.00
Total Income or Expense	(18,303.03)	45,546.62	158,074.64	(11,800.00)	(7,500.00)

Monticello City
Standard Financial Report
52 52 Sewer Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Sewer Zions	112,972.28	5,831.26	203,252.05
1120 PTIF 1109 Sewer	200,717.02	0.00	200,717.02
1127 PTIF 5662 Sewer Reserve Fund	67,406.56	0.00	67,545.48
1175 Undeposited receipts	10,486.58	7,194.41	21,030.33
1191.1 Restricted cash	60,840.00	0.00	60,840.00
1191.2 Restricted cash offset	(60,840.00)	0.00	(60,840.00)
Total Cash and cash equivalents	391,582.44	13,025.67	492,544.88
Receivables			
1311 Accounts Receivable	26,179.67	1,815.44	26,926.50
Total Receivables	26,179.67	1,815.44	26,926.50
Total Current Assets	417,762.11	14,841.11	519,471.38
Non-Current Assets			
Capital assets			
Property			
1611 Land	60,790.00	0.00	60,790.00
1621.20 Buildings 20 yr	6,663.50	0.00	6,663.50
1621.30 Buildings 30 yr	72,100.01	0.00	72,100.01
1631.30 Sewer system improvements 30 yr	1,072,126.18	0.00	1,072,126.18
1631.40 Sewer system improvements 40 yr	2,755,411.88	0.00	2,755,411.88
1641.05 Machinery & equipment 5 yr	106,689.91	0.00	106,689.91
1641.10 Machinery & equipment 10 yr	69,732.00	0.00	69,732.00
Total Property	4,143,513.48	0.00	4,143,513.48
Accumulated depreciation			
1721.20 AccDpn Buildings 20 yr	(6,662.74)	0.00	(6,662.74)
1721.30 AccDpn Buildings 30 yr	(72,100.01)	0.00	(72,100.01)
1731.30 AccDpn Sewer system imp 30yr	(1,063,525.90)	0.00	(1,063,525.90)
1731.40 AccDpn Sewer system imp. 40 yr	(1,747,860.19)	0.00	(1,747,860.19)
1741.05 AccDpn Machinery & equipment 5 yr	(77,569.09)	0.00	(77,569.09)
1741.10 AccDpn Machinery & equipment 10 yr	(31,944.69)	0.00	(31,944.69)
Total Accumulated depreciation	(2,999,662.62)	0.00	(2,999,662.62)
Total Capital assets	1,143,850.86	0.00	1,143,850.86
Other non-current assets			
1802 Deferred outflows - pensions	6,719.46	0.00	6,719.46
Total Other non-current assets	6,719.46	0.00	6,719.46
Total Non-Current Assets	1,150,570.32	0.00	1,150,570.32
Total Assets:	1,568,332.43	14,841.11	1,670,041.70
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(1,978.29)	(106.33)	(1,302.25)
2215 Compensated absence liability	(8,090.40)	0.00	(8,090.40)
2375 Accrued interest payable	(1,084.40)	0.00	(1,084.40)
Total Current liabilities	(11,153.09)	(106.33)	(10,477.05)
Deferred revenue			
2601 Net pension liability	(4,498.64)	0.00	(4,498.64)
2602 Deferred inflows - pensions	(22,215.23)	0.00	(22,215.23)
Total Deferred revenue	(26,713.87)	0.00	(26,713.87)
Long-term liabilities			
2515.1 2000 Sewer Revenue issued	(500,000.00)	0.00	(500,000.00)
2515.2 2000 Sewer Revenue repaid	500,000.00	0.00	501,476.92
2520.1 2008 Sewer system issued	(516,000.00)	0.00	(516,000.00)
2520.2 2008 Sewer system repaid	204,000.00	0.00	221,000.00
2520.3 2008 Sewer system current	(17,000.00)	0.00	(17,000.00)
2520.4 2008 Sewer system current offset	17,000.00	0.00	17,000.00
Total Long-term liabilities	(312,000.00)	0.00	(293,523.08)
Total Liabilities:	(349,866.96)	(106.33)	(330,714.00)
Equity - Paid in / Contributed			

Monticello City
Standard Financial Report
52 52 Sewer Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2911.1 Debt service reserve	(60,840.00)	0.00	(60,840.00)
2911.2 Debt service reserve offset	60,840.00	0.00	60,840.00
2981 Fund balance	(1,218,465.47)	(14,734.78)	(1,339,327.70)
Total Equity - Paid in / Contributed	(1,218,465.47)	(14,734.78)	(1,339,327.70)
Total Liabilities and Fund Equity	(1,568,332.43)	(14,841.11)	(1,670,041.70)
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
52 52 Sewer Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
3731 Charges for Services	266,741.06	23,744.82	258,956.09	250,000.00	0.00
3733 Sewer Connection Fess	612.50	0.00	0.00	500.00	0.00
Total Operating income	267,353.56	23,744.82	258,956.09	250,500.00	0.00
Operating expense					
4752.110 Sewer SALARIES & WAGES	62,895.87	5,489.51	77,078.59	68,000.00	0.00
4752.130 Sewer EMPLOYEE BENEFITS	38,116.21	3,265.89	43,846.82	41,000.00	0.00
4752.220 Sewer PUBLIC NOTICES	595.32	0.00	57.67	200.00	0.00
4752.230 Sewer TRAVEL and TRAINING	1,825.02	0.00	757.49	1,000.00	0.00
4752.240 Sewer OFFICE SUPPLIES	41.85	0.00	148.23	200.00	0.00
4752.250 Sewer SUPP & MAINT - EQUIP	3,239.36	0.00	7,152.32	7,500.00	0.00
4752.250.5 Sewer CARES ACT SUPP & MAINT - EQUIP	0.00	0.00	200.63	0.00	0.00
4752.252 Sewer FUEL	1,814.57	104.09	2,092.91	2,500.00	0.00
4752.265 Sewer SYSTEM MAINTENANCE	6,441.49	0.00	2,053.69	5,000.00	0.00
4752.280 Sewer UTILITIES	2,991.11	150.55	4,201.78	4,000.00	0.00
4752.310 Sewer PROFESSIONAL/TECHNICAL	200.50	0.00	100.25	1,200.00	0.00
4752.450 Sewer SAMPLES	0.00	0.00	0.00	500.00	0.00
4752.510 Sewer INSURANCE	0.00	0.00	0.00	15,000.00	0.00
4752.610 Sewer MISCELLANEOUS	513.18	0.00	417.00	2,000.00	0.00
4752.620 Sewer ADMINISTRATIVE FEE	0.00	0.00	0.00	15,000.00	0.00
4752.620.5 Sewer CARES ACT UTILITY GRANT/WRITE	945.16	0.00	50.00	0.00	0.00
4752.690 Sewer DEPRECIATION	57,825.20	0.00	0.00	75,000.00	0.00
4752.820 Sewer INTEREST EXPENSE	256.48	0.00	75.40	3,000.00	0.00
Total Operating expense	177,701.32	9,010.04	138,232.78	241,100.00	0.00
Total Income From Operations:	89,652.24	14,734.78	120,723.31	9,400.00	0.00
Non-Operating Items:					
Non-operating income					
3794 Interest Income	330.09	0.00	138.92	1,500.00	0.00
3795 Sewer Cares Act Revenue	675.00	0.00	0.00	0.00	0.00
Total Non-operating income	1,005.09	0.00	138.92	1,500.00	0.00
Total Non-Operating Items:	1,005.09	0.00	138.92	1,500.00	0.00
Total Income or Expense	90,657.33	14,734.78	120,862.23	10,900.00	0.00

Monticello City
Standard Financial Report
53 53 Sanitation Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Sanitation Zions	311,087.27	1,579.18	119,549.28
1120 PTIF 1109 Sanitation	134,294.01	0.00	353,294.01
1130 PTIF 6128 Landfill financial assurance	27,859.46	0.00	83,916.87
1175 Undeposited receipts	14,055.31	8,891.29	29,941.50
1191.1 Restricted cash	27,723.02	0.00	27,723.02
1191.2 Restricted cash offset	(27,723.02)	0.00	(27,723.02)
Total Cash and cash equivalents	487,296.05	10,470.47	586,701.66
Receivables			
1311 Accounts Receivable	37,132.63	1,716.55	43,196.69
Total Receivables	37,132.63	1,716.55	43,196.69
Total Current Assets	524,428.68	12,187.02	629,898.35
Non-Current Assets			
Capital assets			
Property			
1621 Buildings	6,663.50	0.00	6,663.50
1631 System improvements	11,866.84	0.00	11,866.84
1641.05 Machinery & equipment 5 yr	508,857.33	0.00	508,857.33
1641.15 Machinery & equipment 15 yr	45,317.60	0.00	45,317.60
Total Property	572,705.27	0.00	572,705.27
Accumulated depreciation			
1721 AccDpn Buildings	(6,662.74)	0.00	(6,662.74)
1731 AccDpn System improvements	(11,866.84)	0.00	(11,866.84)
1741.05 AccDpn Machinery & equipment 5 yr	(508,857.33)	0.00	(508,857.33)
1741.15 AccDpn Machinery & equipment 15 yr	(45,317.60)	0.00	(45,317.60)
Total Accumulated depreciation	(572,704.51)	0.00	(572,704.51)
Total Capital assets	0.76	0.00	0.76
Other non-current assets			
1802 Deferred outflows - pensions	7,858.27	0.00	7,858.27
Total Other non-current assets	7,858.27	0.00	7,858.27
Total Non-Current Assets	7,859.03	0.00	7,859.03
Total Assets:	532,287.71	12,187.02	637,757.38
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(18,545.47)	8,862.24	(17,413.83)
2215 Compensated absence liability	(6,603.50)	0.00	(6,603.50)
Total Current liabilities	(25,148.97)	8,862.24	(24,017.33)
Deferred revenue			
2601 Net pension liability	(5,261.06)	0.00	(5,261.06)
2602 Deferred inflows - pensions	(25,980.23)	0.00	(25,980.23)
Total Deferred revenue	(31,241.29)	0.00	(31,241.29)
Total Liabilities:	(56,390.26)	8,862.24	(55,258.62)
Equity - Paid in / Contributed			
2941.1 Post closure reserve	(27,723.02)	0.00	(27,723.02)
2941.2 Post closure reserve offset	27,723.02	0.00	27,723.02
2981 Fund balance	(475,897.45)	(21,049.26)	(582,498.76)
Total Equity - Paid in / Contributed	(475,897.45)	(21,049.26)	(582,498.76)
Total Liabilities and Fund Equity	(532,287.71)	(12,187.02)	(637,757.38)
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
53 53 Sanitation Fund - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
3690 Miscellaneous Revenue	(150.00)	0.00	0.00	0.00	0.00
3733 Charges for Services	337,605.23	32,097.90	355,487.83	335,000.00	0.00
3734 Salvage Income	0.00	0.00	0.00	750.00	0.00
3735 Landfill Use	35,222.00	2,027.10	18,728.10	32,500.00	0.00
Total Operating income	372,677.23	34,125.00	374,215.93	368,250.00	0.00
Operating expense					
4753.110 Sanitation SALARIES & WAGES	68,715.56	6,172.60	84,389.53	71,000.00	0.00
4753.130 Sanitation EMPLOYEE BENEFITS	50,058.15	3,710.90	49,091.64	41,000.00	0.00
4753.240 Sanitation OFFICE SUPPLIES	11.20	0.00	226.49	100.00	0.00
4753.250 Sanitation SUPP & MAINT - EQUIP	58,402.81	342.08	37,867.90	20,000.00	0.00
4753.252 Sanitation FUEL	16,142.78	2,850.16	24,525.36	21,000.00	0.00
4753.255 Sanitation MAINTANANCE DUES	6,968.12	0.00	4,792.90	35,000.00	0.00
4753.267 Sanitation CONTRACTED SERVICES	10,457.40	0.00	6,230.52	8,000.00	0.00
4753.268 Sanitation TIPPAGE FEES	63,589.84	0.00	59,536.68	60,000.00	0.00
4753.310 Sanitation PROFESSIONAL/TECHNICAL	0.00	0.00	508.75	0.00	0.00
4753.510 Sanitation INSURANCE	0.00	0.00	0.00	10,000.00	0.00
4753.610 Sanitation MISCELLANEOUS	779.32	0.00	452.26	700.00	0.00
4753.620 Sanitation ADMINISTRATIVE FEE	0.00	0.00	0.00	15,000.00	0.00
4753.620.5 Sanitation CARES ACT UTILITY GRANT/WRI	945.16	0.00	50.00	0.00	0.00
4753.690 Sanitation DEPRECIATION	333.12	0.00	0.00	35,000.00	0.00
Total Operating expense	276,403.46	13,075.74	267,672.03	316,800.00	0.00
Total Income From Operations:	96,273.77	21,049.26	106,543.90	51,450.00	0.00
Non-Operating Items:					
Non-operating income					
3732 Sanitation Cares Act Revenue	675.00	0.00	0.00	0.00	0.00
3794 Interest Income	136.44	0.00	57.41	500.00	0.00
Total Non-operating income	811.44	0.00	57.41	500.00	0.00
Total Non-Operating Items:	811.44	0.00	57.41	500.00	0.00
Total Income or Expense	97,085.21	21,049.26	106,601.31	51,950.00	0.00

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking MBA Zions	(102,544.00)	(701.39)	(178,712.28)
1120 PTIF 1109 MBA	(33,981.65)	0.00	(33,981.65)
1135 PTIF 5188 ZAP TAX Swimming Pool Payment	62,257.31	0.00	62,385.62
1138 PTIF 8578 Fund 54 Debt Reserve	130,821.73	0.00	131,091.34
1175 Undeposited receipts	600.00	650.00	710.00
1191.1 Restricted cash	465,651.44	0.00	465,651.44
1191.2 Restricted cash offset	(465,651.44)	0.00	(465,651.44)
Total Cash and cash equivalents	57,153.39	(51.39)	(18,506.97)
Receivables			
1311 Accounts Receivable	100.00	0.00	100.00
Total Receivables	100.00	0.00	100.00
Total Current Assets	57,253.39	(51.39)	(18,406.97)
Non-Current Assets			
Capital assets			
Property			
1610 Land	35,297.60	0.00	35,297.60
1621 Buildings	3,882,747.19	0.00	3,882,747.19
1631 Improvements	2,250,299.80	0.00	2,250,299.80
1640 Machinery and equipment	18,591.99	0.00	18,591.99
Total Property	6,186,936.58	0.00	6,186,936.58
Accumulated depreciation			
1721 AccDpn Buildings	(739,969.33)	0.00	(739,969.33)
1731 AccDpn Improvements	(679,890.32)	0.00	(679,890.32)
1740 AccDpn Machinery and equipment	(13,047.10)	0.00	(13,047.10)
Total Accumulated depreciation	(1,432,906.75)	0.00	(1,432,906.75)
Total Capital assets	4,754,029.83	0.00	4,754,029.83
Other non-current assets			
1799 MBA GFA offset	(4,754,029.83)	0.00	(4,754,029.83)
Total Other non-current assets	(4,754,029.83)	0.00	(4,754,029.83)
Total Non-Current Assets	0.00	0.00	0.00
Total Assets:	57,253.39	(51.39)	(18,406.97)
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(1,239.78)	(42,514.40)	(45,285.31)
Total Current liabilities	(1,239.78)	(42,514.40)	(45,285.31)
Long-term liabilities			
2410.1 Accrued interest	(13,987.50)	0.00	(13,987.50)
2410.2 Accrued interest offset	13,987.50	0.00	13,987.50
2510.1 2006 MBA Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2510.2 2006 MBA Lease Revenue repaid	140,000.00	0.00	150,000.00
2510.3 2006 MBA Lease Revenue current	(10,000.00)	0.00	(10,000.00)
2510.4 2006 MBA Lease Revenue current offset	10,000.00	0.00	10,000.00
2511.1 2009 MBA Swimming Pool - issued	(1,350,000.00)	0.00	(1,350,000.00)
2511.2 2009 MBA Swimming Pool - repaid	405,000.00	0.00	450,000.00
2511.3 2009 MBA Swimming Pool - current	(45,000.00)	0.00	(45,000.00)
2511.4 2009 MBA Swimming Pool - current offset	45,000.00	0.00	45,000.00
2512.1 2014 Community Center - issued	(1,000,000.00)	0.00	(1,000,000.00)
2512.2 2014 Community Center - repaid	137,000.00	29,000.00	195,000.00
2512.3 2014 Community Center - current	(58,000.00)	0.00	(58,000.00)
2512.4 2014 Community Center - current offset	58,000.00	0.00	58,000.00
2518.1 2014 Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2518.2 2014 Lease Revenue repaid	300,000.00	0.00	300,000.00
2599 MBA LTD offset	1,968,000.00	0.00	1,968,000.00
Total Long-term liabilities	0.00	29,000.00	113,000.00
Total Liabilities:	(1,239.78)	(13,514.40)	67,714.69
Equity - Paid in / Contributed			

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2961.1 Debt Reserve	(130,181.09)	0.00	(130,181.09)
2961.2 Debt Reserve offset	130,181.09	0.00	130,181.09
2981 Fund balance	(56,013.61)	13,565.79	(49,307.72)
Total Equity - Paid in / Contributed	(56,013.61)	13,565.79	(49,307.72)
Total Liabilities and Fund Equity	(57,253.39)	51.39	18,406.97
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3660 UTILITY PAYMENT FROM COUNTY	13,416.71	100.00	14,070.92	15,000.00	0.00
3680 Debt Service/Loan Pmt from County	0.00	0.00	25,167.00	25,000.00	0.00
Total Intergovernmental revenue	13,416.71	100.00	39,237.92	40,000.00	0.00
Miscellaneous revenue					
3620 Rent income	1,355.00	650.00	3,690.00	2,500.00	0.00
3691 ZAP TAX REVENUE FOR POOL PMT	7,767.21	0.00	0.00	5,000.00	0.00
3794 Interest Income	972.26	0.00	397.92	8,000.00	0.00
3810 Transfer from General fund - Swimming Pool	0.00	0.00	0.00	45,000.00	0.00
3811 Transfer from General fund - Pro Shop	0.00	0.00	0.00	45,000.00	0.00
3840 Transfer from Water Fund	0.00	0.00	0.00	10,000.00	0.00
Total Miscellaneous revenue	10,094.47	650.00	4,087.92	115,500.00	0.00
Total Revenue:	23,511.18	750.00	43,325.84	155,500.00	0.00
Expenditures:					
Miscellaneous					
4600.110 Salaries and wages	4,590.63	404.35	5,352.29	5,500.00	0.00
4600.130 Benefit expense	2,849.79	178.42	2,388.91	3,500.00	0.00
4600.240 Office supplies	0.00	0.00	0.00	200.00	0.00
4600.250 Equipment and maintenance	0.00	0.00	0.00	1,000.00	0.00
4600.280 Utilities	16,388.52	1,223.02	16,142.53	22,000.00	0.00
4600.310 Professional and technical	0.00	0.00	0.00	1,000.00	0.00
4600.510 Insurance	693.00	0.00	693.00	5,000.00	0.00
Total Miscellaneous	24,521.94	1,805.79	24,576.73	38,200.00	0.00
Debt service					
4600.810 MBA Debt service - principal	55,000.00	0.00	0.00	145,000.00	0.00
4600.820 MBA Debt service - interest	0.00	12,510.00	25,455.00	15,000.00	0.00
Total Debt service	55,000.00	12,510.00	25,455.00	160,000.00	0.00
Total Expenditures:	79,521.94	14,315.79	50,031.73	198,200.00	0.00
Total Change In Net Position	(56,010.76)	(13,565.79)	(6,705.89)	(42,700.00)	0.00

Monticello City
Standard Financial Report
91 91 General Fixed Assets - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Property			
1610 Land & rights	1,788,675.31	0.00	1,788,675.31
1620.30 Buildings 30 yr	572,682.82	0.00	572,682.82
1620.40 Buildings 40 yr	1,250,427.05	0.00	1,250,427.05
1630.07 Improvements other than bldgs 7 yr	114,924.32	0.00	114,924.32
1630.15 Improvements other than bldgs 15 yr	9,143,926.58	0.00	9,143,926.58
1630.20 Improvements other than bldgs 20 yr	48,312.26	0.00	48,312.26
1630.30 Improvements other than bldgs 30 yr	6,928,469.37	0.00	6,928,469.37
1630.40 Improvements other than bldgs 40 yr	1,958,895.34	0.00	1,958,895.34
1640.05 Machinery & equipment 5 yr	1,339,419.26	0.00	1,345,419.26
1640.07 Machinery & equipment 7 yr	463,202.15	0.00	463,202.15
Total Property	23,608,934.46	0.00	23,614,934.46
Accumulated depreciation			
1720.30 AccDpn Buildings 30 yr	(245,952.93)	0.00	(245,952.93)
1720.40 AccDpn Buildings 40 yr	(363,673.62)	0.00	(363,673.62)
1730.07 AccDpn Imps other than bldgs 7 yr	(57,484.73)	0.00	(57,484.73)
1730.15 AccDpn Imps other than bldgs 15 yr	(8,130,482.78)	0.00	(8,130,482.78)
1730.20 AccDpn Imps other than bldgs 20 yr	(19,324.81)	0.00	(19,324.81)
1730.30 AccDpn Imps other than bldgs 30 Yr	(2,004,520.95)	0.00	(2,004,520.95)
1730.40 AccDpn Imps other than bldgs 40 yr	(577,523.08)	0.00	(577,523.08)
1740.05 AccDpn Machinery & equipment 5 yr	(1,231,791.43)	0.00	(1,231,791.43)
1740.07 AccDpn Machinery & equipment 7 yr	(252,662.20)	0.00	(252,662.20)
Total Accumulated depreciation	(12,883,416.53)	0.00	(12,883,416.53)
Total Capital assets	10,725,517.93	0.00	10,731,517.93
Total Non-Current Assets	10,725,517.93	0.00	10,731,517.93
Total Assets:	10,725,517.93	0.00	10,731,517.93
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2971.1 Invested in fixed assets - purchased	(23,608,934.46)	0.00	(23,614,934.46)
2972 Total depreciation charged	12,883,416.53	0.00	12,883,416.53
Total Equity - Paid in / Contributed	(10,725,517.93)	0.00	(10,731,517.93)
Total Liabilities and Fund Equity	(10,725,517.93)	0.00	(10,731,517.93)
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
10 10 General Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking General Zions	(1,354,279.42)	(3,147.13)	(1,357,426.55)
1120 PTIF 1109 General Savings	1,018,479.62	0.00	1,018,479.62
1122 PTIF 1710 Road C Fund	377,547.82	0.00	377,547.82
1125 PTIF 8568 Transportation Tax	78,750.58	0.00	78,750.58
1126 PTIF 8567 Local Option Hwy Tax	96,049.78	0.00	96,049.78
1127 PTIF 3721 Fire trust	29,532.29	0.00	29,532.29
1131 PTIF 5581 Road Bond Repayment	30.38	0.00	30.38
1132 PTIF 8569 ZAP TAX	10,336.30	0.00	10,336.30
1133 PTIF 8570 Tranient Room Tax	133,593.66	0.00	133,593.66
1134 PTIF 8716 Parks & Beautification Committee Funds	20,226.53	0.00	20,226.53
1175 Undeposited receipts	74,235.45	29,809.26	104,044.71
1191.1 Restricted cash	762,861.03	0.00	762,861.03
1191.2 Restricted cash offset	(762,861.03)	0.00	(762,861.03)
Total Cash and cash equivalents	484,502.99	26,662.13	511,165.12
Receivables			
1311 Accounts Receivable	10,344.50	0.00	10,344.50
1355 Installment receivable	18,000.00	0.00	18,000.00
1411 A/R - Due from other governments	290,884.84	0.00	290,884.84
1412 A/R - C Road Fund	48,610.53	0.00	48,610.53
1413 A/R - Property Tax	278,394.00	0.00	278,394.00
Total Receivables	646,233.87	0.00	646,233.87
Other current assets			
1562 Workmans comp clearing	3,554.63	(588.13)	2,966.50
1563 Health Insurance clearing	(14,128.25)	(5,331.59)	(19,459.84)
1575 Sportsman Credit Clearing	(5,073.36)	(535.96)	(5,609.32)
Total Other current assets	(15,646.98)	(6,455.68)	(22,102.66)
Total Current Assets	1,115,089.88	20,206.45	1,135,296.33
Total Assets:	1,115,089.88	20,206.45	1,135,296.33
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(52,009.53)	(12,007.64)	(64,017.17)
2211 Wages Payable	(23,508.68)	0.00	(23,508.68)
2212 Payroll Liability Clearing	47.48	0.00	47.48
2221 FICA/FWT Withholding	(67,968.16)	(6,777.26)	(74,745.42)
2222 State Tax Withholding	(9,924.98)	(1,203.25)	(11,128.23)
2223 State Retirement Withholding	(12,905.09)	(3,803.34)	(16,708.43)
2224 Conesco & Liberty health insurance	(1,195.21)	(236.29)	(1,431.50)
2225 PEHP Health Insurance	(6,353.62)	(1,188.42)	(7,542.04)
2231 Advance & Other W/H	0.00	(168.46)	(168.46)
2315 Golf Sales Tax	(12,365.71)	(2,026.95)	(14,392.66)
2316 Swimming Pool Sales Tax	(1.26)	0.00	(1.26)
2317 Welcome Center Sales Tax	(9.81)	(0.34)	(10.15)
2320 Bail held in trust	(21,517.42)	(500.00)	(22,017.42)
Total Current liabilities	(207,711.99)	(27,911.95)	(235,623.94)
Deferred revenue			
2340 Deferred revenue	(18,000.00)	0.00	(18,000.00)
2341 Deferred property tax	(278,394.00)	0.00	(278,394.00)
Total Deferred revenue	(296,394.00)	0.00	(296,394.00)
Long-term liabilities			
2410.1 Accrued interest payable	(1,664.32)	0.00	(1,664.32)
2410.2 Accrued interest payable offset	1,664.32	0.00	1,664.32
2500 Compensated absence liability	(29,049.17)	0.00	(29,049.17)
2500.2 Accrued comp payable offset	29,049.17	0.00	29,049.17
2511.1 2010 CIB Street issued	(1,000,000.00)	0.00	(1,000,000.00)
2511.2 2010 CIB Street repaid	1,000,000.00	0.00	1,000,000.00
2520.1 2019 Yamaha lease issued	(61,160.78)	0.00	(61,160.78)
2520.2 2019 Yamaha lease repaid	24,123.21	0.00	24,123.21
2520.3 2019 Yamaha Lease current	(8,532.70)	0.00	(8,532.70)

Monticello City
Standard Financial Report
10 10 General Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2520.4 2019 Yamaha Lease current offset	8,532.70	0.00	8,532.70
2521.1 2020 Yamaha lease issued	(68,299.20)	0.00	(68,299.20)
2521.2 2021 Yamaha lease repaid	15,723.28	0.00	15,723.28
2599 GLTD offset	89,613.49	0.00	89,613.49
Total Long-term liabilities	0.00	0.00	0.00
Total Liabilities:	(504,105.99)	(27,911.95)	(532,017.94)
Equity - Paid in / Contributed			
2981 Fund balance	(610,983.89)	7,705.50	(603,278.39)
Total Equity - Paid in / Contributed	(610,983.89)	7,705.50	(603,278.39)
Total Liabilities and Fund Equity	(1,115,089.88)	(20,206.45)	(1,135,296.33)
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
10 10 General Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Taxes					
3110 Property Tax	330,799.93	0.00	0.00	0.00	0.00
3130 Sales & Use Tax	719.27	0.00	0.00	0.00	0.00
3132 Energy Sales & Use Tax	46,199.54	0.00	0.00	0.00	0.00
3140 Cable TV Franchise Tax	2,057.99	0.00	0.00	0.00	0.00
Total Taxes	379,776.73	0.00	0.00	0.00	0.00
Licenses and permits					
3220 Business Licenses	9,535.49	0.00	0.00	0.00	0.00
3221 Building Permits/Inspections	47,826.63	669.39	669.39	0.00	0.00
3225 Animal License	60.00	0.00	0.00	0.00	0.00
Total Licenses and permits	57,422.12	669.39	669.39	0.00	0.00
Intergovernmental revenue					
3313 ARPA Revenue	116,516.00	0.00	0.00	0.00	0.00
Total Intergovernmental revenue	116,516.00	0.00	0.00	0.00	0.00
Charges for services					
3431 Rental Income	7,800.00	0.00	0.00	0.00	0.00
3432 Airport Lease Revenue	735.00	0.00	0.00	0.00	0.00
3433 Airport Fuel Sales	13,241.61	0.00	0.00	0.00	0.00
3441 New Utility Account Set Up	150.00	50.00	50.00	0.00	0.00
3471 Recreation Revenue	13,304.26	310.00	310.00	0.00	0.00
3472 Park Revenue	605.00	0.00	0.00	0.00	0.00
3473 Swimming Pool Revenue	4,235.93	(520.14)	(520.14)	0.00	0.00
3474 Golf Course Rounds	286,437.94	23,328.60	23,328.60	0.00	0.00
3475 Golf Tournament revenue	(2,140.00)	0.00	0.00	0.00	0.00
3476 Golf Course F&B	29,677.34	3,021.89	3,021.89	0.00	0.00
3477 Golf Course Merchandise	82,545.69	4,981.26	4,981.26	0.00	0.00
3478 Driving Range Revenue	5,655.02	445.95	445.95	0.00	0.00
3479 Visitor Center Merchandise	15,992.68	185.94	185.94	0.00	0.00
Total Charges for services	458,240.47	31,803.50	31,803.50	0.00	0.00
Fines and forfeitures					
3510 Court Fines/Forfeit	182,171.79	350.00	350.00	0.00	0.00
Total Fines and forfeitures	182,171.79	350.00	350.00	0.00	0.00
Interest revenue					
3610 Interest Income	2,011.84	0.00	0.00	0.00	0.00
3611 Interest Income C road	832.50	0.00	0.00	0.00	0.00
Total Interest revenue	2,844.34	0.00	0.00	0.00	0.00
Miscellaneous revenue					
3640 Proceeds from sales of assets	5,400.00	0.00	0.00	0.00	0.00
3690 Miscellaneous Revenue	1,954.51	0.00	0.00	0.00	0.00
3692 Visitor Center Revenue	6,085.72	14.95	14.95	0.00	0.00
3693 Donations	1,981.05	0.00	0.00	0.00	0.00
3694 Visitor Center OHV permits	3,570.00	90.00	90.00	0.00	0.00
3698 Empire Electric Contract	5,564.10	0.00	0.00	0.00	0.00
Total Miscellaneous revenue	24,555.38	104.95	104.95	0.00	0.00
Total Revenue:	1,221,526.83	32,927.84	32,927.84	0.00	0.00
Expenditures:					
General government					
Court					
4121.110 Court SALARIES & WAGES	11,613.50	461.54	461.54	0.00	0.00
4121.130 Court EMPLOYEE BENEFITS	1,826.43	36.05	36.05	0.00	0.00
4121.220 Court STATE FINES & FORFEITURES	94,016.18	9,580.54	9,580.54	0.00	0.00
4121.230 Court TRAVEL and TRAINING	1,362.54	0.00	0.00	0.00	0.00
4121.240 Court OFFICE SUPPLIES	198.00	0.00	0.00	0.00	0.00
4121.310 Court PROFESSIONAL/TECHNICAL	14,730.00	0.00	0.00	0.00	0.00
Total Court	123,746.65	10,078.13	10,078.13	0.00	0.00
Administrative					
4140.110 Admin SALARIES & WAGES	85,917.33	4,920.65	4,920.65	0.00	0.00
4140.115 Admin Cares Act SALARIES & WAGES	255.00	0.00	0.00	0.00	0.00
4140.120 Admin ELECTIONS	12,360.73	0.00	0.00	0.00	0.00
4140.125 Admin MAYOR/COUNCIL EXPENSE	2,189.06	0.00	0.00	0.00	0.00

Monticello City
Standard Financial Report
10 10 General Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
4140.130 Admin EMPLOYEE BENEFITS	33,158.54	1,792.40	1,792.40	0.00	0.00
4140.210 Admin DUES, SUBSCRIPTIONS, BOOKS	30,661.92	530.57	530.57	0.00	0.00
4140.220 Admin PUBLIC NOTICES	1,164.90	0.00	0.00	0.00	0.00
4140.230 Admin TRAVEL and TRAINING	7,396.29	0.00	0.00	0.00	0.00
4140.240 Admin OFFICE SUPPLIES	6,768.68	334.48	334.48	0.00	0.00
4140.240.5 Admin Cares Act OFFICE SUPPLIES	10,910.17	0.00	0.00	0.00	0.00
4140.241 Admin BANK SERVICE CHARGES	17,735.63	0.00	0.00	0.00	0.00
4140.250 Admin SUPP & MAINT - EQUIP	2,551.56	0.00	0.00	0.00	0.00
4140.252 Admin FUEL	305.20	0.00	0.00	0.00	0.00
4140.280 Admin UTILITIES	16,945.51	835.81	835.81	0.00	0.00
4140.510 Admin INSURANCE	80,651.98	0.00	0.00	0.00	0.00
4140.610 Admin MISCELLANEOUS	5,218.34	0.00	0.00	0.00	0.00
Total Administrative	314,190.84	8,413.91	8,413.91	0.00	0.00
Non-Departmental					
4150.350 Non Dept CONTRACTED SERVICES/BLDG I	188.85	0.00	0.00	0.00	0.00
4150.455 Non Dept ADVERTISING/MARKETING	2,756.25	0.00	0.00	0.00	0.00
4150.551 Non Dept ECONOMIC DEVELOPMENT	3,960.00	0.00	0.00	0.00	0.00
4150.552 Non Dept PROFESSIONAL/TECHNICAL	34,427.55	0.00	0.00	0.00	0.00
4150.560 Non Dept EQUIPMENT	278.99	0.00	0.00	0.00	0.00
Total Non-Departmental	41,611.64	0.00	0.00	0.00	0.00
Visitor Center					
4160.110 Visitor Center SALARIES & WAGES	25,212.27	1,187.80	1,187.80	0.00	0.00
4160.130 Visitor Center EMPLOYEE BENEFITS	3,796.82	91.98	91.98	0.00	0.00
4160.230 Visitor Center TRAVEL and TRAINING	51.97	0.00	0.00	0.00	0.00
4160.250 Visitor Center SUPPLIES MAINTENANCE & E	295.10	0.00	0.00	0.00	0.00
4160.280 Visitor Center UTILITIES	5,437.33	0.00	0.00	0.00	0.00
4160.481 Visitor Center FOODS and BEVERAGES	546.06	0.00	0.00	0.00	0.00
4160.482 Visitor Center MERCHANDISE	11,730.51	0.00	0.00	0.00	0.00
4160.554 Visitor Center MISCELLANEOUS	1,784.09	0.00	0.00	0.00	0.00
4160.555 Visitor Center OHV permits	3,861.00	0.00	0.00	0.00	0.00
Total Visitor Center	52,715.15	1,279.78	1,279.78	0.00	0.00
Total General government	532,264.28	19,771.82	19,771.82	0.00	0.00
Public safety					
Police					
4210.310 Police PROFESSIONAL/TECHNICAL	270.00	0.00	0.00	0.00	0.00
4210.350 Police CONTRACTED LABOR	160,500.00	0.00	0.00	0.00	0.00
4210.480 Police LIQUOR FUND EXPENSES	18,031.00	0.00	0.00	0.00	0.00
Total Police	178,801.00	0.00	0.00	0.00	0.00
Fire					
4220.110 Fire SALARIES & WAGES	13,416.75	114.67	114.67	0.00	0.00
4220.130 Fire EMPLOYEE BENEFITS	2,527.66	12.71	12.71	0.00	0.00
4220.250 Fire SUPP & MAINT - EQUIP	4,890.68	0.00	0.00	0.00	0.00
4220.252 Fire FUEL	824.64	0.00	0.00	0.00	0.00
4220.280 Fire UTILITIES	1,187.12	0.00	0.00	0.00	0.00
4220.610 Fire MISCELLANEOUS	2,572.79	0.00	0.00	0.00	0.00
Total Fire	25,419.64	127.38	127.38	0.00	0.00
Total Public safety	204,220.64	127.38	127.38	0.00	0.00
Highways and public improvements					
Highways					
4410.110 Streets SALARIES & WAGES	61,508.98	2,207.44	2,207.44	0.00	0.00
4410.130 Streets EMPLOYEE BENEFITS	42,060.84	1,452.43	1,452.43	0.00	0.00
4410.230 Streets TRAVEL & TRAINING	76.36	0.00	0.00	0.00	0.00
4410.250 Streets SUPP & MAINT - EQUIP	8,172.78	0.00	0.00	0.00	0.00
4410.252 Streets FUEL	6,052.43	0.00	0.00	0.00	0.00
4410.280 Streets UTILITIES	39,937.02	0.00	0.00	0.00	0.00
4410.310 Class C - PROFESSIONAL/TECHNICAL	100.25	0.00	0.00	0.00	0.00
4410.480 Class C - SIGNS	3,334.91	0.00	0.00	0.00	0.00
4410.481 Class C - HARDSURFACE MATERIAL	1,585.08	0.00	0.00	0.00	0.00
4410.482 Class C - BASE MATERIAL	255.50	0.00	0.00	0.00	0.00
4410.483 Class C - CRUMB RUBBER	5,328.00	0.00	0.00	0.00	0.00
4410.610 Streets MISCELLANEOUS	737.45	0.00	0.00	0.00	0.00
4415.481 Class C Maintenance	11,505.00	0.00	0.00	0.00	0.00
Total Highways	180,654.60	3,659.87	3,659.87	0.00	0.00

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	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Airport					
4460.110 Airport SALARIES & WAGES	7,437.41	291.40	291.40	0.00	0.00
4460.130 Airport EMPLOYEE BENEFITS	3,447.99	114.08	114.08	0.00	0.00
4460.230 Airport TRAVEL & TRAINING	698.90	0.00	0.00	0.00	0.00
4460.250 Airport SUPP & MAINT - EQUIP	2,929.78	0.00	0.00	0.00	0.00
4460.253 Airport AIRPORT GASOLINE	100.00	0.00	0.00	0.00	0.00
4460.280 Airport UTILITIES	5,186.94	0.00	0.00	0.00	0.00
4460.610 Airport MISCELLANEOUS	96.69	0.00	0.00	0.00	0.00
Total Airport	19,897.71	405.48	405.48	0.00	0.00
Total Highways and public improvements	200,552.31	4,065.35	4,065.35	0.00	0.00
Parks, Recreation, and Pool					
Parks					
4510.110 Parks SALARIES & WAGES	5,062.60	390.64	390.64	0.00	0.00
4510.112 Parks SEASONAL SALARIES & WAGES	9,036.97	476.18	476.18	0.00	0.00
4510.130 Parks EMPLOYEE BENEFITS	5,870.53	320.26	320.26	0.00	0.00
4510.250 Parks SUPP & MAINT - EQUIP	3,110.24	0.00	0.00	0.00	0.00
4510.252 Parks FUEL	2,091.32	0.00	0.00	0.00	0.00
4510.280 Parks UTILITIES	7,233.97	0.00	0.00	0.00	0.00
4510.510 Parks CONTRACTED LABOR	400.00	75.00	75.00	0.00	0.00
4510.610 Parks MISCELLANEOUS	1,891.48	0.00	0.00	0.00	0.00
Total Parks	34,697.11	1,262.08	1,262.08	0.00	0.00
Recreation					
4560.110 Rec SALARIES & WAGES	30,174.62	544.37	544.37	0.00	0.00
4560.130 Rec EMPLOYEE BENEFITS	16,647.29	384.36	384.36	0.00	0.00
4560.220 Rec PUBLIC NOTICES	396.75	0.00	0.00	0.00	0.00
4560.250 Rec SUPP & MAINT - EQUIP	2,981.19	0.00	0.00	0.00	0.00
4560.285 Rec PROGRAMS	7,006.89	0.00	0.00	0.00	0.00
4560.350 Rec CONTRACTED SERVICES	4,200.00	0.00	0.00	0.00	0.00
4560.610 Rec MISCELLANEOUS	2,364.46	0.00	0.00	0.00	0.00
Total Recreation	63,771.20	928.73	928.73	0.00	0.00
Pool					
4562.110 Pool SALARIES & WAGES	14,822.81	0.00	0.00	0.00	0.00
4562.112 Pool SEASONAL SALARIES & WAGES	11,351.12	343.57	343.57	0.00	0.00
4562.130 Pool EMPLOYEE BENEFITS	17,286.22	174.68	174.68	0.00	0.00
4562.230 Pool TRAVEL & TRAINING	364.00	0.00	0.00	0.00	0.00
4562.250 Pool MAINT & EQUIP	39,395.30	0.00	0.00	0.00	0.00
4562.280 Pool UTILITIES	19,576.05	0.00	0.00	0.00	0.00
4562.481 Pool FOODS & BEVERAGES	482.26	0.00	0.00	0.00	0.00
Total Pool	103,277.76	518.25	518.25	0.00	0.00
Total Parks, Recreation, and Pool	201,746.07	2,709.06	2,709.06	0.00	0.00
Golf					
Golf Course Maintenance					
4565.110 Golf SUPER SALARIES & WAGES	86,710.33	2,832.70	2,832.70	0.00	0.00
4565.112 Golf SEASONAL SALARIES & WAGES	35,249.66	4,830.63	4,830.63	0.00	0.00
4565.130 Golf SUPER EMPLOYEE BENEFITS	40,952.50	1,679.40	1,679.40	0.00	0.00
4565.230 Golf TRAVEL & TRAINING	5,601.58	0.00	0.00	0.00	0.00
4565.249 Golf CART FLEET MAINTENANCE	4,821.22	0.00	0.00	0.00	0.00
4565.250 Golf EQUIPMENT	17,853.46	0.00	0.00	0.00	0.00
4565.250.5 Golf Cares Act EQUIPMENT	53,938.03	0.00	0.00	0.00	0.00
4565.251 Golf COURSE/BUILDING/OFFICE SUPPLIES	3,012.14	34.46	34.46	0.00	0.00
4565.252 Golf FUEL & DIESEL	6,568.44	0.00	0.00	0.00	0.00
4565.253 Golf OIL & LUBRICANTS	394.89	0.00	0.00	0.00	0.00
4565.270 Golf BUILDING MAINTENANCE	1,696.31	0.00	0.00	0.00	0.00
4565.275 Golf IRRIGATION REPAIR & MAINT	11,505.62	(277.96)	(277.96)	0.00	0.00
4565.280 Golf UTILITIES	26,691.80	0.00	0.00	0.00	0.00
4565.451 Golf FERTILIZER, CHEMICAL & SEED	14,063.76	0.00	0.00	0.00	0.00
4565.452 Golf SAND, SOIL & SOD	6,862.52	0.00	0.00	0.00	0.00
4565.610 Golf MISCELLANEOUS	2,856.91	0.00	0.00	0.00	0.00
4565.740 Golf Capital Outlay	14,600.00	0.00	0.00	0.00	0.00
Total Golf Course Maintenance	333,379.17	9,099.23	9,099.23	0.00	0.00
Pro Shop					
4566.110 Pro Shop SALARIES & WAGES	52,805.58	2,017.96	2,017.96	0.00	0.00
4566.120 Pro Shop SEASONAL WAGES	16,051.66	1,068.96	1,068.96	0.00	0.00

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	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
4566.130 Pro Shop EMPLOYEE BENEFITS	29,322.29	878.84	878.84	0.00	0.00
4566.210 Pro Shop DUES, SUBSCRIPTIONS, BOOKS	2,897.45	0.00	0.00	0.00	0.00
4566.230 Pro Shop TRAVEL & TRAINING	140.00	0.00	0.00	0.00	0.00
4566.250 Pro Shop SUPPLIES MAINTENANCE & EQUI	1,773.48	8.76	8.76	0.00	0.00
4566.270 Pro Shop BUILDING MAINTENANCE	823.44	0.00	0.00	0.00	0.00
4566.455 Pro Shop ADVERTISING/MARKETING	1,960.52	0.00	0.00	0.00	0.00
4566.481 Pro Shop FOODS & BEVERAGES	22,035.11	801.46	801.46	0.00	0.00
4566.482 Pro Shop MERCHANDISE/CLUBS	51,312.12	84.52	84.52	0.00	0.00
4566.550 Pro Shop MBA LEASE PAYMENT	37.34	0.00	0.00	0.00	0.00
4566.690 Pro Shop MISCELLANEOUS	812.39	0.00	0.00	0.00	0.00
4566.740 Pro Shop CAPITAL OUTLAY	6,000.00	0.00	0.00	0.00	0.00
4566.810 Pro Shop DEBT SERVICE PRINCIPAL	22,803.09	0.00	0.00	0.00	0.00
4566.820 Pro Shop DEBT SERVICE INTEREST	5,390.85	0.00	0.00	0.00	0.00
Total Pro Shop	214,165.32	4,860.50	4,860.50	0.00	0.00
Total Golf	547,544.49	13,959.73	13,959.73	0.00	0.00
Total Expenditures:	1,686,327.79	40,633.34	40,633.34	0.00	0.00
Total Change In Net Position	(464,800.96)	(7,705.50)	(7,705.50)	0.00	0.00

Monticello City
Standard Financial Report
21 21 VMTE Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking VMTE Zions	384.13	0.00	384.13
1128 PTIF 4575 VMTE	6,518.88	0.00	6,518.88
Total Cash and cash equivalents	<u>6,903.01</u>	<u>0.00</u>	<u>6,903.01</u>
Total Current Assets	<u>6,903.01</u>	<u>0.00</u>	<u>6,903.01</u>
Total Assets:	<u>6,903.01</u>	<u>0.00</u>	<u>6,903.01</u>
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2980 Fund Balance	(6,903.01)	0.00	(6,903.01)
Total Equity - Paid in / Contributed	<u>(6,903.01)</u>	<u>0.00</u>	<u>(6,903.01)</u>
Total Liabilities and Fund Equity	<u>(6,903.01)</u>	<u>0.00</u>	<u>(6,903.01)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Monticello City
Standard Financial Report
21 21 VMTE Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Change In Net Position					
Revenue:					
Interest revenue					
3610 Interest Income	13.41	0.00	0.00	0.00	0.00
Total Interest revenue	13.41	0.00	0.00	0.00	0.00
Total Revenue:	13.41	0.00	0.00	0.00	0.00
Total Change In Net Position	13.41	0.00	0.00	0.00	0.00

Monticello City
Standard Financial Report
25 25 Special Revenue - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Parks & Rec Zions	(20,368.88)	0.00	(20,368.88)
Total Cash and cash equivalents	<u>(20,368.88)</u>	<u>0.00</u>	<u>(20,368.88)</u>
Total Current Assets	<u>(20,368.88)</u>	<u>0.00</u>	<u>(20,368.88)</u>
Total Assets:	<u>(20,368.88)</u>	<u>0.00</u>	<u>(20,368.88)</u>
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2980 Fund Balance	20,368.88	0.00	20,368.88
Total Equity - Paid in / Contributed	<u>20,368.88</u>	<u>0.00</u>	<u>20,368.88</u>
Total Liabilities and Fund Equity	<u>20,368.88</u>	<u>0.00</u>	<u>20,368.88</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Monticello City
Standard Financial Report
25 25 Special Revenue - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Miscellaneous revenue					
3410 Parks & Beautification	200.00	0.00	0.00	0.00	0.00
3430 Visitor Center Donations	5.50	0.00	0.00	0.00	0.00
3460 Golf Hole Sponsorship	3,950.00	0.00	0.00	0.00	0.00
Total Miscellaneous revenue	4,155.50	0.00	0.00	0.00	0.00
Total Revenue:	4,155.50	0.00	0.00	0.00	0.00
Expenditures:					
Miscellaneous					
4510 Parks & Beautification	3,163.76	0.00	0.00	0.00	0.00
4540 Community Events (City TRT)	21,929.11	0.00	0.00	0.00	0.00
Total Miscellaneous	25,092.87	0.00	0.00	0.00	0.00
Total Expenditures:	25,092.87	0.00	0.00	0.00	0.00
Total Change In Net Position	(20,937.37)	0.00	0.00	0.00	0.00
Income or Expense					
Income From Operations:					
Operating income					
3415 Parks and Rec Committee	1,191.43	0.00	0.00	0.00	0.00
Total Operating income	1,191.43	0.00	0.00	0.00	0.00
Operating expense					
4515 Parks and Rec Committee	671.87	0.00	0.00	0.00	0.00
Total Operating expense	671.87	0.00	0.00	0.00	0.00
Total Income From Operations:	519.56	0.00	0.00	0.00	0.00
Total Income or Expense	519.56	0.00	0.00	0.00	0.00

Monticello City
Standard Financial Report
40 40 Capital Projects - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Capitol Projects Zions	153,659.61	0.00	153,659.61
1120 PTIF 1109 Capital Projects	0.36	0.00	0.36
1124 PTIF 3052 Transportation	575,079.97	0.00	575,079.97
1127 PTIF 3721 Fire trust	217,863.53	0.00	217,863.53
Total Cash and cash equivalents	<u>946,603.47</u>	<u>0.00</u>	<u>946,603.47</u>
Total Current Assets	<u>946,603.47</u>	<u>0.00</u>	<u>946,603.47</u>
Total Assets:	<u>946,603.47</u>	<u>0.00</u>	<u>946,603.47</u>
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2901.1 Reserve for park bathrooms	(20,000.00)	0.00	(20,000.00)
2901.2 Reserve offset - park bathrooms	20,000.00	0.00	20,000.00
2981 Fund balance	(946,603.47)	0.00	(946,603.47)
Total Equity - Paid in / Contributed	<u>(946,603.47)</u>	<u>0.00</u>	<u>(946,603.47)</u>
Total Liabilities and Fund Equity	<u>(946,603.47)</u>	<u>0.00</u>	<u>(946,603.47)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Monticello City
Standard Financial Report
40 40 Capital Projects - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3345 FAA Aiport Grant	130,962.20	0.00	0.00	0.00	0.00
Total Intergovernmental revenue	130,962.20	0.00	0.00	0.00	0.00
Interest revenue					
3610 Interest Income	1,691.57	0.00	0.00	0.00	0.00
Total Interest revenue	1,691.57	0.00	0.00	0.00	0.00
Total Revenue:	132,653.77	0.00	0.00	0.00	0.00
Expenditures:					
Capital Outlay					
4161.730 Capital Outlay PROJECTS	321,444.00	0.00	0.00	0.00	0.00
4460.740 Capital Outlay AIRPORT	130,962.20	0.00	0.00	0.00	0.00
Total Capital Outlay	452,406.20	0.00	0.00	0.00	0.00
Total Expenditures:	452,406.20	0.00	0.00	0.00	0.00
Total Change In Net Position	(319,752.43)	0.00	0.00	0.00	0.00

Monticello City
Standard Financial Report
51 51 Water Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Water Zions	331,735.97	13,828.05	345,564.02
1120 PTIF 1109 Water	446,001.41	0.00	446,001.41
1127 PTIF 5580 Water Reserve Fund	261,135.81	0.00	261,135.81
1175 Undeposited receipts	120,110.12	6,788.60	126,898.72
1191.1 Restricted cash	176,918.86	0.00	176,918.86
1191.2 Restricted cash offset	(176,918.86)	0.00	(176,918.86)
Total Cash and cash equivalents	1,158,983.31	20,616.65	1,179,599.96
Receivables			
1311 Accounts Receivable	58,793.34	(23,987.53)	34,805.81
1312 Allow for Doubtful accounts	(9,521.28)	0.00	(9,521.28)
Total Receivables	49,272.06	(23,987.53)	25,284.53
Total Current Assets	1,208,255.37	(3,370.88)	1,204,884.49
Non-Current Assets			
Capital assets			
Work in process			
1610 Construction in progress	39,000.00	0.00	39,000.00
Total Work in process	39,000.00	0.00	39,000.00
Property			
1611 Land and water rights	1,986,675.07	0.00	1,986,675.07
1621 Buildings	12,153.50	0.00	12,153.50
1631.30 Water system improvements 30 yr	2,626,484.90	0.00	2,626,484.90
1631.40 Water system improvements 40 yr	13,902,477.56	0.00	13,902,477.56
1641.05 Machinery & equipment 5 yr	119,764.12	0.00	119,764.12
Total Property	18,647,555.15	0.00	18,647,555.15
Accumulated depreciation			
1721 AccDpn Buildings	(11,676.52)	0.00	(11,676.52)
1731.30 AccDpn Water system improvements 30 yr	(1,797,301.38)	0.00	(1,797,301.38)
1731.40 AccDpn Water system improvements 40 yr	(6,491,340.15)	0.00	(6,491,340.15)
1741.05 AccDpn Machinery & equipment 5 yr	(107,025.40)	0.00	(107,025.40)
Total Accumulated depreciation	(8,407,343.45)	0.00	(8,407,343.45)
Total Capital assets	10,279,211.70	0.00	10,279,211.70
Other non-current assets			
1802 Deferred outflows - pensions	7,769.76	0.00	7,769.76
Total Other non-current assets	7,769.76	0.00	7,769.76
Total Non-Current Assets	10,286,981.46	0.00	10,286,981.46
Total Assets:	11,495,236.83	(3,370.88)	11,491,865.95
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(26,774.87)	(182.94)	(26,957.81)
2215 Compensated absence liability	(8,568.39)	0.00	(8,568.39)
2230 Customer Deposits	(48,465.00)	(150.00)	(48,615.00)
2375 Accrued interest payable	(1,590.00)	0.00	(1,590.00)
Total Current liabilities	(85,398.26)	(332.94)	(85,731.20)
Deferred revenue			
2601 Net pension liability	(5,201.80)	0.00	(5,201.80)
2602 Deferred inflows - pensions	(25,687.61)	0.00	(25,687.61)
Total Deferred revenue	(30,889.41)	0.00	(30,889.41)
Long-term liabilities			
2510.1 1997 SJWC District issued	(846,504.07)	0.00	(846,504.07)
2510.2 1997 SJWC District repaid	728,000.07	0.00	728,000.07
2510.3 1997 SJWC District current	(29,500.00)	0.00	(29,500.00)
2510.4 1997 SJWC District current offset	29,500.00	0.00	29,500.00
2515.1 1997 Water Refunding BR3 issued	(555,792.47)	0.00	(555,792.47)
2515.2 1997 Water Refunding BR3 repaid	555,792.47	0.00	555,792.47
2516.1 1997A Water Refunding issued	(500,000.00)	0.00	(500,000.00)
2516.2 1997A Water Refunding repaid	472,000.00	0.00	472,000.00

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51 51 Water Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2516.3 1997A Water Refunding current	(27,000.00)	0.00	(27,000.00)
2516.4 1997A Water Refunding current offset	27,000.00	0.00	27,000.00
2517.1 1997B Water Refunding issued	(460,000.00)	0.00	(460,000.00)
2517.2 1997B Water Refunding repaid	437,000.00	0.00	437,000.00
2517.3 1997B Water Refunding current	(23,000.00)	0.00	(23,000.00)
2517.4 1997B Water Refunding current offset	23,000.00	0.00	23,000.00
2520.1 2004 CIB Water Meters issued	(100,000.00)	0.00	(100,000.00)
2520.2 2004 CIB Water Meters repaid	68,000.00	0.00	68,000.00
2520.3 2004 CIB Water Meters current	(4,000.00)	0.00	(4,000.00)
2520.4 2004 CIB Water Meters current offset	4,000.00	0.00	4,000.00
2525.1 2006 Water Revenue issued	(949,670.00)	0.00	(949,670.00)
2525.2 2006 Water Revenue repaid	194,355.18	0.00	194,355.18
2525.3 2006 Water Revenue current	(17,535.28)	0.00	(17,535.28)
2525.4 2006 Water Revenue current offset	17,535.28	0.00	17,535.28
2530.1 2008 Water system issued	(484,000.00)	0.00	(484,000.00)
2530.2 2008 Water system repaid	208,000.00	0.00	208,000.00
2530.3 2008 Water system current	(16,000.00)	0.00	(16,000.00)
2530.4 2008 Water system current offset	16,000.00	0.00	16,000.00
2535.1 2010 Water System Improvements issued	(166,000.00)	0.00	(166,000.00)
2535.2 2010 Water System Improvements repaid	66,000.00	0.00	66,000.00
2535.3 2010 Water System Improvements current	(6,000.00)	0.00	(6,000.00)
2535.4 2010 Water System Improvements current offset	6,000.00	0.00	6,000.00
2536.1 2013 Secondary Water System issued	(847,000.00)	0.00	(847,000.00)
2536.2 2013 Secondary Water System repaid	204,833.09	0.00	204,833.09
2536.3 2013 Secondary Water System current	(28,000.00)	0.00	(28,000.00)
2536.4 2013 Secondary Water System current offset	28,000.00	0.00	28,000.00
2537.1 2018 Engineering DWQ Study	(39,000.00)	0.00	(39,000.00)
2538.2 2020 Water Bond repaid	23,400.00	0.00	23,400.00
2538.3 2020 Water Bond current	(15,600.00)	0.00	(15,600.00)
2538.4 2020 Water Bond current offset	15,600.00	0.00	15,600.00
Total Long-term liabilities	(1,990,585.73)	0.00	(1,990,585.73)
Total Liabilities:	(2,106,873.40)	(332.94)	(2,107,206.34)
Equity - Paid in / Contributed			
2911.1 Debt service reserve	(176,918.86)	0.00	(176,918.86)
2911.2 Debt service reserve offset	176,918.86	0.00	176,918.86
2981 Fund balance	(9,388,363.44)	3,703.82	(9,384,659.62)
Total Equity - Paid in / Contributed	(9,388,363.44)	3,703.82	(9,384,659.62)
Total Liabilities and Fund Equity	(11,495,236.84)	3,370.88	(11,491,865.96)
Total Net Position	(0.01)	0.00	(0.01)

Monticello City
Standard Financial Report
51 51 Water Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Income or Expense					
Income From Operations:					
Operating income					
3710 Charges for Services	408,358.27	972.22	972.22	0.00	0.00
3712 Secondary Water Charges	119,378.21	14.84	14.84	0.00	0.00
3720 Water Connection Fees	650.00	0.00	0.00	0.00	0.00
3730 Late Fees & Penalties	2,382.20	0.00	0.00	0.00	0.00
3790 Miscellaneous Fees	10.18	0.00	0.00	0.00	0.00
Total Operating income	530,778.86	987.06	987.06	0.00	0.00
Operating expense					
4751.110 Water SALARIES & WAGES	112,876.98	3,037.65	3,037.65	0.00	0.00
4751.130 Water EMPLOYEE BENEFITS	46,711.18	1,653.23	1,653.23	0.00	0.00
4751.210 Water DUES, SUBSCRIPTIONS, BOOKS	1,524.58	0.00	0.00	0.00	0.00
4751.220 Water PUBLIC NOTICES	284.62	0.00	0.00	0.00	0.00
4751.230 Water TRAVEL and TRAINING	1,380.93	0.00	0.00	0.00	0.00
4751.240 Water OFFICE SUPPLIES	328.83	0.00	0.00	0.00	0.00
4751.250 Water SUPPLY/MAINT & EQUIPMENT	3,728.33	0.00	0.00	0.00	0.00
4751.250.5 Water Cares Act SUPPLY/MAINT & EQUIPME	7,500.00	0.00	0.00	0.00	0.00
4751.252 Water FUEL	2,641.10	0.00	0.00	0.00	0.00
4751.265 Water SUPP & MAINT WATER PLANT	26,720.98	0.00	0.00	0.00	0.00
4751.266 Water SUPP & MAINT DISTRIBUTION	14,768.63	0.00	0.00	0.00	0.00
4751.267 Water SUPP & MAINT SECONDARY	7,047.53	0.00	0.00	0.00	0.00
4751.280 Water UTILITIES	20,300.44	0.00	0.00	0.00	0.00
4751.310 Water PROFESSIONAL/TECHNICAL	88,340.99	0.00	0.00	0.00	0.00
4751.450 Water WATER SAMPLES	4,375.56	0.00	0.00	0.00	0.00
4751.610 Water MISCELLANEOUS	105.90	0.00	0.00	0.00	0.00
4751.625.5 Water CARES ACT UTILITY GRANT/WRITEO	100.00	0.00	0.00	0.00	0.00
4751.820 Water INTEREST EXPENSE	34,504.71	0.00	0.00	0.00	0.00
Total Operating expense	373,241.29	4,690.88	4,690.88	0.00	0.00
Total Income From Operations:	157,537.57	(3,703.82)	(3,703.82)	0.00	0.00
Non-Operating Items:					
Non-operating income					
3794 Interest Income	537.07	0.00	0.00	0.00	0.00
Total Non-operating income	537.07	0.00	0.00	0.00	0.00
Total Non-Operating Items:	537.07	0.00	0.00	0.00	0.00
Total Income or Expense	158,074.64	(3,703.82)	(3,703.82)	0.00	0.00

Monticello City
Standard Financial Report
52 52 Sewer Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Sewer Zions	203,252.05	677.62	203,929.67
1120 PTIF 1109 Sewer	200,717.02	0.00	200,717.02
1127 PTIF 5662 Sewer Reserve Fund	67,545.48	0.00	67,545.48
1175 Undeposited receipts	21,030.33	1,913.38	22,943.71
1191.1 Restricted cash	60,840.00	0.00	60,840.00
1191.2 Restricted cash offset	(60,840.00)	0.00	(60,840.00)
Total Cash and cash equivalents	492,544.88	2,591.00	495,135.88
Receivables			
1311 Accounts Receivable	26,926.50	(7,383.99)	19,542.51
Total Receivables	26,926.50	(7,383.99)	19,542.51
Total Current Assets	519,471.38	(4,792.99)	514,678.39
Non-Current Assets			
Capital assets			
Property			
1611 Land	60,790.00	0.00	60,790.00
1621.20 Buildings 20 yr	6,663.50	0.00	6,663.50
1621.30 Buildings 30 yr	72,100.01	0.00	72,100.01
1631.30 Sewer system improvements 30 yr	1,072,126.18	0.00	1,072,126.18
1631.40 Sewer system improvements 40 yr	2,755,411.88	0.00	2,755,411.88
1641.05 Machinery & equipment 5 yr	106,689.91	0.00	106,689.91
1641.10 Machinery & equipment 10 yr	69,732.00	0.00	69,732.00
Total Property	4,143,513.48	0.00	4,143,513.48
Accumulated depreciation			
1721.20 AccDpn Buildings 20 yr	(6,662.74)	0.00	(6,662.74)
1721.30 AccDpn Buildings 30 yr	(72,100.01)	0.00	(72,100.01)
1731.30 AccDpn Sewer system imp 30yr	(1,063,525.90)	0.00	(1,063,525.90)
1731.40 AccDpn Sewer system imp. 40 yr	(1,747,860.19)	0.00	(1,747,860.19)
1741.05 AccDpn Machinery & equipment 5 yr	(77,569.09)	0.00	(77,569.09)
1741.10 AccDpn Machinery & equipment 10 yr	(31,944.69)	0.00	(31,944.69)
Total Accumulated depreciation	(2,999,662.62)	0.00	(2,999,662.62)
Total Capital assets	1,143,850.86	0.00	1,143,850.86
Other non-current assets			
1802 Deferred outflows - pensions	6,719.46	0.00	6,719.46
Total Other non-current assets	6,719.46	0.00	6,719.46
Total Non-Current Assets	1,150,570.32	0.00	1,150,570.32
Total Assets:	1,670,041.70	(4,792.99)	1,665,248.71
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(1,302.25)	0.00	(1,302.25)
2215 Compensated absence liability	(8,090.40)	0.00	(8,090.40)
2375 Accrued interest payable	(1,084.40)	0.00	(1,084.40)
Total Current liabilities	(10,477.05)	0.00	(10,477.05)
Deferred revenue			
2601 Net pension liability	(4,498.64)	0.00	(4,498.64)
2602 Deferred inflows - pensions	(22,215.23)	0.00	(22,215.23)
Total Deferred revenue	(26,713.87)	0.00	(26,713.87)
Long-term liabilities			
2515.1 2000 Sewer Revenue issued	(500,000.00)	0.00	(500,000.00)
2515.2 2000 Sewer Revenue repaid	501,476.92	0.00	501,476.92
2520.1 2008 Sewer system issued	(516,000.00)	0.00	(516,000.00)
2520.2 2008 Sewer system repaid	221,000.00	0.00	221,000.00
2520.3 2008 Sewer system current	(17,000.00)	0.00	(17,000.00)
2520.4 2008 Sewer system current offset	17,000.00	0.00	17,000.00
Total Long-term liabilities	(293,523.08)	0.00	(293,523.08)
Total Liabilities:	(330,714.00)	0.00	(330,714.00)
Equity - Paid in / Contributed			

Monticello City
Standard Financial Report
52 52 Sewer Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2911.1 Debt service reserve	(60,840.00)	0.00	(60,840.00)
2911.2 Debt service reserve offset	60,840.00	0.00	60,840.00
2981 Fund balance	(1,339,327.70)	4,792.99	(1,334,534.71)
Total Equity - Paid in / Contributed	(1,339,327.70)	4,792.99	(1,334,534.71)
Total Liabilities and Fund Equity	(1,670,041.70)	4,792.99	(1,665,248.71)
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
52 52 Sewer Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>	<u>Original Budget</u>	<u>Revised Budget</u>
Income or Expense					
Income From Operations:					
Operating income					
3731 Charges for Services	258,956.09	(8.60)	(8.60)	0.00	0.00
Total Operating income	258,956.09	(8.60)	(8.60)	0.00	0.00
Operating expense					
4752.110 Sewer SALARIES & WAGES	77,078.59	2,981.84	2,981.84	0.00	0.00
4752.130 Sewer EMPLOYEE BENEFITS	43,846.82	1,802.55	1,802.55	0.00	0.00
4752.220 Sewer PUBLIC NOTICES	57.67	0.00	0.00	0.00	0.00
4752.230 Sewer TRAVEL and TRAINING	757.49	0.00	0.00	0.00	0.00
4752.240 Sewer OFFICE SUPPLIES	148.23	0.00	0.00	0.00	0.00
4752.250 Sewer SUPP & MAINT - EQUIP	7,152.32	0.00	0.00	0.00	0.00
4752.250.5 Sewer CARES ACT SUPP & MAINT - EQUIP	200.63	0.00	0.00	0.00	0.00
4752.252 Sewer FUEL	2,092.91	0.00	0.00	0.00	0.00
4752.265 Sewer SYSTEM MAINTENANCE	2,053.69	0.00	0.00	0.00	0.00
4752.280 Sewer UTILITIES	4,201.78	0.00	0.00	0.00	0.00
4752.310 Sewer PROFESSIONAL/TECHNICAL	100.25	0.00	0.00	0.00	0.00
4752.610 Sewer MISCELLANEOUS	417.00	0.00	0.00	0.00	0.00
4752.620.5 Sewer CARES ACT UTILITY GRANT/WRITE	50.00	0.00	0.00	0.00	0.00
4752.820 Sewer INTEREST EXPENSE	75.40	0.00	0.00	0.00	0.00
Total Operating expense	138,232.78	4,784.39	4,784.39	0.00	0.00
Total Income From Operations:	120,723.31	(4,792.99)	(4,792.99)	0.00	0.00
Non-Operating Items:					
Non-operating income					
3794 Interest Income	138.92	0.00	0.00	0.00	0.00
Total Non-operating income	138.92	0.00	0.00	0.00	0.00
Total Non-Operating Items:	138.92	0.00	0.00	0.00	0.00
Total Income or Expense	120,862.23	(4,792.99)	(4,792.99)	0.00	0.00

Monticello City
Standard Financial Report
53 53 Sanitation Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking Sanitation Zions	119,549.28	4,895.92	124,445.20
1120 PTIF 1109 Sanitation	353,294.01	0.00	353,294.01
1130 PTIF 6128 Landfill financial assurance	83,916.87	0.00	83,916.87
1175 Undeposited receipts	29,941.50	2,260.66	32,202.16
1191.1 Restricted cash	27,723.02	0.00	27,723.02
1191.2 Restricted cash offset	(27,723.02)	0.00	(27,723.02)
Total Cash and cash equivalents	586,701.66	7,156.58	593,858.24
Receivables			
1311 Accounts Receivable	43,196.69	(12,461.80)	30,734.89
Total Receivables	43,196.69	(12,461.80)	30,734.89
Total Current Assets	629,898.35	(5,305.22)	624,593.13
Non-Current Assets			
Capital assets			
Property			
1621 Buildings	6,663.50	0.00	6,663.50
1631 System improvements	11,866.84	0.00	11,866.84
1641.05 Machinery & equipment 5 yr	508,857.33	0.00	508,857.33
1641.15 Machinery & equipment 15 yr	45,317.60	0.00	45,317.60
Total Property	572,705.27	0.00	572,705.27
Accumulated depreciation			
1721 AccDpn Buildings	(6,662.74)	0.00	(6,662.74)
1731 AccDpn System improvements	(11,866.84)	0.00	(11,866.84)
1741.05 AccDpn Machinery & equipment 5 yr	(508,857.33)	0.00	(508,857.33)
1741.15 AccDpn Machinery & equipment 15 yr	(45,317.60)	0.00	(45,317.60)
Total Accumulated depreciation	(572,704.51)	0.00	(572,704.51)
Total Capital assets	0.76	0.00	0.76
Other non-current assets			
1802 Deferred outflows - pensions	7,858.27	0.00	7,858.27
Total Other non-current assets	7,858.27	0.00	7,858.27
Total Non-Current Assets	7,859.03	0.00	7,859.03
Total Assets:	637,757.38	(5,305.22)	632,452.16
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(17,413.83)	0.00	(17,413.83)
2215 Compensated absence liability	(6,603.50)	0.00	(6,603.50)
Total Current liabilities	(24,017.33)	0.00	(24,017.33)
Deferred revenue			
2601 Net pension liability	(5,261.06)	0.00	(5,261.06)
2602 Deferred inflows - pensions	(25,980.23)	0.00	(25,980.23)
Total Deferred revenue	(31,241.29)	0.00	(31,241.29)
Total Liabilities:	(55,258.62)	0.00	(55,258.62)
Equity - Paid in / Contributed			
2941.1 Post closure reserve	(27,723.02)	0.00	(27,723.02)
2941.2 Post closure reserve offset	27,723.02	0.00	27,723.02
2981 Fund balance	(582,498.76)	5,305.22	(577,193.54)
Total Equity - Paid in / Contributed	(582,498.76)	5,305.22	(577,193.54)
Total Liabilities and Fund Equity	(637,757.38)	5,305.22	(632,452.16)
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
53 53 Sanitation Fund - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Income or Expense					
Income From Operations:					
Operating income					
3733 Charges for Services	355,487.83	42.95	42.95	0.00	0.00
3735 Landfill Use	18,728.10	409.00	409.00	0.00	0.00
Total Operating income	374,215.93	451.95	451.95	0.00	0.00
Operating expense					
4753.110 Sanitation SALARIES & WAGES	84,389.53	3,565.79	3,565.79	0.00	0.00
4753.130 Sanitation EMPLOYEE BENEFITS	49,091.64	2,191.38	2,191.38	0.00	0.00
4753.240 Sanitation OFFICE SUPPLIES	226.49	0.00	0.00	0.00	0.00
4753.250 Sanitation SUPP & MAINT - EQUIP	37,867.90	0.00	0.00	0.00	0.00
4753.252 Sanitation FUEL	24,525.36	0.00	0.00	0.00	0.00
4753.255 Sanitation MAINTANANCE DUES	4,792.90	0.00	0.00	0.00	0.00
4753.267 Sanitation CONTRACTED SERVICES	6,230.52	0.00	0.00	0.00	0.00
4753.268 Sanitation TIPPAGE FEES	59,536.68	0.00	0.00	0.00	0.00
4753.310 Sanitation PROFESSIONAL/TECHNICAL	508.75	0.00	0.00	0.00	0.00
4753.610 Sanitation MISCELLANEOUS	452.26	0.00	0.00	0.00	0.00
4753.620.5 Sanitation CARES ACT UTILITY GRANT/WRI	50.00	0.00	0.00	0.00	0.00
Total Operating expense	267,672.03	5,757.17	5,757.17	0.00	0.00
Total Income From Operations:	106,543.90	(5,305.22)	(5,305.22)	0.00	0.00
Non-Operating Items:					
Non-operating income					
3794 Interest Income	57.41	0.00	0.00	0.00	0.00
Total Non-operating income	57.41	0.00	0.00	0.00	0.00
Total Non-Operating Items:	57.41	0.00	0.00	0.00	0.00
Total Income or Expense	106,601.31	(5,305.22)	(5,305.22)	0.00	0.00

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking MBA Zions	(178,712.28)	(268.17)	(178,980.45)
1120 PTIF 1109 MBA	(33,981.65)	0.00	(33,981.65)
1135 PTIF 5188 ZAP TAX Swimming Pool Payment	62,385.62	0.00	62,385.62
1138 PTIF 8578 Fund 54 Debt Reserve	131,091.34	0.00	131,091.34
1175 Undeposited receipts	710.00	0.00	710.00
1191.1 Restricted cash	465,651.44	0.00	465,651.44
1191.2 Restricted cash offset	(465,651.44)	0.00	(465,651.44)
Total Cash and cash equivalents	(18,506.97)	(268.17)	(18,775.14)
Receivables			
1311 Accounts Receivable	100.00	0.00	100.00
Total Receivables	100.00	0.00	100.00
Total Current Assets	(18,406.97)	(268.17)	(18,675.14)
Non-Current Assets			
Capital assets			
Property			
1610 Land	35,297.60	0.00	35,297.60
1621 Buildings	3,882,747.19	0.00	3,882,747.19
1631 Improvements	2,250,299.80	0.00	2,250,299.80
1640 Machinery and equipment	18,591.99	0.00	18,591.99
Total Property	6,186,936.58	0.00	6,186,936.58
Accumulated depreciation			
1721 AccDpn Buildings	(739,969.33)	0.00	(739,969.33)
1731 AccDpn Improvements	(679,890.32)	0.00	(679,890.32)
1740 AccDpn Machinery and equipment	(13,047.10)	0.00	(13,047.10)
Total Accumulated depreciation	(1,432,906.75)	0.00	(1,432,906.75)
Total Capital assets	4,754,029.83	0.00	4,754,029.83
Other non-current assets			
1799 MBA GFA offset	(4,754,029.83)	0.00	(4,754,029.83)
Total Other non-current assets	(4,754,029.83)	0.00	(4,754,029.83)
Total Non-Current Assets	0.00	0.00	0.00
Total Assets:	(18,406.97)	(268.17)	(18,675.14)
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(45,285.31)	0.00	(45,285.31)
Total Current liabilities	(45,285.31)	0.00	(45,285.31)
Long-term liabilities			
2410.1 Accrued interest	(13,987.50)	0.00	(13,987.50)
2410.2 Accrued interest offset	13,987.50	0.00	13,987.50
2510.1 2006 MBA Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2510.2 2006 MBA Lease Revenue repaid	150,000.00	0.00	150,000.00
2510.3 2006 MBA Lease Revenue current	(10,000.00)	0.00	(10,000.00)
2510.4 2006 MBA Lease Revenue current offset	10,000.00	0.00	10,000.00
2511.1 2009 MBA Swimming Pool - issued	(1,350,000.00)	0.00	(1,350,000.00)
2511.2 2009 MBA Swimming Pool - repaid	450,000.00	0.00	450,000.00
2511.3 2009 MBA Swimming Pool - current	(45,000.00)	0.00	(45,000.00)
2511.4 2009 MBA Swimming Pool - current offset	45,000.00	0.00	45,000.00
2512.1 2014 Community Center - issued	(1,000,000.00)	0.00	(1,000,000.00)
2512.2 2014 Community Center - repaid	195,000.00	0.00	195,000.00
2512.3 2014 Community Center - current	(58,000.00)	0.00	(58,000.00)
2512.4 2014 Community Center - current offset	58,000.00	0.00	58,000.00
2518.1 2014 Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2518.2 2014 Lease Revenue repaid	300,000.00	0.00	300,000.00
2599 MBA LTD offset	1,968,000.00	0.00	1,968,000.00
Total Long-term liabilities	113,000.00	0.00	113,000.00
Total Liabilities:	67,714.69	0.00	67,714.69
Equity - Paid in / Contributed			

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2961.1 Debt Reserve	(130,181.09)	0.00	(130,181.09)
2961.2 Debt Reserve offset	130,181.09	0.00	130,181.09
2981 Fund balance	(49,307.72)	268.17	(49,039.55)
Total Equity - Paid in / Contributed	(49,307.72)	268.17	(49,039.55)
Total Liabilities and Fund Equity	18,406.97	268.17	18,675.14
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3660 UTILITY PAYMENT FROM COUNTY	14,070.92	0.00	0.00	0.00	0.00
3680 Debt Service/Loan Pmt from County	25,167.00	0.00	0.00	0.00	0.00
Total Intergovernmental revenue	39,237.92	0.00	0.00	0.00	0.00
Miscellaneous revenue					
3620 Rent income	3,690.00	0.00	0.00	0.00	0.00
3794 Interest Income	397.92	0.00	0.00	0.00	0.00
Total Miscellaneous revenue	4,087.92	0.00	0.00	0.00	0.00
Total Revenue:	43,325.84	0.00	0.00	0.00	0.00
Expenditures:					
Miscellaneous					
4600.110 Salaries and wages	5,352.29	185.00	185.00	0.00	0.00
4600.130 Benefit expense	2,388.91	83.17	83.17	0.00	0.00
4600.280 Utilities	16,142.53	0.00	0.00	0.00	0.00
4600.510 Insurance	693.00	0.00	0.00	0.00	0.00
Total Miscellaneous	24,576.73	268.17	268.17	0.00	0.00
Debt service					
4600.820 MBA Debt service - interest	25,455.00	0.00	0.00	0.00	0.00
Total Debt service	25,455.00	0.00	0.00	0.00	0.00
Total Expenditures:	50,031.73	268.17	268.17	0.00	0.00
Total Change In Net Position	(6,705.89)	(268.17)	(268.17)	0.00	0.00

Monticello City
Standard Financial Report
91 91 General Fixed Assets - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	<u>Prior Year Actual</u>	<u>Current Period Actual</u>	<u>Current Year Actual</u>
Net Position			
Assets:			
Non-Current Assets			
Capital assets			
Property			
1610 Land & rights	1,788,675.31	0.00	1,788,675.31
1620.30 Buildings 30 yr	572,682.82	0.00	572,682.82
1620.40 Buildings 40 yr	1,250,427.05	0.00	1,250,427.05
1630.07 Improvements other than bldgs 7 yr	114,924.32	0.00	114,924.32
1630.15 Improvements other than bldgs 15 yr	9,143,926.58	0.00	9,143,926.58
1630.20 Improvements other than bldgs 20 yr	48,312.26	0.00	48,312.26
1630.30 Improvements other than bldgs 30 yr	6,928,469.37	0.00	6,928,469.37
1630.40 Improvements other than bldgs 40 yr	1,958,895.34	0.00	1,958,895.34
1640.05 Machinery & equipment 5 yr	1,345,419.26	0.00	1,345,419.26
1640.07 Machinery & equipment 7 yr	463,202.15	0.00	463,202.15
Total Property	<u>23,614,934.46</u>	<u>0.00</u>	<u>23,614,934.46</u>
Accumulated depreciation			
1720.30 AccDpn Buildings 30 yr	(245,952.93)	0.00	(245,952.93)
1720.40 AccDpn Buildings 40 yr	(363,673.62)	0.00	(363,673.62)
1730.07 AccDpn Imps other than bldgs 7 yr	(57,484.73)	0.00	(57,484.73)
1730.15 AccDpn Imps other than bldgs 15 yr	(8,130,482.78)	0.00	(8,130,482.78)
1730.20 AccDpn Imps other than bldgs 20 yr	(19,324.81)	0.00	(19,324.81)
1730.30 AccDpn Imps other than bldgs 30 Yr	(2,004,520.95)	0.00	(2,004,520.95)
1730.40 AccDpn Imps other than bldgs 40 yr	(577,523.08)	0.00	(577,523.08)
1740.05 AccDpn Machinery & equipment 5 yr	(1,231,791.43)	0.00	(1,231,791.43)
1740.07 AccDpn Machinery & equipment 7 yr	(252,662.20)	0.00	(252,662.20)
Total Accumulated depreciation	<u>(12,883,416.53)</u>	<u>0.00</u>	<u>(12,883,416.53)</u>
Total Capital assets	<u>10,731,517.93</u>	<u>0.00</u>	<u>10,731,517.93</u>
Total Non-Current Assets	<u>10,731,517.93</u>	<u>0.00</u>	<u>10,731,517.93</u>
Total Assets:	<u>10,731,517.93</u>	<u>0.00</u>	<u>10,731,517.93</u>
Liabilities and Fund Equity			
Equity - Paid in / Contributed			
2971.1 Invested in fixed assets - purchased	(23,614,934.46)	0.00	(23,614,934.46)
2972 Total depreciation charged	12,883,416.53	0.00	12,883,416.53
Total Equity - Paid in / Contributed	<u>(10,731,517.93)</u>	<u>0.00</u>	<u>(10,731,517.93)</u>
Total Liabilities and Fund Equity	<u>(10,731,517.93)</u>	<u>0.00</u>	<u>(10,731,517.93)</u>
Total Net Position	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

DISCUSSION PAPER FOR PLANNING COMMISSION USE

TITLE 10 ZONING REGULATIONS

Red = Changes necessitated by Utah laws
Blue = Reorganization to make code easier to administer

CHAPTER 1 GENERAL PROVISIONS

SECTION:

- 10-1-1: Title, Intent And Purpose
- 10-1-2: Declaration
- 10-1-3: Interpretation
- 10-1-4: Definitions
- 10-1-5: Conflict
- 10-1-6: Severability
- 10-1-7: Responsibility For Violations
- 10-1-8: Penalty
- 10-1-9: Temporary Land Use Regulations

10-1-1: TITLE, INTENT AND PURPOSE:

A. This title shall be known as, and shall be entitled the AMENDED ZONING ORDINANCE OF THE CITY OF MONTICELLO, UTAH, dated >insert approval date<, and may be so cited and pleaded.

B. It is the intent and purpose of the city council of Monticello, Utah, to promote the health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants of the city by guiding development within said city in accordance with a comprehensive plan which plan has been designed:

1. To encourage and facilitate orderly growth and development in the area;
2. To promote safety from fires, floods, traffic hazards and other dangers;
3. To promote sanitation and health of the inhabitants;
4. To discourage undue scattering of population and unnecessary expenditures of the monies for excessive streets, water and sewer lines, and other public requirements;
5. To stabilize and improve property values;
6. To protect the residents from objectionable noise, odor, dust, fumes, and other deleterious substances or conditions;

7. To promote a more attractive and wholesome environment. It is also the intent and purpose of the city council of Monticello that the regulations and restrictions as set forth in this title shall be so interpreted and construed as to further the purposes of this title. (Ord. 2012-01, 7-10-2012)

10-1-2: DECLARATION:

In establishing the zones, the boundaries thereof and regulations and restrictions applying within each of the zones, due and careful consideration was given, among other things, to the suitability of the land for particular uses and to the character of the zone with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city. (Ord. 2012-01, 7-10-2012)

10-1-3: INTERPRETATION:

A. In interpreting and applying this title, the provisions thereof shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare.

B. Except as specifically herein provided, it is not intended by the adoption of the ordinance codified herein to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of law or ordinance, or any rules, regulations or permits previously adopted or issued, or which shall be adopted or issued, pursuant to law relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement; nor is it intended by this title to interfere with, abrogate or annul any easement, covenant or other agreement between parties; provided, however, that in cases in which this title imposes a greater restriction than is imposed or required by other existing provisions of law or ordinance, the provisions of this title shall control. (Ord. 2012-01, 7-10-2012)

10-1-4: DEFINITIONS:

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

ACCESSORY BUILDING: See BUILDING, Accessory

ACCESSORY DWELLING UNIT: A habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot.

ADVERSELY AFFECTED PARTY: A person other than a land use applicant who:

- A. Owns real property adjoining the property that is the subject of a land use application of land use decision; or
- B. Will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the land use decision.

AFFECTED ENTITY: A county, municipality, ~~local district, independent special district under Utah Code Annotated Title 17B; title 11, chapter 13, Title 17D, Chapter 1, Special Service District Act, school district;~~ interlocal cooperation ~~act~~entity established under Title 11, Chapter 13, Interlocal Cooperation Act; specified public utility; a property owner; a property owners' association; or the Utah Department of Transportation, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- B. The entity has filed with the municipality a copy of the entity's general or long-range plan; or
- C. The entity has filed with the municipality a request for notice during the same calendar year and before the municipality provides notice to an affected entity in compliance with a requirement imposed under ~~state statute~~this chapter.

AFFECTED OWNER; The owner of real property that is:

- A. A single project;
- B. The subject of a land use approval that sponsors of a referendum timely challenged in accordance with Subsection 20A-7-60(5)(a); and
- C. Determined to be legally referable under Section 20!-7-602.8.

AGRICULTURE: The growing of soil crops in the customary manner in the open. It shall not include livestock raising activities; nor shall it include retailing of crops on the premises.

APARTMENT HOUSE (MULTIPLE DWELLING): Any building or portion thereof which is designed, built, rented or leased, let, or hired out to be occupied or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their own cooking within the premises.

APPEAL AUTHORITY: "Appeal authority" means the person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

APPROVED WATER SYSTEM, PUBLIC WATER SYSTEM: The Monticello city water system.

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

BUILDING: Any structure built for the support, shelter or enclosure of a person, animals, chattels or property of any kind.

- A. Building, Accessory: A subordinate building, the use of which is incidental to that of the main building.

- B. Building Line: A line designating the minimum distance which buildings must set back from a street or lot **or parcel** line.
- C. Building, Main: The principal building ~~or buildings~~ upon a lot **or parcel**.

CARPORT: A structure for the shelter of automobiles that is not completely enclosed by walls.

CHARTER SCHOOL:

- A. An operating charter school;
- B. A charter school applicant that a charter school authorizer approves in accordance with Title 53G, Chapter 5, Part 3, Charter School Authorization; or
- C. An entity that is working on behalf of a charter school or approved charter applicant to develop or construct a charter school building.

A Charter School does not include a therapeutic school.

CHILDCARE: Tending of children by family members or friends for which no compensation is received. Childcare services exempt from state regulation as specified in applicable Utah Code.

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

CIVIL ENGINEER: A professional engineer registered in the state of Utah to practice in the field of civil engineering work.

CLINIC: A building used for the diagnosis and treatment of ill, infirm, and injured persons which does not provide board, room or regular hospital care and services.

CLUB: A building used, occupied and operated by an organized association of persons for social, fraternal, religious or patriotic purposes, whose activities are confined to the members and their guests, but not including any building used principally to render a service usually and ordinarily carried on as a business.

COMMON AREA: An area designed to serve two (2) or more dwelling units which have convenient access to the area.

COMPREHENSIVE PLAN: A coordinated plan which has been prepared and adopted for the purpose of guiding development, including, but not limited to, a plan or plans of land use, circulation, housing and public facilities and grounds.

CONDITIONAL USE: A land use that, because of its **the** unique characteristics or potential impact **of the land use** on **city**, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CONSTITUTIONAL TAKING: A governmental action that results in a taking of private property so that compensation to the owner of the property is required by the:

- A. Fifth or Fourteenth Amendment of the Constitution of the United States; or**
- B. Utah Constitution Article I, Section 22.**

CONVALESCENT HOME: See definition of Rest Home, Nursing Home, Convalescent Home.

CULINARY WATER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

CURB CUT: A cut in the curb line for the passage of vehicles.

CUT: A process of excavation. See definition of Excavation.

DAYCARE, NURSERY, PRESCHOOL: A home or building in which children are tended or kept for compensation, and any similar use for which the State requires a license. Does not include overnight accommodations for children, as in a foster home or an orphanage.

DENSITY: Density of population, measured by the number of dwelling units per acre of land.

DESIGNATED FLOOD HAZARD AREA: Zone A on the flood hazard boundary map issued by the federal insurance administration for this community, dated December 24, 1976, with panel number H-01-02, community number 490212, and any officially published revision to this map.

DETACHED STRUCTURE: Any structure being secondary to the primary use of the parcel (i.e., a garage, storage sheds, barns, coops, etc.).

DEVELOPMENT ACTIVITY:

- A. Any construction or expansion of a building, structure, or use that creates additional demand and need for public facilities;**
- B. Any change in use of a building or structure that creates additional demand and need for public facilities; or**
- C. Any change in the use of the land that creates additional demand and need for public facilities.**

DEVELOPMENT AGREEMENT: A written agreement or amendment to a written agreement between a municipality and one or more parties that regulates or controls the use of development of a specific area of land. A development agreement does not include an improvement completion assurance.

DISABILITY: A physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment. Disability does not include current illegal use of, or addiction to, any federally controlled substance, as defined in Section 102 or the Controlled Substances Act, 21 U.S.C. 802.

DRIVE-IN RETAIL: Any form of merchandising, serving or dispensing of goods in which the customer is served while in his automobile.

DWELLING: A building designed or used for residential occupancy, including single-family, two-family, multi-family, manufactured homes, modular homes, and apartment structure. A dwelling shall not include boarding, rooming, or lodging houses, tents, trailers, recreational vehicles (RVs), mobile home parks, motels and hotels, motor courts, motor lodges, cottage camps, or any short-term rentals or uses primarily for transient residential uses.

- A. Dwelling, Caretaker's: A dwelling which is occupied by a person whose function is to watch or take care of a business or industry which is located on the same premises as the dwelling.
- B. Dwelling, Primary: A single-family dwelling that is
 - 1. Detached, and
 - 2. Occupied as the primary residence of the owner of an internal accessory dwelling unit.
- A. Dwelling, Multiple-Family: A building containing three (3) or more separate dwelling units, each of which is designed for or occupied by one family.
- B. Dwelling, Single-Family: A building containing one dwelling unit which is designed for or occupied by one family.
- C. Dwelling, Two-Family: A building containing two (2) separate dwelling units, each of which is designed for or occupied by one family.
- D. Dwelling, Rental: A building or portion of a building that is
 - 1. Used or designated for use as a residence by one or more persons; and
 - 2. Available to be rented, loaned, leased, or hired out for a period of one month or longer; or
 - 3. Arranged, designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.
- E. Boarding House, Lodging House, Bed and Breakfast: A building containing not more than one kitchen where for compensation meals are provided pursuant to previous arrangements on a daily, weekly or monthly basis as distinguished from a motel, cafe,

or rooming house. These are considered short-term rental units if rented for less than 30 days.

- F. Live-Work Unit: A dwelling unit that is part of a commercial building and
1. Is located behind or above the commercial floor space of the building;
 2. Has its own utility connections separate from the commercial use;
 3. Has its own entry separate from the commercial space; and
 4. Conforms to applicable building codes for use as a dwelling.

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

EDUCATIONAL FACILITY: A school district's building at which pupils assemble to receive instruction in a program for any combination of grades from preschool through grade 12, including kindergarten and a program for children with disabilities; A structure or facility that is:

- A. Located on the same property as a building described as an educational facility; and
- B. Used in support of the use of that building;
- C. A building or provide office and related space to a school district's administrative personnel;

An educational facility does not include land or structure including land or a structure for inventory storage, equipment storage, food processing or preparing, vehicle storage or maintenance, or similar use that is

- A. Not located on the same property as the building described as an educational facility; and
- B. Used in support of the purposes of a building described as an educational facility

An educational facility does not include a therapeutic school

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

FACILITY: A public service developed, owned and maintained by the city (i.e., water, sewer, etc.).

FAMILY: Related individuals living together in a single dwelling unit and maintaining a common household.

- A. A family may include four (4), but not more than four (4), persons not related to the family.
- B. The term "family" shall not be construed to mean a group of unrelated individuals, a fraternity, club or institutional group.

FENCE, SIGHT OBSCURING: A fence having a height of six feet (6') or more above grade, which permits vision through less than ten percent (10%) of each square foot that is more than eight inches (8") aboveground.

FILL: A deposit of earth material by artificial means.

FINAL PLAT: A permanent map or chart, accurately describing a division of land which has been surveyed and marked on the ground so that streets, blocks, lots and other divisions may be identified and located.

FINAL PLAT, RECORD OF SURVEY MAP: A plat or plats of survey of land within a subdivision or other large scale development which has been prepared in accordance with applicable city standards and/or state statutes for the purpose of recording in the office of the county recorder.

FIRE AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of fire protection and suppression services for the subject property.

FLOOD PLAIN: Land that

- A. Is within the 100-year flood plain designated by the Federal Emergency Management Agency, or
- B. Has not been studied or designated by the Federal Emergency Management Agency but presents a likelihood of experiencing chronic flooding or a catastrophic flood event because the land has characteristics that are similar to those of a 100-year flood plain designated by the Federal Emergency Management Agency.

FLOOR AREA: The floor area of a building is the sum of the areas of headroom height on all floors of the building, including basements, mezzanines and penthouses, measured from the exterior walls or from the centerline of walls separating buildings. The floor area does not include unoccupied structures such as pipe trenches, exterior terraces, or steps, chimneys, roof overhangs, etc.

FOSTER HOME: A family dwelling that includes the care of non-related persons and is operated under state certification, license, or permit.

FRACTIONAL NUMBERS OF MEASUREMENTS: In determining the requirements of this title, whenever a fraction of a number or a unit is one-half (1/2) or more, and whenever a fraction of a number or a unit resulting from a computation is one-half (1/2) or more, said fraction shall be considered as a whole number or a unit. Where the fraction is less than one-half (1/2), said fraction shall not be included in determining requirements.

GARAGE, PRIVATE: A building or part thereof designed for the parking or temporary storage of automobiles of the occupants of the premises.

GENERAL PLAN: A document that a municipality adopts that sets forth general guidelines for proposed future development of land within the municipality.

GEOLOGIC HAZARD: Includes

- A. A surface fault rupture;
- B. Shallow groundwater;
- C. Liquefaction;
- D. A landslide;
- E. A debris flow;
- F. Unstable soil;
- G. A rock fall; or
- H. Any other geologic condition that presents a risk:
 - 1. To life;
 - 2. Of substantial loss of real property; or
 - 3. Of substantial damage to real property.

GRADE: The top of the foundation or stem wall must be a minimum of one foot (1') higher than the top of the curb. Grade shall be determined by:

- A. For buildings fronting one street only, the elevation of the top of the curb, at right angles to the midpoint of the foundation.
- B. For buildings fronting more than one street, the average of the elevations of the top of the curb, at right angles to the midpoint of the foundation.

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

HARD SURFACE: Hard surface is limited to concrete or asphalt only. Hard surface specifications are as approved by the city.

HEIGHT OF BUILDING: The vertical distance from the average grade to top of the building walls.

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

HOME OCCUPATION: Any occupation conducted within a dwelling and carried on by persons residing in the dwelling.

HOOKUP FEE: A fee for the installation and inspection of any pipe, line, meter, or appurtenance that connects to a municipal water, sewer, storm water, power, or other utility system.

IDENTICAL PLANS: Building plans submitted to a municipality that:

- A. Are clearly marked as "identical plans";
- B. Are substantially identical to building plans that were previously submitted to and reviewed and proved by the municipality; and
- C. Describe a building that (1) Is located on land zoned the same as the land on which the building described in the previously approved plan is located; (2) Is subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans; (3) Has a floor plan identical to the building plan previously submitted to and reviewed and approved by the municipality; and (4) Does not require any additional engineering or analysis.

IMPACT FEE: A payment of money imposed under state Title 11, Chapter 36a, Impact Fees Act.

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

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

IMPROVEMENT WARRANTY: An applicant's unconditional warranty that the applicant's installed and accepted landscaping or infrastructure improvement:

- A. Complies with the municipality's written standards for design, materials, and workmanship; and
- B. Will not fail in any material respect, as a result of poor workmanship or materials, within the improvement warranty period.

IMPROVEMENT WARRANTY PERIOD: A period

- A. No later than one year after a municipality's acceptance of required landscaping; or
- B. No later than one year after a municipality's acceptance of required infrastructure, unless the municipality:
 - 1. Determines for good cause that a one-year period would be inadequate to protect the public health, safety, and welfare; and
 - 2. Has substantial evidence, on record:
 - a. Of prior poor performance by the applicant; or
 - b. That the area upon which the infrastructure will be constructed contains suspect soil and the municipality has not otherwise required the applicant to mitigate the suspect soil.

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

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

INTERNAL ACCESSORY DWELLING UNIT: An accessory dwelling unit created

- A. Within a primary dwelling;
- B. Within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
- C. For the purpose of offering a long-term rental of 30 consecutive days or longer.

INTERNAL LOT RESTRICTION: A platted note, platted demarcation, or platted designation that:

- A. Runs with the land; and
- B. Creates a restriction that is enclosed within the perimeter of a lot described on the plat; or
- C. Designates a development condition that is enclosed within the perimeter of a lot described on the plat.

INTERVENING PROPERTY: Property located between an existing service facility and the property under development.

JUNK: Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris and tires, construction waste, waste, iron, steel, and other old or scrap ferrous or nonferrous materials in sufficient quantity to pose a public health or safety hazard, or to be aesthetically unattractive, and shall also include inoperable, unlicensed, junked, dismantled, or wrecked automobiles, or parts thereof.

JUNKYARD: A place where scrap, waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled or stored, including auto wrecking yards, house wrecking yards, used lumber yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building

or where salvaged materials are kept incidental to manufacturing operations conducted on the premises.

KENNEL: Land or buildings used in the keeping of four (4) or more dogs over four (4) months old.

LAND USE APPLICANT: A property owner, or the property owner's designee, who submits a land use application regarding the property owner's land.

LAND USE APPLICATION: ~~An application that is required by the municipality's land use code.~~ An application that is:

- A. Required by the municipality; and
- B. Submitted by a land use applicant to obtain a land use decision; and
- C. Does not mean an application to enact, amend, or repeal a land use regulation.

LAND USE AUTHORITY: A person, board, commission, agency, or ~~other~~ body, including the city council, designated by the city council to act upon a land use application; or if the city council has not designated a person, board, commission, agency, or body, then the city council itself.

LAND USE DECISION: An administrative decision of a land use authority or appeal authority regarding:

- A. A land use permit;
- B. A land use application; or
- C. The enforcement of a land use regulation, land use permit, or development agreement.

LAND USE ORDINANCE: ~~A planning, zoning, development, or subdivision ordinance of the municipality, but does not include the general plan.~~

LAND USE PERMIT: A permit issued by a land use authority.

LAND USE PLAN: A plan adopted and maintained by the City Council which shows how the land should be used; an element of the master plan.

LANDSCAPE PLAN, PLANTING PLAN: A plan showing the location and dimensions of plants, irrigation equipment, curbs and other protective features around the edge of the planting beds and the location and species of plants to be planted.

LAND USE REGULATION: A legislative decision enacted by ordinance, law, code, map, resolution, specification, fee or rule that governs the use or development of land including

the adoption or amendment of a zoning map or the text of the zoning code. A Land Use Regulation does not include:

- A. A land use decision of the legislative body acting as the land use authority, even if the decision is expressed in a resolution or ordinance; or
- B. A temporary revision to an engineering specification that does not materially (1) Increase a land use applicant's cost of development compared to the existing specification; or (2) Impact a land use applicant's use of land.

LANDSCAPING: The use and integration of a combination of planted trees, shrubs, vines, ground covers, lawns, rocks, fountains, pools, artworks, screens, walls, fences, benches or surfaced walkways set into an aesthetically pleasing arrangement as determined by the planning commission or their authorized representative.

LEGISLATIVE BODY: The city council.

LIVESTOCK CORRAL: A place or pen where livestock are kept on a seasonal basis as part of an agricultural enterprise or operation as distinguished from a livestock feed yard.

LIVING OPEN SPACE: That portion of the yard on a zoning lot which is not used by automotive vehicles, but reserved for outdoor living space, recreational space, and landscaping.

LODGING HOUSE: See definition of Boarding House, Lodging House.

~~LOT: A single parcel or tract of land.~~

- ~~A. A parcel of real property shown as a delineated parcel of land with a number and designation on the final plat of a subdivision recorded in the office of the San Juan County recorder; or~~
- ~~B. A parcel of land, the dimensions or boundaries of which are defined by record in the office of the San Juan County recorder.~~

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

- A. Lot, Corner: A lot situated at a junction of two (2) city streets or situated on a curved street or way, the radius of which is thirty-five feet (35') or less, and where the angle formed by the intersection of the tangent is one hundred five degrees (105°) or less.
- B. Lot, Interior: A lot other than a corner lot.
- ~~C. Lot Of Record: A lot designated on a subdivision plat or deed, duly recorded pursuant to statute in the county recorder's office. A lot of record may or may not coincide with a zoning lot~~
- D. Lot, Area: The total area measured on a horizontal plane included within the lot lines of the lot ~~or parcel of land.~~

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

~~F. Lot, Zoning: A parcel tract of land which~~

~~A. Complies with all existing area frontage, width, and supplementary requirements of the zone in which it is located; and~~

~~B. Has frontage on a city street, which street has been accepted by the city council and has been improved in accordance with city standards and is in use by the public; and~~

~~C. Is shown as a separate lot in an approved subdivision plat or large scale development plan, which plat or plan has been approved in accordance with the applicable ordinances.~~

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

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

B. With the consent of the owners of record.

Lot Line Adjustment does not mean a new boundary line that

A. Creates an additional lot; or

B. Constitutes a subdivision.

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

MANUFACTURED HOME: A transportable factory-built housing unit constructed on or after June 15, 1976, according to the National Manufactured Housing Construction and Safety Standards Act (HUD Code), in one or more sections, that:

A. In the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet; and

B. Is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

MAJOR TRANSIT INVESTMENT CORRIDOR: Public transit service that uses or occupies:

A. Public transit right-of-way;

B. Dedicated road right-of-way for the use of public transit, such as a bus rapid transit; or

C. Fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (1) A public transit district as defined in Section 17B-2a-802; or (2) An eligible political subdivision as defined in Section 59-12-2219.

METES AND BOUNDS: The description of a lot or parcel of land by courses and distances.

MOBILE HOME: A transportable factory-built housing unit built before June 15, 1976, in accordance with a state mobile home code which existed prior to the National Manufactured Housing Construction and Safety Standards Act (HUD Code).

MOBILE HOME PARK: An area or tract of land used to accommodate mobile homes, regulations and standards for which are found under chapter 13 of this title.

MODERATE INCOME HOUSING: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

MODULAR UNIT: A structure:

- A. Built from sections that are manufactured in accordance with the State Construction Code and transported to a building site; and
- B. The purpose of which is for human habitation, occupancy, or use.

MUNICIPAL UTILITY EASEMENT: An easement that:

- A. Is created or depicted on a plat recorded in a county recorder's office and is described as a municipal utility easement granted for public use;
- B. Is not a protected utility easement or a public utility easement as defined in state Section 54-3-27;
- C. The municipality or the municipality's affiliated governmental entity uses and occupies to provide a utility service, including sanitary sewer, culinary water, electrical, storm water, or communications or data line;
- D. Is used or occupied with the consent of the municipality in accordance with an authorized franchise or other agreement;
- E. Is Used or occupied by a specified public utility in accordance with an authorized franchise or other agreement and is located in a utility easement granted for public use; or
- F. Is described in state Section 10-9a-529 and is used by a specified public utility.

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

NOMINAL FEE: A fee that reasonably reimburses a municipality only for time spent and expenses incurred in

- A. Verifying that building plans are identical plans; and
- B. Reviewing and approving those minor aspects of identical plans that differ from the previously reviewed and approved building plans.

NONCOMPLYING STRUCTURE: A structure that:

- A. Legally existed before the structure's current land use designation; and

- B. Because of one or more subsequent land use ordinance changes, does not conform to setback, height restrictions, or other regulations, excluding those regulations that govern the use of land.

NONCONFORMING BUILDING: A building, structure, or portion thereof, which does not conform to the regulations of this title applicable to the zone or district in which such building is situated, but which existed on the effective date hereof.

NONCONFORMING USE: A use of land that:

- A. Legally existed before its current land use designation;
- B. Has been maintained continuously since the time the land use ordinance ~~regulation~~ governing the land changed; and
- C. Because of one or more subsequent land use ordinance changes, does not conform to the regulations that now govern the use of the land.

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

OFFICIAL MAP: A map drawn by municipal authorities and recorded in a county recorder's office that

- A. Shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities;
- B. Provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and
- C. Has been adopted as an element of the municipality's general plan.

ON-SITE IMPROVEMENTS: Improvements, as required by this title, installed within or on the perimeter of the subdivision or development site.

OVERSIZED IMPROVEMENTS: Improvements with added capacity designed to serve other property in addition to the land within the boundaries of the subdivision or development.

PARCEL: Any real property that is not a lot.

- A. Parcel, Corner: A parcel situated at a junction of two (2) city streets or situated on a curved street or way, the radius of which is thirty-five feet (35') or less, and where the angle formed by the intersection of the tangent is one hundred five degrees (105°) or less.
- B. Parcel, Interior: A parcel other than a corner parcel.
- C. Parcel, Area: The total area measured on a horizontal plane included within the parcel lines of the parcel.

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

PARCEL BOUNDARY ADJUSTMENT: A recorded agreement between owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with Section 10-9a-524, if no additional parcel is created and:

- A. None of the property identified in the agreement is a lot; or
- B. The adjustment is to the boundaries of a single person's parcels.

Parcel Boundary Adjustment does not mean an adjustment of a parcel boundary line that:

- A. Creates an additional parcel; or
- B. Constitutes a subdivision.

A Parcel Boundary Adjustment does not include a boundary line adjustment made by the Department of Transportation.

PARKING SPACE: Spaces within a building or parking area, exclusive of driveways, ramps, columns, office and working area, for the parking of a motor vehicle, not less than eighteen feet (18') in length and nine feet (9') in width. Exception: Spaces reserved for the disabled will be no less than twenty feet (20') in length and thirteen feet (13') in width.

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

PLAN FOR MODERATE INCOME HOUSING: A written document adopted by a municipality's legislative body that includes:

- A. An estimate of the existing supply of moderate income housing located within the municipality;
- B. An estimate of the need for moderate income housing in the municipality for the next five years;
- C. A survey of total residential land use;
- D. An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- E. A description of the municipality's program to encourage an adequate supply of moderate income housing.

PLAT: An instrument subdividing property into lots as depicted on a map or other graphical representation of land that a licensed professional land surveyor makes and prepares in accordance with Section 10-9a-603 or 57-8-13.

POTENTIAL GEOLOGIC HAZARD AREA: An area that

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

PRELIMINARY PLAT: A map or plan of a proposed land division, prepared in accordance with the regulations of this title.

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

PUBLIC AGENCY: The federal government, state, county, municipality, school district, local district, special service district, or other political subdivision of the state; or a charter school.

PUBLIC HEARING: A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

PUBLIC MEETING: A meeting that is required to be open to the public under ~~Utah Code Annotated title 52, chapter 4, open and public meetings act.~~ Title 52, Chapter 4, Open and Public Meetings Act.

PUBLIC STREET: A public right-of-way, including a public highway, public avenue, public boulevard, public parkway, public road, public land, public alley, public viaduct, public subway, public tunnel, public bridge, public byway, other public transportation easement, or other public way.

RECEIVING ZONE: An area of a municipality that the municipality designates, by ordinance, as an area in which an owner of land may receive a transferable development right.

RECORD OF SURVEY MAP: A map of a survey of land prepared in accordance with Section 10-9a-603, 17-23-17, 17-27a-603, or 57-8-13.

RECREATIONAL VEHICLE:

- A. A vehicular unit other than a mobile home primarily designed as a temporary dwelling for travel, recreational, or vacation use that is either self-propelled or pulled by another vehicle; Recreation vehicle includes a travel trailer, camping trailer, mother home, fifth-wheel trailer, park model home RV, and a van designed for overnight use.

- B. Off highway vehicle (OHV), including, but not limited to, all-terrain vehicle (ATV), side by side utility task vehicle (UTV), recreational off highway vehicle (ROV), golf cart, and the trailer used to transport such vehicle;
- C. Boat, other than canoe or kayak, and the trailer used to transport it.

RECREATIONAL VEHICLE PARK: A minimum three (3) acre area or tract of land used to accommodate two (2) or more recreational vehicles.

REMOVAL: The killing of vegetation by spraying, complete extraction or cutting of such vegetation to the ground, or down to trunks or stumps.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY: A residence

- A. In which more than one person with a disability resides; and
- B. Which is licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or
- C. Which is licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.

RESIDENTIAL UNIT: A residential structure or any portion of a residential structure that is occupied as a residence.

REST HOME, NURSING HOME, CONVALESCENT HOME, ASSISTED LIVING HOME: A building for the care and keeping of elderly or infirm people ~~afflicted with infirmities or chronic illness~~.

RESUBDIVISION: The changing or amending of any existing lot or lots of any subdivision plat previously recorded in the records of the county recorder as provided in section 11-2-6 of this code.

RETENTION BASIN: An area recessed or designed to receive and retain stormwater discharge or runoff.

RIPRAP: A loose assemblage of broken stone placed on the surface of the ground to prevent erosion.

ROUGH GRADE: The state of excavation at which grading is within four inches (4") of the final grade as shown on the approved grading plan.

RULES OF ORDER AND PROCEDURE: A set of rules that govern and prescribe in a public meeting:

- A. Parliamentary order and procedure;
- B. Ethical behavior; and

C. Civil discourse.

SALVAGE YARD: See definition of Junkyard.

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

SENDING ZONE: An area of a municipality that the municipality designates, by ordinance, as an area from which an owner of land may transfer a transferable development right.

SETBACK: The shortest distance between the property line and the foundation wall, or main frame of the building.

SHORT-TERM RENTAL UNIT: The renting of any structure or building for the purpose of overnight occupancy for a period less than 30 days by the renter.

SIGN: Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including a flagpole.

- A. Sign, Accessory: An on premises sign which directs attention to a business or profession.
- B. Sign, Area Of: The area of a sign shall be considered to include all lettering, wording and accompanying designs or symbols, together with any background material, whether painted or applied. Where a sign consists of individual letters attached to or painted on a building or wall or window, the area of the sign shall be considered to be that of the smallest rectangle which encompasses all the letters or symbols.
- C. Sign, Nonaccessory; Billboard: ~~A freestanding ground sign located on industrial, commercial, or residential property if the sign is designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located.~~

SINGLE-FAMILY LIMIT: No more than four (4) unrelated individuals may occupy each residential unit that is recognized by the City in a zone permitting occupancy by a single family.

SITE: Any lot or parcel of land.

SKETCH PLAN: A preliminary map or preapplication plat, showing the concept of the proposed development or subdivision, having sufficient detail to illustrate on site characteristics of the proposed subdivision and adjacent parcels.

SPECIAL DISTRICT: Any entity established under the authority of Utah Code Annotated title 17B, special districts, and any other governmental or quasi-governmental entity that is not a county, municipality, or school district.

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

STATE: Any department, division, or agency of the state.

STREET: Any street, avenue, boulevard, road, lane, parkway, viaduct or other way, for the movement of vehicular traffic which is an existing state, county, or city roadway, or a street or way shown upon a plat, formerly approved, pursuant to law, or approved by official action; and includes the land between street lanes, whether improved or unimproved and may comprise pavement, shoulders, gutter, sidewalks, parking areas, and other areas within the right of way. For the purpose of this title, streets shall be classified as follows:

- A. **City Street:** Any street within the city's incorporated boundary that is recognized and maintained by the city.
- B. **Cul-De-Sac:** A street open at one end with a designated vehicular turnaround area at the closed end.
- C. **Dead End:** A street open at one end with no turnaround.
- D. **Major Highway:** A major regional highway, including an expressway, freeway or interstate highway designed to carry vehicular traffic:
 - 1. Into, out of, or throughout the regional area (interregion); and
 - 2. From one political subdivision of the region to another, or from an interregional highway.
- E. **Service Road:** A street or road paralleling and abutting major streets to provide access to adjacent property so that each adjacent lot or parcel will not have direct access to the major street.
- F. **Stub:** A street or road extending from within a subdivision and which terminates at the subdivision boundary with no provision for a vehicular turnaround. Stub streets are normally required to connect to street systems of adjacent developments.

STREET RIGHT OF WAY: That portion of land dedicated to public use for street and utility purposes.

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

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

- A. "Subdivision" includes:
1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
 2. Except as provided in Subsection (65)(c), divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.
- B. "Subdivision" does not include:
1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
 2. A boundary line agreement recorded with the county recorder's office between owners of adjoining parcels adjusting the mutual boundary in accordance with Section 10-9a-524 if no new parcel is created.
 3. A recorded document, executed by the landowner of record: (1) revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels; or (2) joining a lot to a parcel;
 4. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with Sections 10-9a-524 and 10-9a-608 if: (1) no new dwelling lot or housing unit will result from the adjustment; and (2) the adjustment will not violate any applicable land use ordinance; ~~or~~
 5. A bona fide division ~~or partition~~ of land by deed or other instrument if the deed or other instrument states in writing that the division
 6. Is in anticipation of future land use approvals on the parcel or parcels;
 7. Does not confer any land use approvals, and
 8. Has not been approved by the land use authority.
 9. A parcel boundary adjustment;
 10. A lot line adjustment;
 11. A road, street, or highway dedications plat;
 12. A deed or easement for a road, street, or highway purpose; or
 13. Any other division of land authorized by law.

SUBDIVISION AMENDMENT: An amendment of a recorded subdivision in accordance with Section 10-9a-608 that:

- A. Vacates all or a portion of the subdivision;
- B. Alters the outside boundary of the subdivision;
- C. Changes the number of lots within the subdivision;
- D. Alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
- E. Alters a common area or other common amenity within the subdivision

SUBSTANTIAL EVIDENCE: Evidence that (1) is beyond a scintilla and (2) a reasonable mind would accept as adequate to support a conclusion.

SUSPECT SOIL: Soil that has

- A. A High susceptibility for volumetric change, typically clay rich, having more than a 3% swell potential;
- B. Bedrock units with high shrink or swell susceptibility; or
- C. Gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum commonly associated with dissolution and collapse features.

THERAPEUTIC SCHOOL: A residential group living facility

- A. For four or more individuals who are not related to
 - 1. The owner of the facility or
 - 2. The primary service provider of the facility;
- B. That serves students who have a history of failing to function:
 - 1. At home,
 - 2. In a public school, or
 - 3. In a nonresidential private school; and
- C. That offers room and board, and
 - 1. An academic education integrated with a specialized structure and supervision; or
 - 2. Services or treatment related to a disability, emotional development, behavioral development, familial development, or a social development.

TRANSFERABLE DEVELOPMENT RIGHT: A right to develop and use land that originates by an ordinance and authorizes a land owner in a designated sending zone to transfer land use rights from a designated sending zone to a designated receiving zone.

UNINCORPORATED: The area outside of the incorporated area of a city or town.

VARIANCE: A waiver of specific regulations of this title granted by the board of adjustment in accordance with the provisions set forth in this code.

VICINITY PLAN: A map or chart, showing the relationship of streets and land within a proposed subdivision to the streets and lands in the surrounding area.

WATER INTEREST: Any right to the beneficial use of water, including

- A. Each of the rights listed in Section 73-1-11; and
- B. An ownership interest in the right to the beneficial use of water represented by (1) a contract or (2) a share in a water company, as defined in Section 73-3-3.5.

YARD: An open space on the same lot **or parcel** as a building, **said space being** unoccupied or unobstructed from the ground upward, except as otherwise provided in this title.

- A. **Yard, Front:** The minimum horizontal distance between the street line and the front line of the building or any projection thereof, excluding nonenclosed steps. On a corner lot **or parcel**, the front yard may be applied to either street.
- B. **Yard, Rear:** The area between the rear line of the building (exclusive of steps) and the rear lot **or parcel** line, and extending for the entire width of the lot **or parcel**. In case of a corner lot **or parcel** where the building facade faces on the side street, the rear yard may be established from the side of the house to the side property line.
- C. **Yard, Required:** The open space around buildings which is required by the terms of this title.
- D. **Yard, Side:** A yard between the building and the side line of the lot **or parcel**, and extending from the front yard to the rear yard. (Ord. 2012-01, 7-10-2012; amd. Ord. 2016-6, 6-28-2016)

ZONING MAP: A map, adopted as part of a land use ordinance, that depicts land use zones, overlays, or districts.

NOT YET IN EFFECT

**TITLE 10
ZONING REGULATIONS**

*CHAPTER 1
GENERAL PROVISIONS*

SECTION:

- 10-1-1: Title, Intent And Purpose
- 10-1-2: Declaration
- 10-1-3: Interpretation
- 10-1-4: Definitions
- 10-1-5: Conflict
- 10-1-6: Severability
- 10-1-7: Responsibility For Violations
- 10-1-8: Penalty
- 10-1-9: Temporary Land Use Regulations

10-1-1: TITLE, INTENT AND PURPOSE:

A. This title shall be known as, and shall be entitled the AMENDED ZONING ORDINANCE OF THE CITY OF MONTICELLO, UTAH, dated >insert approval date<, and may be so cited and pleaded.

B. It is the intent and purpose of the city council of Monticello, Utah, to promote the health, safety, morals, convenience, order, prosperity, and general welfare of the present and future inhabitants of the city by guiding development within said city in accordance with a comprehensive plan which plan has been designed:

1. To encourage and facilitate orderly growth and development in the area;
2. To promote safety from fires, floods, traffic hazards and other dangers;
3. To promote sanitation and health of the inhabitants;
4. To discourage undue scattering of population and unnecessary expenditures of the monies for excessive streets, water and sewer lines, and other public requirements;
5. To stabilize and improve property values;
6. To protect the residents from objectionable noise, odor, dust, fumes, and other deleterious substances or conditions;
7. To promote a more attractive and wholesome environment. It is also the intent and purpose of the city council of Monticello that the regulations and restrictions as set forth in this title shall be so interpreted and construed as to further the purposes of this title. (Ord. 2012-01, 7-10-2012)

10-1-2: DECLARATION:

In establishing the zones, the boundaries thereof and regulations and restrictions applying within each of the zones, due and careful consideration was given, among other things, to the suitability of the land for particular uses and to the character of the zone with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the city. (Ord. 2012-01, 7-10-2012)

10-1-3: INTERPRETATION:

A. In interpreting and applying this title, the provisions thereof shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare.

B. Except as specifically herein provided, it is not intended by the adoption of the ordinance codified herein to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions of law or ordinance, or any rules, regulations or permits previously adopted or issued, or which shall be adopted or issued, pursuant to law relating to the erection, construction, establishment, moving, alteration or enlargement of any building or improvement; nor is it intended by this title to interfere with, abrogate or annul any easement, covenant or other agreement between parties; provided, however, that in cases in which this title imposes a greater restriction than is imposed or required by other existing provisions of law or ordinance, the provisions of this title shall control. (Ord. 2012-01, 7-10-2012)

10-1-4: DEFINITIONS:

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

ACCESSORY BUILDING: See BUILDING, Accessory

ACCESSORY DWELLING UNIT: A habitable living unit added to, created within, or detached from a primary single-family dwelling and contained on one lot.

ADVERSELY AFFECTED PARTY: A person other than a land use applicant who:

- A. Owns real property adjoining the property that is the subject of a land use application of land use decision; or
- B. Will suffer a damage different in kind than, or an injury distinct from, that of the general community as a result of the land use decision.

AFFECTED ENTITY: A county, municipality, local district, special district under, Title 17D, Chapter 1, Special Service District Act, school district; interlocal cooperation entity established under Title 11, Chapter 13, Interlocal Cooperation Act; specified public utility; a

property owner; a property owners' association; or the Utah Department of Transportation, if:

- A. The entity's services or facilities are likely to require expansion or significant modification because of an intended use of land;
- B. The entity has filed with the municipality a copy of the entity's general or long-range plan; or
- C. The entity has filed with the municipality a request for notice during the same calendar year and before the municipality provides notice to an affected entity in compliance with a requirement imposed under this chapter.

AFFECTED OWNER; The owner of real property that is:

- A. A single project;
- B. The subject of a land use approval that sponsors of a referendum timely challenged in accordance with Subsection 20A-7-60(5)(a); and
- C. Determined to be legally referable under Section 20-7-602.8.

AGRICULTURE: The growing of soil crops in the customary manner in the open. It shall not include livestock raising activities; nor shall it include retailing of crops on the premises.

APARTMENT HOUSE (MULTIPLE DWELLING): Any building or portion thereof which is designed, built, rented or leased, let, or hired out to be occupied or which is occupied as the home or residence of three (3) or more families living independently of each other and doing their own cooking within the premises.

APPEAL AUTHORITY: "Appeal authority" means the person, board, commission, agency, or other body designated by ordinance to decide an appeal of a decision of a land use application or a variance.

APPROVED WATER SYSTEM, PUBLIC WATER SYSTEM: The Monticello city water system.

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

BUILDING: Any structure built for the support, shelter or enclosure of a person, animals, chattels or property of any kind.

- A. Building, Accessory: A subordinate building, the use of which is incidental to that of the main building.
- B. Building Line: A line designating the minimum distance which buildings must set back from a street or lot or parcel line.
- C. Building, Main: The principal building upon a lot or parcel.

CARPORT: A structure for the shelter of automobiles that is not completely enclosed by walls.

CHARTER SCHOOL:

- A. An operating charter school;
- B. A charter school applicant that a charter school authorizer approves in accordance with Title 53G, Chapter 5, Part 3, Charter School Authorization; or
- C. An entity that is working on behalf of a charter school or approved charter applicant to develop or construct a charter school building.

A Charter School does not include a therapeutic school.

CHILDCARE: Tending of children by family members or friends for which no compensation is received. Childcare services exempt from state regulation as specified in applicable Utah Code.

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

CIVIL ENGINEER: A professional engineer registered in the state of Utah to practice in the field of civil engineering work.

CLINIC: A building used for the diagnosis and treatment of ill, infirm, and injured persons which does not provide board, room or regular hospital care and services.

CLUB: A building used, occupied and operated by an organized association of persons for social, fraternal, religious or patriotic purposes, whose activities are confined to the members and their guests, but not including any building used principally to render a service usually and ordinarily carried on as a business.

COMMON AREA: An area designed to serve two (2) or more dwelling units which have convenient access to the area.

COMPREHENSIVE PLAN: A coordinated plan which has been prepared and adopted for the purpose of guiding development, including, but not limited to, a plan or plans of land use, circulation, housing and public facilities and grounds.

CONDITIONAL USE: A land use that, because of its the unique characteristics or potential impact of the land use on city, surrounding neighbors, or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

CONSTITUTIONAL TAKING: A governmental action that results in a taking of private property so that compensation to the owner of the property is required by the:

- A. Fifth or Fourteenth Amendment of the Constitution of the United States; or
- B. Utah Constitution Article I, Section 22.

CONVALESCENT HOME: See definition of Rest Home, Nursing Home, Convalescent Home.

CULINARY WATER AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of the culinary water system and sources for the subject property.

CURB CUT: A cut in the curb line for the passage of vehicles.

CUT: A process of excavation. See definition of Excavation.

DAYCARE, NURSERY, PRESCHOOL: A home or building in which children are tended or kept for compensation, and any similar use for which the State requires a license. Does not include overnight accommodations for children, as in a foster home or an orphanage.

DENSITY: Density of population, measured by the number of dwelling units per acre of land.

DESIGNATED FLOOD HAZARD AREA: Zone A on the flood hazard boundary map issued by the federal insurance administration for this community, dated December 24, 1976, with panel number H-01-02, community number 490212, and any officially published revision to this map.

DETACHED STRUCTURE: Any structure being secondary to the primary use of the parcel (i.e., a garage, storage sheds, barns, coops, etc.).

DEVELOPMENT ACTIVITY:

- A. Any construction or expansion of a building, structure, or use that creates additional demand and need for public facilities;
- B. Any change in use of a building or structure that creates additional demand and need for public facilities; or
- C. Any change in the use of the land that creates additional demand and need for public facilities.

DEVELOPMENT AGREEMENT: A written agreement or amendment to a written agreement between a municipality and one or more parties that regulates or controls the use of

development of a specific area of land. A development agreement does not include an improvement completion assurance.

DISABILITY: A physical or mental impairment that substantially limits one or more of a person's major life activities, including a person having a record of such an impairment or being regarded as having such an impairment. Disability does not include current illegal use of, or addiction to, any federally controlled substance, as defined in Section 102 or the Controlled Substances Act, 21 U.S.C. 802.

DRIVE-IN RETAIL: Any form of merchandising, serving, or dispensing of goods in which the customer is served while in his automobile.

DWELLING: A building designed or used for residential occupancy, including single-family, two-family, multi-family, manufactured homes, modular homes, and apartment structure. A dwelling shall not include boarding, rooming, or lodging houses, tents, trailers, recreational vehicles (RVs), mobile home parks, motels and hotels, motor courts, motor lodges, cottage camps, or any short-term rentals or uses primarily for transient residential uses.

- A. Dwelling, Caretaker's: A dwelling which is occupied by a person whose function is to watch or take care of a business or industry which is located on the same premises as the dwelling.
- B. Dwelling, Primary: A single-family dwelling that is
 - 1. Detached, and
 - 2. Occupied as the primary residence of the owner of an internal accessory dwelling unit.
- A. Dwelling, Multiple-Family: A building containing three (3) or more separate dwelling units, each of which is designed for or occupied by one family.
- B. Dwelling, Single-Family: A building containing one dwelling unit which is designed for or occupied by one family.
- C. Dwelling, Two-Family: A building containing two (2) separate dwelling units, each of which is designed for or occupied by one family.
- D. Dwelling, Rental: A building or portion of a building that is
 - 1. Used or designated for use as a residence by one or more persons; and
 - 2. Available to be rented, loaned, leased, or hired out for a period of one month or longer; or
 - 3. Arranged, designed, or built to be rented, loaned, leased, or hired out for a period of one month or longer.
- E. Boarding House, Lodging House, Bed and Breakfast: A building containing not more than one kitchen where for compensation meals are provided pursuant to previous arrangements on a daily, weekly, or monthly basis as distinguished from a motel, cafe, or rooming house. These are considered short-term rental units if rented for less than 30 days.
- F. Live-Work Unit: A dwelling unit that is part of a commercial building and

1. Is located behind or above the commercial floor space of the building;
2. Has its own utility connections separate from the commercial use;
3. Has its own entry separate from the commercial space; and
4. Conforms to applicable building codes for use as a dwelling.

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

EDUCATIONAL FACILITY: A school district's building at which pupils assemble to receive instruction in a program for any combination of grades from preschool through grade 12, including kindergarten and a program for children with disabilities; A structure or facility that is:

- A. Located on the same property as a building described as an educational facility; and
- B. Used in support of the use of that building;
- C. A building or provide office and related space to a school district's administrative personnel;

An educational facility does not include land or structure including land or a structure for inventory storage, equipment storage, food processing or preparing, vehicle storage or maintenance, or similar use that is

- A. Not located on the same property as the building described as an educational facility; and
- B. Used in support of the purposes of a building described as an educational facility

An educational facility does not include a therapeutic school

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

FACILITY: A public service developed, owned, and maintained by the city (i.e., water, sewer, etc.).

FAMILY: Related individuals living together in a single dwelling unit and maintaining a common household.

- A. A family may include four (4), but not more than four (4), persons not related to the family.
- B. The term "family" shall not be construed to mean a group of unrelated individuals, a fraternity, club, or institutional group.

FENCE, SIGHT OBSCURING: A fence having a height of six feet (6') or more above grade, which permits vision through less than ten percent (10%) of each square foot that is more than eight inches (8") aboveground.

FILL: A deposit of earth material by artificial means.

FINAL PLAT: A permanent map or chart, accurately describing a division of land which has been surveyed and marked on the ground so that streets, blocks, lots, and other divisions may be identified and located.

FINAL PLAT, RECORD OF SURVEY MAP: A plat or plats of survey of land within a subdivision or other large-scale development which has been prepared in accordance with applicable city standards and/or state statutes for the purpose of recording in the office of the county recorder.

FIRE AUTHORITY: The department, agency, or public entity with responsibility to review and approve the feasibility of fire protection and suppression services for the subject property.

FLOOD PLAIN: Land that

- A. Is within the 100-year flood plain designated by the Federal Emergency Management Agency, or
- B. Has not been studied or designated by the Federal Emergency Management Agency but presents a likelihood of experiencing chronic flooding or a catastrophic flood event because the land has characteristics that are similar to those of a 100-year flood plain designated by the Federal Emergency Management Agency.

FLOOR AREA: The floor area of a building is the sum of the areas of headroom height on all floors of the building, including basements, mezzanines, and penthouses, measured from the exterior walls or from the centerline of walls separating buildings. The floor area does not include unoccupied structures such as pipe trenches, exterior terraces, or steps, chimneys, roof overhangs, etc.

FOSTER HOME: A family dwelling that includes the care of non-related persons and is operated under state certification, license, or permit.

FRACTIONAL NUMBERS OF MEASUREMENTS: In determining the requirements of this title, whenever a fraction of a number or a unit is one-half ($1/2$) or more, and whenever a fraction of a number or a unit resulting from a computation is one-half ($1/2$) or more, said fraction shall be considered as a whole number or a unit. Where the fraction is less than one-half ($1/2$), said fraction shall not be included in determining requirements.

GARAGE, PRIVATE: A building or part thereof designed for the parking or temporary storage of automobiles of the occupants of the premises.

GENERAL PLAN: A document that a municipality adopts that sets forth general guidelines for proposed future development of land within the municipality.

GEOLOGIC HAZARD: Includes

- A. A surface fault rupture;
- B. Shallow groundwater;
- C. Liquefaction;
- D. A landslide;
- E. A debris flow;
- F. Unstable soil;
- G. A rock fall; or
- H. Any other geologic condition that presents a risk:
 - 1. To life;
 - 2. Of substantial loss of real property; or
 - 3. Of substantial damage to real property.

GRADE: The top of the foundation or stem wall must be a minimum of one foot (1') higher than the top of the curb. Grade shall be determined by:

- A. For buildings fronting one street only, the elevation of the top of the curb, at right angles to the midpoint of the foundation.
- B. For buildings fronting more than one street, the average of the elevations of the top of the curb, at right angles to the midpoint of the foundation.

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

HARD SURFACE: Hard surface is limited to concrete or asphalt only. Hard surface specifications are as approved by the city.

HEIGHT OF BUILDING: The vertical distance from the average grade to top of the building walls.

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

HOME OCCUPATION: Any occupation conducted within a dwelling and carried on by persons residing in the dwelling.

HOOKUP FEE: A fee for the installation and inspection of any pipe, line, meter, or appurtenance that connects to a municipal water, sewer, storm water, power, or other utility system.

IDENTICAL PLANS: Building plans submitted to a municipality that:

- A. Are clearly marked as "identical plans";
- B. Are substantially identical to building plans that were previously submitted to and reviewed and proved by the municipality; and
- C. Describe a building that (1) Is located on land zoned the same as the land on which the building described in the previously approved plan is located; (2) Is subject to the same geological and meteorological conditions and the same law as the building described in the previously approved plans; (3) Has a floor plan identical to the building plan previously submitted to and reviewed and approved by the municipality; and (4) Does not require any additional engineering or analysis.

IMPACT FEE: A payment of money imposed under state Title 11, Chapter 36a, Impact Fees Act.

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

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

IMPROVEMENT WARRANTY: An applicant's unconditional warranty that the applicant's installed and accepted landscaping or infrastructure improvement:

- A. Complies with the municipality's written standards for design, materials, and workmanship; and
- B. Will not fail in any material respect, as a result of poor workmanship or materials, within the improvement warranty period.

IMPROVEMENT WARRANTY PERIOD: A period

- A. No later than one year after a municipality's acceptance of required landscaping; or
- B. No later than one year after a municipality's acceptance of required infrastructure, unless the municipality:
 - 1. Determines for good cause that a one-year period would be inadequate to protect the public health, safety, and welfare; and
 - 2. Has substantial evidence, on record:
 - a. Of prior poor performance by the applicant; or
 - b. That the area upon which the infrastructure will be constructed contains suspect soil and the municipality has not otherwise required the applicant to mitigate the suspect soil.

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

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

INTERNAL ACCESSORY DWELLING UNIT: An accessory dwelling unit created

- A. Within a primary dwelling;
- B. Within the footprint of the primary dwelling at the time the internal accessory dwelling unit is created; and
- C. For the purpose of offering a long-term rental of 30 consecutive days or longer.

INTERNAL LOT RESTRICTION: A platted note, platted demarcation, or platted designation that:

- A. Runs with the land; and
- B. Creates a restriction that is enclosed within the perimeter of a lot described on the plat; or
- C. Designates a development condition that is enclosed within the perimeter of a lot described on the plat.

INTERVENING PROPERTY: Property located between an existing service facility and the property under development.

JUNK: Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris and tires, construction waste, waste, iron, steel, and other old or scrap ferrous or nonferrous materials in sufficient quantity to pose a public health or safety hazard, or to be aesthetically unattractive, and shall also include inoperable, unlicensed, junked, dismantled, or wrecked automobiles, or parts thereof.

JUNKYARD: A place where scrap, waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled or stored, including auto wrecking yards, house wrecking yards, used lumber yards, and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building

or where salvaged materials are kept incidental to manufacturing operations conducted on the premises.

KENNEL: Land or buildings used in the keeping of four (4) or more dogs over four (4) months old.

LAND USE APPLICANT: A property owner, or the property owner's designee, who submits a land use application regarding the property owner's land.

LAND USE APPLICATION: An application that is:

- A. Required by the municipality; and
- B. Submitted by a land use applicant to obtain a land use decision; and
- C. Does not mean an application to enact, amend, or repeal a land use regulation.

LAND USE AUTHORITY: A person, board, commission, agency, or ~~other~~ body, including the city council, designated by the city council to act upon a land use application; or if the city council has not designated a person, board, commission, agency, or body, then the city council itself.

LAND USE DECISION: An administrative decision of a land use authority or appeal authority regarding:

- A. A land use permit;
- B. A land use application; or
- C. The enforcement of a land use regulation, land use permit, or development agreement.

LAND USE PERMIT: A permit issued by a land use authority.

LAND USE PLAN: A plan adopted and maintained by the City Council which shows how the land should be used; an element of the master plan.

LANDSCAPE PLAN, PLANTING PLAN: A plan showing the location and dimensions of plants, irrigation equipment, curbs and other protective features around the edge of the planting beds and the location and species of plants to be planted.

LAND USE REGULATION: A legislative decision enacted by ordinance, law, code, map, resolution, specification, fee or rule that governs the use or development of land including the adoption or amendment of a zoning map or the text of the zoning code. A Land Use Regulation does not include:

- A. A land use decision of the legislative body acting as the land use authority, even if the decision is expressed in a resolution or ordinance; or

- B. A temporary revision to an engineering specification that does not materially (1) Increase a land use applicant's cost of development compared to the existing specification; or (2) Impact a land use applicant's use of land.

LANDSCAPING: The use and integration of a combination of planted trees, shrubs, vines, ground covers, lawns, rocks, fountains, pools, artworks, screens, walls, fences, benches or surfaced walkways set into an aesthetically pleasing arrangement as determined by the planning commission or their authorized representative.

LEGISLATIVE BODY: The city council.

LIVESTOCK CORRAL: A place or pen where livestock are kept on a seasonal basis as part of an agricultural enterprise or operation as distinguished from a livestock feed yard.

LIVING OPEN SPACE: That portion of the yard on a zoning lot which is not used by automotive vehicles, but reserved for outdoor living space, recreational space, and landscaping.

LODGING HOUSE: See definition of Boarding House, Lodging House.

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

- A. Lot, Corner: A lot situated at a junction of two (2) city streets or situated on a curved street or way, the radius of which is thirty-five feet (35') or less, and where the angle formed by the intersection of the tangent is one hundred five degrees (105°) or less.
- B. Lot, Interior: A lot other than a corner lot.
- C. Lot, Area: The total area measured on a horizontal plane included within the lot lines of the lot.
- D. Lot, Width: The distance across a lot of property, measured along a line parallel to the front lot line, or parallel to a straight line, connecting the ends of an arc which makes up the front lot line.

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

- A. Whether or not the lots are located in the same subdivision; and
- B. With the consent of the owners of record.

Lot Line Adjustment does not mean a new boundary line that

- A. Creates an additional lot; or
- B. Constitutes a subdivision.

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

MANUFACTURED HOME: A transportable factory-built housing unit constructed on or after June 15, 1976, according to the National Manufactured Housing Construction and Safety Standards Act (HUD Code), in one or more sections, that:

- A. In the traveling mode, is eight body feet or more in width or 40 body feet or more in length, or when erected on site, is 400 or more square feet; and
- B. Is built on a permanent chassis and designed to be used as a dwelling with a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems.

MAJOR TRANSIT INVESTMENT CORRIDOR: Public transit service that uses or occupies:

- A. Public transit right-of-way;
- B. Dedicated road right-of-way for the use of public transit, such as a bus rapid transit; or
- C. Fixed-route bus corridors subject to an interlocal agreement or contract between a municipality or county and (1) A public transit district as defined in Section 17B-2a-802; or (2) An eligible political subdivision as defined in Section 59-12-2219.

METES AND BOUNDS: The description of a lot or parcel of land by courses and distances.

MOBILE HOME: A transportable factory-built housing unit built before June 15, 1976, in accordance with a state mobile home code which existed prior to the National Manufactured Housing Construction and Safety Standards Act (HUD Code).

MOBILE HOME PARK: An area or tract of land used to accommodate mobile homes, regulations and standards for which are found under chapter 13 of this title.

MODERATE INCOME HOUSING: Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located.

MODULAR UNIT: A structure:

- A. Built from sections that are manufactured in accordance with the State Construction Code and transported to a building site; and
- B. The purpose of which is for human habitation, occupancy, or use.

MUNICIPAL UTILITY EASEMENT: An easement that:

- A. Is created or depicted on a plat recorded in a county recorder's office and is described as a municipal utility easement granted for public use;
- B. Is not a protected utility easement or a public utility easement as defined in state Section 54-3-27;

- C. The municipality or the municipality's affiliated governmental entity uses and occupies to provide a utility service, including sanitary sewer, culinary water, electrical, storm water, or communications or data line;
- D. Is used or occupied with the consent of the municipality in accordance with an authorized franchise or other agreement;
- E. Is Used or occupied by a specified public utility in accordance with an authorized franchise or other agreement and is located in a utility easement granted for public use; or
- F. Is described in state Section 10-9a-529 and is used by a specified public utility.

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

NOMINAL FEE: A fee that reasonably reimburses a municipality only for time spent and expenses incurred in

- A. Verifying that building plans are identical plans; and
- B. Reviewing and approving those minor aspects of identical plans that differ from the previously reviewed and approved building plans.

NONCOMPLYING STRUCTURE: A structure that:

- A. Legally existed before the structure's current land use designation; and
- B. Because of one or more subsequent land use ordinance changes, does not conform to setback, height restrictions, or other regulations, excluding those regulations that govern the use of land.

NONCONFORMING BUILDING: A building, structure, or portion thereof, which does not conform to the regulations of this title applicable to the zone or district in which such building is situated, but which existed on the effective date hereof.

NONCONFORMING USE: A use of land that:

- A. Legally existed before its current land use designation;
- B. Has been maintained continuously since the time the land use ordinance governing the land changed; and
- C. Because of one or more subsequent land use ordinance changes, does not conform to the regulations that now govern the use of the land.

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

OFFICIAL MAP: A map drawn by municipal authorities and recorded in a county recorder's office that

- A. Shows actual and proposed rights-of-way, centerline alignments, and setbacks for highways and other transportation facilities;
- B. Provides a basis for restricting development in designated rights-of-way or between designated setbacks to allow the government authorities time to purchase or otherwise reserve the land; and
- C. Has been adopted as an element of the municipality's general plan.

ON-SITE IMPROVEMENTS: Improvements, as required by this title, installed within or on the perimeter of the subdivision or development site.

OVERSIZED IMPROVEMENTS: Improvements with added capacity designed to serve other property in addition to the land within the boundaries of the subdivision or development.

PARCEL: Any real property that is not a lot.

- A. Parcel, Corner: A parcel situated at a junction of two (2) city streets or situated on a curved street or way, the radius of which is thirty-five feet (35') or less, and where the angle formed by the intersection of the tangent is one hundred five degrees (105°) or less.
- B. Parcel, Interior: A parcel other than a corner parcel.
- C. Parcel, Area: The total area measured on a horizontal plane included within the parcel lines of the parcel.
- D. Parcel, Width: The distance across a parcel of property, measured along a line parallel to the front parcel line, or parallel to a straight line, connecting the ends of an arc which makes up the front lot line.

PARCEL BOUNDARY ADJUSTMENT: A recorded agreement between owners of adjoining parcels adjusting the mutual boundary, either by deed or by a boundary line agreement in accordance with Section 10-9a-524, if no additional parcel is created and:

- A. None of the property identified in the agreement is a lot; or
- B. The adjustment is to the boundaries of a single person's parcels.

Parcel Boundary Adjustment does not mean an adjustment of a parcel boundary line that:

- A. Creates an additional parcel; or
- B. Constitutes a subdivision.

A Parcel Boundary Adjustment does not include a boundary line adjustment made by the Department of Transportation.

PARKING SPACE: Spaces within a building or parking area, exclusive of driveways, ramps, columns, office and working area, for the parking of a motor vehicle, not less than eighteen feet (18') in length and nine feet (9') in width. Exception: Spaces reserved for the disabled will be no less than twenty feet (20') in length and thirteen feet (13') in width.

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

PLAN FOR MODERATE INCOME HOUSING: A written document adopted by a municipality's legislative body that includes:

- A. An estimate of the existing supply of moderate-income housing located within the municipality;
- B. An estimate of the need for moderate income housing in the municipality for the next five years;
- C. A survey of total residential land use;
- D. An evaluation of how existing land uses and zones affect opportunities for moderate income housing; and
- E. A description of the municipality's program to encourage an adequate supply of moderate-income housing.

PLAT: An instrument subdividing property into lots as depicted on a map or other graphical representation of land that a licensed professional land surveyor makes and prepares in accordance with Section 10-9a-603 or 57-8-13.

POTENTIAL GEOLOGIC HAZARD AREA: An area that

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

PRELIMINARY PLAT: A map or plan of a proposed land division, prepared in accordance with the regulations of this title.

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

PUBLIC AGENCY: The federal government, state, county, municipality, school district, local district, special service district, or other political subdivision of the state; or a charter school.

PUBLIC HEARING: A hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

PUBLIC MEETING: A meeting that is required to be open to the public under Title 52, Chapter 4, Open and Public Meetings Act.

PUBLIC STREET: A public right-of-way, including a public highway, public avenue, public boulevard, public parkway, public road, public land, public alley, public viaduct, public subway, public tunnel, public bridge, public byway, other public transportation easement, or other public way.

RECEIVING ZONE: An area of a municipality that the municipality designates, by ordinance, as an area in which an owner of land may receive a transferable development right.

RECORD OF SURVEY MAP: A map of a survey of land prepared in accordance with Section 10-9a-603, 17-23-17, 17-27a-603, or 57-8-13.

RECREATIONAL VEHICLE:

- A. A vehicular unit other than a mobile home primarily designed as a temporary dwelling for travel, recreational, or vacation use that is either self-propelled or pulled by another vehicle; Recreation vehicle includes a travel trailer, camping trailer, motor home, fifth-wheel trailer, park model home RV, and a van designed for overnight use.
- B. Off highway vehicle (OHV), including, but not limited to, all-terrain vehicle (ATV), side by side utility task vehicle (UTV), recreational off highway vehicle (ROV), golf cart, and the trailer used to transport such vehicle;
- C. Boat, other than canoe or kayak, and the trailer used to transport it.

RECREATIONAL VEHICLE PARK: A minimum three (3) acre area or tract of land used to accommodate two (2) or more recreational vehicles.

REMOVAL: The killing of vegetation by spraying, complete extraction or cutting of such vegetation to the ground, or down to trunks or stumps.

RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY: A residence

- A. In which more than one person with a disability resides; and
- B. Which is licensed or certified by the Department of Human Services under Title 62A, Chapter 2, Licensure of Programs and Facilities; or
- C. Which is licensed or certified by the Department of Health under Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.

RESIDENTIAL UNIT: A residential structure or any portion of a residential structure that is occupied as a residence.

REST HOME, NURSING HOME, CONVALESCENT HOME, ASSISTED LIVING HOME: A building for the care and keeping of elderly or infirm people.

RESUBDIVISION: The changing or amending of any existing lot or lots of any subdivision plat previously recorded in the records of the county recorder as provided in section 11-2-6 of this code.

RETENTION BASIN: An area recessed or designed to receive and retain stormwater discharge or runoff.

RIPRAP: A loose assemblage of broken stone placed on the surface of the ground to prevent erosion.

ROUGH GRADE: The state of excavation at which grading is within four inches (4") of the final grade as shown on the approved grading plan.

RULES OF ORDER AND PROCEDURE: A set of rules that govern and prescribe in a public meeting:

- A. Parliamentary order and procedure;
- B. Ethical behavior; and
- C. Civil discourse.

SALVAGE YARD: See definition of Junkyard.

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

SENDING ZONE: An area of a municipality that the municipality designates, by ordinance, as an area from which an owner of land may transfer a transferable development right.

SETBACK: The shortest distance between the property line and the foundation wall, or main frame of the building.

SHORT-TERM RENTAL UNIT: The renting of any structure or building for the purpose of overnight occupancy for a period less than 30 days by the renter.

SIGN: Any device for visual communication that is used for the purpose of bringing the subject thereof to the attention of the public, but not including a flagpole.

- A. Sign, Accessory: An on-premises sign which directs attention to a business or profession.
- B. Sign, Area Of: The area of a sign shall be considered to include all lettering, wording and accompanying designs or symbols, together with any background material, whether painted or applied. Where a sign consists of individual letters attached to

or painted on a building or wall or window, the area of the sign shall be considered to be that of the smallest rectangle which encompasses all the letters or symbols.

- C. Sign, Nonaccessory; Billboard: A freestanding ground sign located on industrial, commercial, or residential property if the sign is designed or intended to direct attention to a business, product, or service that is not sold, offered, or existing on the property where the sign is located.

SINGLE-FAMILY LIMIT: No more than four (4) unrelated individuals may occupy each residential unit that is recognized by the City in a zone permitting occupancy by a single family.

SITE: Any lot or parcel of land.

SKETCH PLAN: A preliminary map or preapplication plat, showing the concept of the proposed development or subdivision, having sufficient detail to illustrate on site characteristics of the proposed subdivision and adjacent parcels.

SPECIAL DISTRICT: Any entity established under the authority of Utah Code Annotated title 17B, special districts, and any other governmental or quasi-governmental entity that is not a county, municipality, or school district.

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

STATE: Any department, division, or agency of the state.

STREET: Any street, avenue, boulevard, road, lane, parkway, viaduct or other way, for the movement of vehicular traffic which is an existing state, county, or city roadway, or a street or way shown upon a plat, formerly approved, pursuant to law, or approved by official action; and includes the land between street lanes, whether improved or unimproved and may comprise pavement, shoulders, gutter, sidewalks, parking areas, and other areas within the right of way. For the purpose of this title, streets shall be classified as follows:

- A. City Street: Any street within the city's incorporated boundary that is recognized and maintained by the city.
- B. Cul-De-Sac: A street open at one end with a designated vehicular turnaround area at the closed end.
- C. Dead End: A street open at one end with no turnaround.
- D. Major Highway: A major regional highway, including an expressway, freeway or interstate highway designed to carry vehicular traffic:
 - 1. Into, out of, or throughout the regional area (interregion); and
 - 2. From one political subdivision of the region to another, or from an interregional highway.

- E. Service Road: A street or road paralleling and abutting major streets to provide access to adjacent property so that each adjacent lot or parcel will not have direct access to the major street.
- F. Stub: A street or road extending from within a subdivision and which terminates at the subdivision boundary with no provision for a vehicular turnaround. Stub streets are normally required to connect to street systems of adjacent developments.

STREET RIGHT OF WAY: That portion of land dedicated to public use for street and utility purposes.

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

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

A. "Subdivision" includes:

- 1. The division or development of land, whether by deed, metes and bounds description, devise and testacy, map, plat, or other recorded instrument, regardless of whether the division includes all or a portion of a parcel or lot; and
- 2. Except as provided in Subsection (65)(c), divisions of land for residential and nonresidential uses, including land used or to be used for commercial, agricultural, and industrial purposes.

B. "Subdivision" does not include:

- 1. A bona fide division or partition of agricultural land for the purpose of joining one of the resulting separate parcels to a contiguous parcel of unsubdivided agricultural land, if neither the resulting combined parcel nor the parcel remaining from the division or partition violates an applicable land use ordinance;
- 2. A boundary line agreement recorded with the county recorder's office between owners of adjoining parcels adjusting the mutual boundary in accordance with Section 10-9a-524 if no new parcel is created.
- 3. A recorded document, executed by the landowner of record: (1) revising the legal descriptions of multiple parcels into one legal description encompassing all such parcels; or (2) joining a lot to a parcel;
- 4. A boundary line agreement between owners of adjoining subdivided properties adjusting the mutual lot line boundary in accordance with Sections 10-9a-524 and 10-9a-608 if: (1) no new dwelling lot or housing unit will result from the adjustment; and (2) the adjustment will not violate any applicable land use ordinance; ~~or~~
- 5. A bona fide division of land by deed or other instrument if the deed or other instrument states in writing that the division

6. Is in anticipation of future land use approvals on the parcel or parcels;
7. Does not confer any land use approvals, and
8. Has not been approved by the land use authority.
9. A parcel boundary adjustment;
10. A lot line adjustment;
11. A road, street, or highway dedications plat;
12. A deed or easement for a road, street, or highway purpose; or
13. Any other division of land authorized by law.

SUBDIVISION AMENDMENT: An amendment of a recorded subdivision in accordance with Section 10-9a-608 that:

- A. Vacates all or a portion of the subdivision;
- B. Alters the outside boundary of the subdivision;
- C. Changes the number of lots within the subdivision;
- D. Alters a public right-of-way, a public easement, or public infrastructure within the subdivision; or
- E. Alters a common area or other common amenity within the subdivision

SUBSTANTIAL EVIDENCE: Evidence that (1) is beyond a scintilla and (2) a reasonable mind would accept as adequate to support a conclusion.

SUSPECT SOIL: Soil that has

- A. A High susceptibility for volumetric change, typically clay rich, having more than a 3% swell potential;
- B. Bedrock units with high shrink or swell susceptibility; or
- C. Gypsiferous silt and clay, gypsum, or bedrock units containing abundant gypsum commonly associated with dissolution and collapse features.

THERAPEUTIC SCHOOL: A residential group living facility

- A. For four or more individuals who are not related to
 1. The owner of the facility or
 2. The primary service provider of the facility;
- B. That serves students who have a history of failing to function:
 1. At home,
 2. In a public school, or
 3. In a nonresidential private school; and
- C. That offers room and board, and
 1. An academic education integrated with a specialized structure and supervision; or
 2. Services or treatment related to a disability, emotional development, behavioral development, familial development, or a social development.

TRANSFERABLE DEVELOPMENT RIGHT: A right to develop and use land that originates by an ordinance and authorizes a land owner in a designated sending zone to transfer land use rights from a designated sending zone to a designated receiving zone.

UNINCORPORATED: The area outside of the incorporated area of a city or town.

VARIANCE: A waiver of specific regulations of this title granted by the board of adjustment in accordance with the provisions set forth in this code.

VICINITY PLAN: A map or chart, showing the relationship of streets and land within a proposed subdivision to the streets and lands in the surrounding area.

WATER INTEREST: Any right to the beneficial use of water, including

- A. Each of the rights listed in Section 73-1-11; and
- B. An ownership interest in the right to the beneficial use of water represented by (1) a contract or (2) a share in a water company, as defined in Section 73-3-3.5.

YARD: An open space on the same lot or parcel as a building, said space being unoccupied or unobstructed from the ground upward, except as otherwise provided in this title.

- A. **Yard, Front:** The minimum horizontal distance between the street line and the front line of the building or any projection thereof, excluding nonenclosed steps. On a corner lot or parcel, the front yard may be applied to either street.
- B. **Yard, Rear:** The area between the rear line of the building (exclusive of steps) and the rear lot or parcel line, and extending for the entire width of the lot or parcel. In case of a corner lot or parcel where the building facade faces on the side street, the rear yard may be established from the side of the house to the side property line.
- C. **Yard, Required:** The open space around buildings which is required by the terms of this title.
- D. **Yard, Side:** A yard between the building and the side line of the lot or parcel, and extending from the front yard to the rear yard. (Ord. 2012-01, 7-10-2012; amd. Ord. 2016-6, 6-28-2016)

ZONING MAP: A map, adopted as part of a land use ordinance, that depicts land use zones, overlays, or districts.

DISCUSSION PAPER FOR PLANNING COMMISSION USE

TITLE 10 ZONING REGULATIONS

Red = Changes necessitated by Utah law

Blue = Reorganization & correction of existing code

CHAPTER 2 SUPPLEMENTARY REQUIREMENTS AND PROCEDURES APPLICABLE WITHIN ZONES

SECTION:

- 10-2-1: Lots To Have Frontage On City Street
- 10-2-2: Uses Prohibited In Zones Unless Expressly Permitted
- 10-2-3: Property Boundary Adjustment
- 10-2-4: Boundary Line Agreement
- 10-2-5: Off Street Parking Requirements
- 10-2-6: Signs
- 10-2-7: Parking And Storage Of Recreational Vehicles
- 10-2-8: Conditional Uses
- 10-2-9: Concessions In Public Parks And Playgrounds
- 10-2-10: Temporary Uses
- 10-2-11: Portable Storage Container Regulations
- 10-2-12: Chickens
- 10-2-13: Diagonal Parking
- 10-2-14: Fences on Property used for Residential Purposes
- 10-2-15: Fences on Property used for Commercial or Industrial Purposes
- 10-2-16: Solar Electricity Systems
- 10-2-17: Rental of Dwelling Units

10-2-1: LOTS AND PARCELS TO HAVE FRONTAGE ON CITY STREET

A. Except as may be authorized through the approval of a large scale development, each lot or parcel shall abut upon a City maintained street.

1. The length of said abutting side as measured at the setback line shall be not less than the minimum frontage requirement of the zone;
2. The Planning Commission may authorize a reduction of the minimum frontage requirement subject to the following conditions:

- a. The lot **or parcel** will abut the City maintained street for a minimum distance of thirty five feet (35');
- b. The buildable portion of the lot **or parcel** shall comply with the minimum area, width and setback requirements of the zone;
- c. The lot **or parcel** configuration created by the granting of the reduction will not result in an undue adverse condition for the proper development of adjacent properties;
- d. In the opinion of the Planning Commission, the reduction of the frontage requirement is necessary to more fully promote the effective and proper development of the city.

B. All lots in an approved subdivision plat which have frontages of less than the minimum shall be considered as having qualified under the frontage reduction provisions of subsection 10-2-1A(2).

10-2-2: USES PROHIBITED IN ZONES UNLESS EXPRESSLY PERMITTED

Uses of land which are not expressly permitted within a zone are expressly prohibited therein, except as may be permitted by action of the appeal authority. The appeal authority shall not permit a use within a zone which is not expressly permitted by the terms of this title.

10-2-3: PROPERTY BOUNDARY ADJUSTMENT:

- A. To make a parcel boundary adjustment, a property owner shall execute a boundary adjustment through
 - 1. A quitclaim deed; or
 - 2. A boundary line agreement under section 10-2-4; and
 - 3. Record the quitclaim deed or boundary line agreement in the office of the county recorder of the county in which each property is located.
- B. To make a lot line adjustment, a property owner shall obtain approval of the boundary adjustment under section 10-2-4; and execute a boundary adjustment through:
 - 1. A quit claim deed or
 - 2. A boundary line agreement; and
 - 3. Record the quitclaim deed or boundary line agreement in the office of the county recorder of the county in which the property is located.
- C. A parcel boundary adjustment under subsection 10-2-4 is not subject to review of the city unless:
 - 1. The parcel includes a dwelling;
 - 2. The city's approval is required under subsection 10-2-4(G);

3. If the adjustment includes property that is not a lot.
- D. The recording of a boundary line agreement or other document used to adjust a mutual boundary line that is not subject to review by the city
 1. Does not constitute a land use approval; and
 2. Does not affect the validity of the boundary line agreement or other document used to adjust a mutual boundary line.
- E. The city may withhold approval of a land use application for property that is subject to a recorded boundary line agreement or other document used to adjust a mutual boundary line if the city determines that the lots or parcels, as adjusted by the boundary line agreement or other document used to adjust the mutual boundary line, are not in compliance with the city's land use regulations in effect on the day on which the boundary line agreement or other document used to adjust the mutual boundary line is recorded.

10-2-4: BOUNDARY LINE AGREEMENT:

- A. If property executed and acknowledged as required by law, an agreement between owners of adjoining property that designates the boundary line between the adjoining properties acts, upon recording in the office of the recorder in the county in which each property is located, as a quitclaim deed to convey all of each party's right, title, interest, and estate in property outside the agreed boundary line that had been the subject of the boundary line agreement or dispute that lead to the boundary line agreement.
- B. Adjoining property owners executing a boundary line agreement described in this section shall ensure that the agreement includes:
 1. A legal description of the agreed upon boundary line and each parcel or lot after the boundary line changed;
 2. The name and signature of each grantor that is party to the agreement;
 3. A sufficient acknowledgement for each grantor's signature;
 4. The address of each grantee for assessment purposes;
 5. A legal description of the parcel or lot each grantor owns before the boundary line is changed; and
 6. The date of the agreement if the date is not included in the acknowledgement in a form substantially similar to a quitclaim deed as described in section ---.
- C. If any of the property subject to the boundary line agreement is a lot, prepare an amended plat in accordance with city code 11-1-5 Subdivision Amendments before executing the boundary line agreement;
- D. If none of the property subject to the boundary line agreement is a lot, ensure that the boundary line agreement includes a statement citing the file number of a record of

survey map in accordance with **section -----**, unless the statement is exempted by the City.

- E. A boundary line agreement described in subsection 1 that complies with subsection 2 presumptively:
 - 1. Has no detrimental effect on any easement on the property that is recorded before the day on which the agreement is executed unless the owner of the property benefitting from the easement specifically modifies the easement within the boundary line agreement or a separate recorded easement modification or relinquishment document; and
 - 2. Relocates the parties' common boundary line for an exchange of consideration.
- F. Notwithstanding Title 11, Subdivisions, a boundary line agreement that only affects parcels is not subject to:
 - 1. Any public notice, public hearing, or preliminary platting requirement;
 - 2. The review of a land use authority; or
 - 3. An engineering review or approval of the city, except as provided in subsection G(2)(e).
- G. City review and approval of boundary-line adjustment containing a dwelling.
 - 1. The city shall review a boundary-line agreement containing a dwelling unit within fourteen (14) days of the date on which the property owner submits the boundary-line agreement for review.
 - 2. The city shall review the boundary-line agreement for compliance with the standards of the zone in which the property is located:
 - a. The adjusted boundary line reduces the frontage of the lot or parcel containing the dwelling to less than required for the zone; or
 - b. The adjusted boundary line reduces any setback of the lot or parcel containing the dwelling to less than required for the zone; or
 - c. The adjusted boundary line reduces the area of the lot or parcel containing the dwelling to less than required; or
 - d. The adjusted boundary line affects an existing or future city street; or
 - e. The adjusted boundary line affects drainage corridors or requires engineering review, regardless of whether a dwelling is present.
 - f. If the boundary-line agreement does not provide the city with sufficient information the city shall send a written notice to the property owner requesting the specific information needed. Said notice will be sent within the review period defined in subsection 3 of this section.
 - 3. The city shall issue a written decision to the property owner within fourteen (14) days of the date on which the property owner submits the boundary-line agreement for review.

- a. If the city fails to send a written notice within the time period described in subsection 3 of this section, the property owner may record the boundary-line agreement as if no review was required.

10-2-5: OFF STREET PARKING REQUIREMENTS:

- A. At the time any residence or any public or commercial building is erected, hard surfaced off street parking spaces of cement or asphalt shall be provided for automobiles on private property.
- B. At the time any residence or building is enlarged or increased in capacity or any use is established or changed, thereby creating the need for additional parking, off street hard surfaced parking spaces of cement or asphalt shall be provided on private property.
- C. Provision of off street parking shall be in accordance with the following requirements:
 - 1. Size:
 - a. The dimensions of each off street parking space or stall shall be at least nine feet by eighteen feet (9' x 18'), for diagonal or ninety degree (90°) spaces; or nine by twenty two feet (9 x 22') for parallel spaces, exclusive of access drives or aisles.
 - b. A parking stall may be reduced by two feet (2') lengthwise if landscaping separated from the paved area of the parking stall by a curb or tire bumper guard is provided in the remaining two feet (2') of the parking stall. All areas within the parking area not paved shall be landscaped.
 - 2. Access To Individual Parking Spaces: Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a city street.
 - a. One-way driveways shall be a minimum of twelve feet (12') in width.
 - b. Two-way driveways shall be a minimum of twenty-five feet (25') in width.
 - c. All garage and carport spaces shall be set back a minimum of twenty feet (20') from the private access drive serving them.
 - d. Garage and carport spaces shall be counted as one parking space unless: a) such garage or carport is a minimum of four hundred eighty (480) square feet with a minimum width of twenty feet (20'); or b) the individual driveway to the garage or carport is at least twenty feet (20') in length, in which case such parking areas shall count as two (2) spaces. (Ord. 2012-01, 7-10-2012)
 - 3. Parking Spaces Required For Residential Areas: The number of off street parking spaces required for residential development shall be as follows:
 - a. Single-Family Dwelling: Two (2) parking spaces per single- family dwelling. Tandem parking shall be allowed at single- family residences only.
 - b. All Other Dwellings:

- 1) All other dwellings, including townhouses and condominiums, shall have two (2) parking spaces per dwelling unit. Covered parking may be located within the side and rear setback areas. No street parking shall be counted toward meeting the parking requirement. Tandem parking shall not count toward the parking requirement. No parking area shall be located within the required front setback facing a city street. All parking shall be on site.
 - 2) Front yard setback from streets shall be twenty feet (20') minimum from property lines for garages or carports.
 - 3) In residential zones, no recreational vehicle shall be parked or stored unless it conforms to the requirements of section 10-2-3 of this chapter. (Corner lots are considered to have 2 front yard areas.) (Ord. 2016-6, 6-28-2016)
4. Parking Spaces Required For Nonresidential Areas: The number of off street parking spaces required for all nonresidential developments shall be as follows:
- a. Business Or Professional Offices: One space for each two hundred fifty (250) square feet of gross floor area.
 - b. Churches, Sports Arenas, Auditoriums, Theaters, Assembly Halls, Lodge Halls, Or Other Meeting Rooms: One space for each four (4) fixed seats of maximum seating capacity, or one space for each thirty five (35) square feet of seating area within the main auditorium where there are no fixed seats. Eighteen (18) linear inches of bench shall be considered a fixed seat.
 - c. Stores, Appliance Stores And Lumberyards: One space for each six hundred (600) square feet of floor area.
 - d. Hospitals: Two (2) parking spaces for each bed.
 - e. Homes: One parking space for each five (5) beds.
 - f. Hotels, Motels, Motor Hotels: One space for each living or sleeping unit, plus two (2) spaces for resident manager or owner.
 - g. Retail Stores And Shops, Commercial Banks, Savings And Loan Offices, And Other Financial Institutions, General Retail Stores, Food Stores, Supermarkets, Drugstores And Other Similar Commercial Businesses: One space for each two hundred fifty (250) square feet of gross floor area.
 - h. Mortuaries And Funeral Homes: Five (5) spaces plus one space for each thirty five (35) square feet of assembly room floor area.
 - i. Automotive Repair And Supply: One space for each four hundred (400) square feet of gross floor area.
 - j. Bowling Alleys And Billiard Halls: Five (5) spaces for each alley, plus two (2) spaces for each billiard table contained therein.
 - k. Libraries: One space for each three hundred (300) square feet of gross floor area.
 - l. Restaurants, Taverns, Lounges, Drive-In, Drive-Through, Take-Out Restaurants And Other Establishments Where Food Or Beverages Are Consumed: Ten (10) spaces minimum, or one space for each one hundred (100) square feet of gross floor area, whichever is greater.

- m. Day Nurseries In Commercial Zones, Including Preschools And Nursery Schools: One space for each staff member, plus one space for each five (5) children for which said establishment is licensed.
- n. Golf Courses: Six (6) spaces per hole.
- o. Skating Rinks, Ice Or Roller: One for each three hundred (300) square feet of gross floor area.
- p. Swimming Pools (Public): One space for each one hundred (100) square feet of water surface, or ten (10) stalls, whichever is greater.
- q. Tennis, Handball And Racquetball Courts (Commercial): Six (6) spaces minimum, or three (3) spaces per court, whichever is greater.
- r. Studios And Spas: One space for each two hundred fifty (250) square feet of gross floor area, or ten (10) spaces minimum, whichever is greater.
- s. Educational Uses:
 - 1) Elementary: Two (2) spaces per classroom.
 - 2) Senior and junior high schools: One space for each member of the faculty and one space for each six (6) regularly enrolled students.
 - 3) College, universities, trade schools: One space for each faculty member, plus one space for each three (3) students.
 - 4) Schools having an arena or auditorium shall meet this requirement or the requirements of subsection C.4.b of this section, whichever is greater.
- t. Veterinary Hospitals: Five (5) spaces for each doctor.
- u. Manufacturing Plants, Warehouses, Storage Buildings Or Structures Especially For Storage Purposes: One space for each one thousand (1,000) square feet of gross floor area and one space for each two hundred fifty (250) square feet of office or sales area.
- v. Service Commercial Businesses: Businesses such as electrical, plumbing, cabinets, printing and other similar shops shall have one space for each two hundred fifty (250) square feet of retail or office area and one space for each five hundred (500) square feet of additional building area.
- w. Outdoor Sales Lots For Autos, Mobile Homes And Recreational Vehicles: One space for each seven (7) vehicles or items of equipment to be displayed, plus two (2) spaces for manager and employee parking.
- x. Consideration By Planning Commission:
 - 1) Notwithstanding all provisions of this section the planning commission shall: Take into account in each instance of nonresidential parking the type of development, use, location, adjoining uses and possible future uses in setting parking requirements, and
 - 2) Recommend to the City Council a requirement of that number of spaces it deems reasonably necessary in each instance for all employees, business vehicles and equipment, customers, clients and patients of such nonresidential property.
- y. Reduction: Where the applicant can demonstrate that adequate off street parking exists, the city council, upon recommendation of the planning

commission, may grant a parking reduction of up to twenty five percent (25%) of the listed parking requirement for new construction in the commercial zones.

D. Parking On Unimproved Lots; Vehicle Display:

1. Parking of more than three (3) vehicles on any unimproved lot or parcel is prohibited.
2. Parking of vehicles for display other than in designated and improved areas is prohibited.

E. Parking Lot Lights: Parking lots used during hours of darkness shall be lighted by standards a maximum of sixteen feet (16') in height above grade and using indirect, hooded light sources.

F. Development Standards: Every lot or parcel of land hereafter used as a parking lot shall:

1. Be paved with an approved surfacing material of asphalt or concrete composition or some other all weather surfacing material approved by the Planning Commission;
2. Have appropriate bumper guards where needed as determined by the Planning Commission; and
3. Lights used to illuminate the lot shall be so arranged as to reflect the light away from the adjoining premises wherever those premises are used for residence or sleeping purposes.

H. Optional Provisions; Shared Parking Facilities:

1. Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary.
2. Requests for shared parking are subject to the approval of the Planning Commission in accordance with the following guidelines:
 - a. Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.
 - b. number of parking stalls which may be credited against the requirements for the uses involved will not exceed the number of spaces that may normally be required for any one of the uses sharing the parking.
 - c. Parking facilities should not be located further than two hundred fifty feet (250') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.
 - d. A written agreement shall be executed by all parties concerned, assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management.

- I. Uses Not Specifically Identified Above: For all parking uses not listed above, the Planning Commission shall determine the number of spaces required based upon the nearest comparable use standard available. (Ord. 2012-01, 7-10-2012)
- J. Adjust Or Reduce Off Street Parking Requirements: The planning commission may approve substitute parking locations where sufficient off street parking is readily available within the vicinity and/or where acquisition of land for such use is not necessary to carry out the spirit of this title.

10-2-6: SIGNS:

A building permit shall be required for the placement, construction, and/or alterations of all signs, unless a sign qualifies as an exempt sign or an identified temporary sign. **Nothing in this section shall be construed to limit a property owner's right to express a religious, political, or other protected right through speech.**

A. Signs On Highway:

- 1. Height Limitations: There shall be a thirty-five foot (35') height limitation for all signs that front on a highway (including freestanding, wall and roof signs).
- 2. Size Limitations:
 - a. Three hundred twenty (320) square feet maximum per lot.
 - b. One hundred sixty (160) square feet per individual sign face.
 - c. Square footage is two (2) square feet for each linear foot of frontage along a public right of way, not to exceed three hundred twenty (320) square feet.

B. Signs On City Streets In Zones C-1, C-2, I-1:

- 1. Height Limitations: There shall be a twenty-foot (20') height limitation for all signs that front off a highway (including freestanding, wall and roof signs).
- 2. Size Limitations On City Streets: Size limitations for signs that do not front a highway are as follows:
 - a. One hundred sixty (160) square feet maximum per lot.
 - b. Maximum square footage is one square foot for each linear foot of frontage along a public right of way, not to exceed one hundred sixty (160) square feet.
 - c. The total square footage on a lot with two (2) tenants must be divided between the tenants with proportions decided by the tenants and/or landlords, and cannot exceed one hundred (100) square feet per individual sign face.
- 3. Projecting And Suspended Signs:
 - a. Height limit will be a maximum of thirty-five feet (35') or the height of the wall of the building, whichever is lower.
 - b. There shall be an eight foot (8') minimum vertical clearance above sidewalks, walking areas, or rights of way, and thirty-six (36) square feet maximum size per sign face.

- c. Owners of projecting signs over public rights of way must furnish proof of liability insurance for such signs before a permit will be issued.
- 4. Roof Signs:
 - a. Shall not exceed five feet (5') above the wall line or top of the exterior wall; unless
 - b. If the peak of the roof is over four feet (4') above the wall line, roof signs cannot exceed the height of the peak.
 - c. All roof signs must adhere to a thirty-five foot (35') overall height limitation.
- 5. Lighted Signs:
 - a. All lighted signs shall have stationary and constant lighting. Signs which use subtle lighting changes as part of a video screen, or electronic message center, are permitted.
 - b. Lighted signs adjacent to A-1, R-1 and R-2 zones shall be subdued and shall not be allowed to penetrate beyond the property in such a manner as to annoy or interfere with the adjacent residential properties. Any complaints concerning lighted signs adjacent to residential properties can be taken before the city council. The city council has the authority to dismiss unreasonable complaints or require the sign(s) to be shielded.

C. Signs in Residential Zones (R-1, R-2):

- 1. No advertising signs of any kind shall be allowed in any residential zone, except signs pertaining to the sale or lease of residential property, nameplates, institutional signs, or signs indicating the existence of:
 - a. An office of a professional person;
 - b. A home occupation; or
 - c. A guest apartment and/or bed and breakfast establishment.
- 2. Except for institutional signs as described below, no lighted signs will be permitted.
- 3. Residential signs, except for apartments and public and religious institutional signs, shall not exceed two (2) square feet in size.
 - a. Apartments and guest apartments may be allowed up to sixteen (16) square feet of signage if they have more than four (4) units; quadriplexes, triplexes and duplexes may be allowed up to eight (8) square feet of signage. (See exempt and temporary sign subsections 1 for exceptions to the square foot rule.)
 - b. Public, public educational, or religious institutional signs shall be located entirely upon the premises of that institution, shall not exceed an area of fifty (50) square feet per frontage, and will be permitted to have indirect lighting. If mounted on a building, these signs shall be flat wall signs and shall not project above the roofline. If ground mounted, the top shall be no more than six feet (6') above ground level.
 - c. Nonprofit, charitable, and private institutional signs in residential zones shall not exceed two (2) square feet.

- D. Flags: Flags other than government flags, i.e., country and state, shall be added toward the maximum allowable signage. Flagpoles that display government flags shall not exceed thirty-five feet (35') in height in commercial zones.
- E. Computations:
1. Height: The height of a sign shall be computed as the distance from the highest attached component of the sign to the nearest sidewalk, curb, or street crown, whichever is highest.
 2. Individual One Sided Sign: The area of the sign face that will encompass the extreme limits of the display, not including any supporting framework or other backdrop which is clearly incidental to the display, shall be measured.
 3. Multifaced Signs: The sign area shall be computed by adding together the area of all sign faces visible from any point. When two (2) identical sign faces are placed back to back and are part of the same sign structure, not more than forty two inches (42") apart, the sign area shall be computed by the measurement of one of the faces.
- F. Number Of Freestanding Signs Per Lot **or Parcel**:
1. Primary Frontage: One freestanding sign per lot; one additional freestanding sign is permitted if property has more than two hundred feet (200') of frontage (exception: shopping center restrictions). Two (2) freestanding signs on one property must be separated by one hundred feet (100'), and the second sign shall not be higher than fifty percent (50%) of the allowed height.
 2. Secondary Frontage: One freestanding sign is allowed for each additional frontage and shall not be higher than fifty percent (50%) of the allowed height. Two (2) freestanding signs on one property must be separated by one hundred feet (100'), and the second sign shall not be higher than fifty percent (50%) of the allowed height.
- G. Setbacks:
1. Signs may not block traffic visibility.
 2. If a sign is located at an intersection, the following rules apply:
 - a. Signs located within a forty-five foot (45') triangle (measured 45 feet from the street corner both ways) must be under two and one-half feet (21/2') tall, or should have over eight feet (8') of clearance at the bottom of the sign.
 - b. This triangle shall be maintained in an open manner so as to provide proper clear view area.
 - c. All advertising signs shall be set back from city streets, a distance at least equal to the distance that buildings are located.
- H. Shopping Centers; Office Building Complexes:
1. Only one freestanding sign is allowed for shopping centers and office building complexes which lease to three (3) or more businesses on one lot of record.

2. The group freestanding sign identifying the shopping center/office building complexes and its businesses may use all sign area allowed for that lot.
3. In addition, individual businesses may have one square foot of signage for each front line of the building, up to a maximum of one hundred twenty-eight (128) square feet.

I. Off Premises Signs:

1. Off premises signs shall be limited to Highways ~~666~~ 491 and 191 and regulated the same as on premises signs.
2. Off premises signs may not exceed a maximum of one hundred twenty-eight (128) square feet.

J. Prohibited Signs:

1. It is prohibited for signs erected after adoption hereof to be in noncompliance with the provisions herein.
2. Parked Vehicle Signs: Parked vehicles with a sign painted or placed on them for the express intent of directing attention to a business are prohibited. This does not include vehicles used regularly in the course of conducting daily business activities.
3. Signs On Public Rights Of Way: No private sign shall be placed on public rights of way.
4. Signs Attached To Public Property: No private sign shall be attached to public property or public utility poles.
5. Flashing Signs: Signs which use flashing, blinking, or strobing lights are prohibited.

K. Temporary Signs:

1. Temporary signs shall be figured in the total square footage allowed per lot **or parcel**.
2. Sign owners must designate areas where temporary signs will be displayed.
3. Temporary signs displayed outside of designated areas require a permit.
4. Temporary signs must be maintained and in good condition while being displayed.
5. Signs less than six (6) square feet in size and associated with an event do not require a permit.
6. Mobile Changeable Copy Signs: Mobile changeable copy signs shall not exceed thirty two (32) square feet and shall not be displayed for more than thirty (30) consecutive days.
7. Balloon Signs: Balloon signs may be displayed for up to thirty (30) days per lot **or parcel**, per year.
8. Construction Signs:
 - a. No more than one construction sign identifying a project to be built and the project participants shall be allowed per lot **or parcel**.
 - b. Construction signs in residential zones shall not exceed six (6) square feet in area and five feet (5') in height.

- c. In commercial zones, the sign area shall not exceed fifty (50) square feet and shall not exceed eight feet (8') in height.
 - d. Construction signs must not exceed the time period of construction and/or the day the business opens, whichever comes first, and shall be counted into the square footage of the total footage allowed for the lot or parcel..
 - e. An additional thirty two (32) square feet would be allowed in commercial zones for artist renditions of the project.
 - f. Proposed development signs may be allowed for ninety (90) days prior to groundbreaking. (Ord. 2012-01, 7-10-2012)
9. Political Campaign Signs:
- a. Political campaign signs shall pertain to a specific election.
 - b. They shall not be located closer than one hundred fifty feet (150') to any designated polling place and shall not exceed thirty two (32) square feet in area.
 - c. Political campaign signs shall be removed within one day after the election.
 - d. The candidate or persons responsible for the placement of the sign shall be responsible for its removal. (Ord. 2014-6, 10-14-2014, eff. 10-14-2014)
10. Real Estate Signs:
- a. In residential zones, real estate signs shall not exceed six (6) square feet in area and five feet (5') in height.
 - b. In commercial zones, real estate signs shall not exceed thirty two (32) square feet.
 - c. Real estate signs must be placed on the premises of the property being sold.
 - d. Only one sign per street frontage, per real estate company, is permitted.
- L. Exempt Signs: Sign permits are not required for the following signs unless the limitation and requirements of this section cannot be met:
- 1. Public Signs: Signs of a noncommercial nature, erected by, or on the order of, a public officer in the performance of his duty.
 - 2. Integral Signs: Names of buildings, dates of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete or similar material or made of metal or other permanent type construction and made an integral part of the structure.
 - 3. Private Traffic Direction Signs: Signs directing traffic movement into a premises or within a premises, not exceeding two (2) square feet in area for each sign. Horizontal directional signs on paved areas and flush with paved areas are exempt from these standards. Only one exempt directional sign is allowed per frontage, per lot or parcel..
 - 4. Service Sign: A sign that is incidental to a use lawfully occupying the property upon which the sign is located, and which sign is necessary to provide information to the public, such as direction to parking lots, location of restrooms, entrance and exits, etc. These signs shall not exceed two (2) square feet in size.
 - 5. Nameplates: A nameplate shall contain only the name of a resident.

6. Temporary Decorations: Temporary decorations or displays clearly incidental and associated with national or local holiday celebrations for a period not to exceed ninety (90) days per year, per lot **or parcel**.
7. Nonbusiness Temporary Signs: Temporary signs not associated with a business may be displayed not more than thirty (30) days per year or exceed six (6) square feet in size.
8. Rear Entrance Signs: Rear entrance signs, when associated with pedestrian walk through buildings. These signs shall not exceed sixteen (16) square feet in area and shall be flush mounted, identifying only the name of the establishment and containing directional information.
9. Menu Signs: Menu signs at drive-in restaurants which are not readable from the nearest public right of way; and signs not visible beyond the boundaries of the lot or parcel upon which they are located or from any public right of way.
10. Private Warning Or Instructional Signs: Private warning or instructional signs not exceeding two (2) square feet per sign.
11. Murals: Murals must be painted or attached to the wall of buildings and are exempt from the sign ordinance except for the lettering and logo portion of the mural.
12. Pennants, Window Dressings, Window Banners: Pennants, window dressings, window banners are exempt.

M. Design, Construction, Maintenance And Liability:

1. All signs shall be designed, constructed, and maintained to comply with applicable provisions of the building codes adopted by the city.
2. All signs shall be maintained and in good structural condition.
3. Sign owners are liable for their signs.
4. The city of Monticello, its officials and other agents, shall in no way be liable for damages caused by signs.

N. Abandoned Signs: Any of the following criteria shall be used to determine abandonment:

1. A sign which identifies an establishment, service(s), goods or products no longer provided on the premises shall have its copy vacated within thirty (30) days of when the circumstance commenced. If the copy then remains vacant for six (6) months, the sign structure shall be removed by the owner within five (5) working days following expiration of the six (6) month period.
2. A sign which identifies a time, event, or purpose which passed or no longer applies shall be removed by the sign owner within three (3) working days from the time the event or purpose passed or no longer applies.
3. An off premises advertising sign which is vacant of copy or which advertises an establishment, service, goods, or product which no longer exists, shall be removed by the sign owner within five (5) working days after remaining in the defined condition for one month.

4. When building mounted and painted wall signs or murals are removed, the face of the structure shall be treated to conform to surrounding building conditions. Such removal shall not leave evidence of the sign's existence.

O. Permit Procedures And Enforcement:

1. Permit Required: If a sign requiring a permit under the provisions of this title is to be placed, constructed, erected, or altered on a lot **or parcel**, the sign owner shall secure a building permit from the city prior to the construction, placement, erection, or alteration of such sign.
2. Applications: One application and permit may include multiple signs on the same lot **or parcel**. An application for construction, creation, or installation of a new sign, or for the structural alteration of an existing sign, shall be accompanied by detailed drawings to scale of all existing and proposed signs on a lot and must show:
 - a. The height of all signs on a lot;
 - b. The square footage of all individual signs on a lot;
 - c. The total combined square footage of all signs on a lot;
 - d. Site plan indicating length of street frontage, location of buildings, parking lots, driveways, landscaped areas, and all existing and proposed signs on the site;
 - e. Overall dimensions, design, structure, materials, proposed copy and illumination specifications of all signs;
 - f. Photographs of the lot.
3. Fees: Each application shall be accompanied by the applicable fee, which shall be established by resolution of the city council.
4. Action: Within five (5) days of the date the application is submitted, it shall be reviewed by the zoning administrator. If the applicant complies to all sign ordinance regulations, a permit will be issued. If the application is found to be incomplete, the applicant shall be notified of the deficiencies.
5. Inspections: The zoning administrator shall cause an inspection for each permit issued. If the signs do not comply, the applicant shall be notified and allowed thirty (30) days to correct the deficiencies. If the deficiencies are not corrected within thirty (30) days, the permit shall be rescinded.
6. Renewal Of Sign Permits: If sign owners comply with the provisions of this title and make no structural alterations or changes to their existing signs, the city shall automatically renew sign permits at the end of every year when the business license is renewed, without an additional sign permit fee, if the sign owner has not constructed, placed, erected, or structurally altered existing signage. A new application must be processed and an applicable fee shall be charged for signs constructed, placed, erected, or structurally altered.
7. Lapse Of Sign Permit: A sign permit shall lapse automatically if it is not renewed, if the business license for the premises lapses or is revoked, or if the sign is abandoned. If a sign permit elapses, a new permit and payment of applicable fees are required.
8. Registration Of Existing Signs: All signs existing at the time the ordinance codified herein is passed must be registered with the city by the sign owner within a two (2)

year period and a permit obtained. Existing signs that do not comply with the ordinance codified herein will be issued a noncomplying sign permit.

9. Nonconforming Sign: A nonconforming sign may not be moved to a new location, structurally altered, enlarged, or replaced unless it be made to comply with the provisions of this title. If a nonconforming sign changes ownership, the sign must comply with the provisions of this title within six (6) months of close of purchase.
 10. Violations: Any of the following shall be in violation of this title and subject to the enforcement remedies and penalties provided by this title, other applicable city ordinances, and state laws:
 - a. To install, create, erect, alter, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the ~~zone~~ lot or parcel. on which the sign is located;
 - b. To install, create, erect, alter, or maintain any sign requiring a permit without such a permit;
 - c. To fail to remove any sign that is installed, created, erected, altered, or maintained in violation of this title, or for which the sign permit has lapsed; or
 - d. To continue any such violation. Each day of continued violation shall be considered a separate violation when applying the penalty portions of this title.
 11. Notice, Action And Penalty: The zoning administrator shall issue notice to sign owners who display signs without a permit and allow thirty (30) days from the date of notice for the deficiencies to be corrected. If the deficiencies are not corrected within the given time, the sign owner's business license may be revoked, a fine may be imposed, or the sign owner may be convicted of violating a class B misdemeanor.
 12. Illegal And Nonmaintained Signs: The zoning administrator shall issue written notice of violation to the sign owner, for any sign found unsafe, illegal, or not maintained.
 13. Removal Of Signs: If any unsafe sign is not repaired or made safe within five (5) days after the owner has been given notice, the zoning administrator shall have the sign removed. Within thirty (30) days after the owner has been given written notice of a sign which is found in violation of this title, is illegal, or not maintained, the zoning administrator shall have the sign removed. Costs incurred for removal of a sign will be the responsibility of the owner and shall be paid to the city within thirty (30) days.
- P. Right Of Appeal: Any person who has been ordered by the zoning administrator to alter or remove any sign, or any person whose application for a sign permit has been refused, may appeal to the board of adjustment. The board of adjustment shall have power to review and allow or disallow variances to the sign ordinance based on powers and duties defined in section 2-2-4 of this code. (Ord. 2012-01, 7-10-2012)

10-2-7: PARKING AND STORAGE OF RECREATIONAL VEHICLES:

- A. Intent: The intent of this section is to define locations for the parking and storage of recreational vehicles such that neighborhood quality and character are maintained.
1. "Recreational vehicle" as defined in section 10-1-4 of this title.
 2. "Residential areas" as used in this section means property located within a residential zone and property used for residential purposes located in ~~a commercial zone~~ **any zone of the city**.
 3. "Parking" as used in this section means the temporary parking of a recreational vehicle for a limited period of time as specified in subsection B or D of this section.
 4. "Storage" as used in this section means the parking of a recreational vehicle when it is not in use off site.
 5. Exemptions:
 - a. Pickup or light truck of ten thousand (10,000) pounds' gross weight or less with or without a mounted camper unit that is used primarily by the property owner or tenant for transportation purposes.
 - b. Travel trailer, camp trailer, or motor home when temporarily located on a lot **or parcel** on which a building is being constructed and said vehicle is connected to approved water and sewer facilities for a period of one year or less.
- B. Parking Restrictions:
1. No recreational vehicle may be parked upon a city street for longer than twenty four (24) consecutive hours.
 2. A recreational vehicle may not be parked on a city street in a manner that obstructs visibility from adjacent driveways or street corners.
 3. While parked on a city street no pop outs or other lateral extension of the recreational vehicle shall be deployed.
 4. No recreational vehicle parked on a city street may be used as a dwelling.
 5. A recreational vehicle may be parked in the front setback area of a residential dwelling for no more than fourteen (14) days per vehicle in any one calendar year, provided:
 - a. The recreational vehicle is parked on a driveway.
 - b. The residential parking requirement at subsection **10-2-5C** of this chapter is still satisfied.
 - c. No portion of the recreational vehicle may extend into the city street or sidewalk.
 - d. No portion of the vehicle may extend beyond the property line of the lot **or parcel** upon which it is parked.
 - e. No effluent, petroleum product, or wastewater is discharged from the recreational vehicle.
- C. Storage Requirements:
1. No recreational vehicle may be stored upon a city street or sidewalk.
 2. A recreational vehicle may be kept in a side or rear yard at the owner's residence, provided:

- a. The vehicle is screened from adjacent properties by vegetation, or a fence built in compliance with section 10-2-14 of this chapter.
- b. The vehicle is maintained in a clean, well kept condition that does not detract from the appearance of the surrounding area.
- c. The vehicle is operational and currently registered and licensed.
- d. No effluent, petroleum product, or wastewater is discharged from the vehicle.

D. Recreational Vehicle As A Temporary Dwelling Unit:

- 1. It is unlawful for any person to use any parked or stored recreational vehicle as a permanent dwelling.
- 2. A recreational vehicle may be used as a temporary dwelling when the vehicle is used by guests who travel in it, provided:
 - a. The recreational vehicle is situated on the host's property in conformance with subsection B4 or C of this section.
 - b. The vehicle is equipped for sleeping.
 - c. The stay does not exceed fourteen (14) days per vehicle in any one calendar year.
- 3. A stored recreational vehicle may be used for temporary sleeping space, provided:
 - a. The vehicle is stored on the owner's property in conformance with subsection C of this section.
 - b. The vehicle is equipped for sleeping.
 - c. No effluent or wastewater is discharged from the vehicle.
 - d. No portion of the vehicle may extend beyond the property line of the lot or parcel on which it is situated.
 - e. Use does not exceed thirty (30) days in any one calendar year. (Ord. 2016-6, 6-28-2016)

10-2-8: CONDITIONAL USES:

The City of Monticello's authority to approve or deny a conditional use is an administrative land use decision. The city will classify any use in a zoning district as either permitted or conditional use under this section.

A. A. The City May Issue A Conditional Use Permit When

- 1. The use complies with objective standards set forth in this section;
- 2. The use does not conflict with a provision of city code or other state or federal law;
- 3. If reasonable conditions are proposed or can be imposed to mitigate reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards;
- 4. If the city imposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and

reasonably relate to mitigating the anticipated detrimental effects of a proposed conditional use; and

5. Reasonable mitigation of anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effect.

~~B. If reasonably anticipated detrimental effects of the proposed conditional use cannot be substantially mitigated by the proposed imposition of reasonable conditions to achieve compliance with applicable standards, the city may deny the conditional use.~~

B. Conditional Use Standards Of Review: An applicant for a conditional use in the zone must demonstrate:

1. The proposed use complies with all applicable provisions of this chapter, state and federal law;
2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
3. The use is not detrimental to the public health, safety and welfare;
4. The use is consistent with the city general plan as amended;
5. Traffic conditions are not adversely affected by the proposed use, including the existence or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
6. There is sufficient utility capacity;
7. There is sufficient emergency vehicle access;
8. The location and design of off street parking complies with off street parking standards;
9. A plan for fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
10. Exterior lighting that complies with the lighting standards of the zone;
11. Within and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been reasonably mitigated and are appropriate to the topography of the site.

C. Specific Review Criteria For Home Occupation Conditional Use:

In addition to the requirements at [10-2-8\(C\)](#), the planning commission must evaluate the applicant's compliance with each of the following criteria when considering whether to approve, deny or conditionally approve an application for a home occupation.

1. The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling;
2. The physical appearance, traffic, and other activities in connection with the home occupation is not contrary to the objectives and characteristics of the zone in which the home occupation is located, and does not depreciate surrounding residential

- values by creating a nuisance in a residential neighborhood including, but not limited to, generating increased traffic, excessive noise, offensive odors, etc;
3. The home occupation is conducted within the main residential dwelling and is carried on by residing members of the dwelling, except that individuals not residing in the dwelling may work at the home occupation, provided:
 - a. No more than one non-residing employee shall be allowed to work in the home occupation at any given time; and
 - b. The non-residing employee shall be given access to an on premises, hard surfaced parking space (see section 10-2-5, "Off Street Parking Requirements", of this chapter).
 4. Less than twenty five percent (25%) of the ground floor area of the dwelling is devoted to the home occupation.
 5. The home occupation may use an accessory building for business storage, provided the accessory building meets all city building and zoning codes including, but not limited to, setbacks designated for R-1 and R-2 residential zones (see sections 10-6-5 and 10-7-5 of this title).
 6. The use of yard space for storage of business-related materials shall not be permitted.
 7. Signs designating the home occupation shall conform to section 10-2-6(C) of this title.
 8. Entrance to the home occupation shall be left to the discretion of the homeowner, and may be defined by a second small directional sign, limited to twelve inches by twelve inches (12" x 12") in size, at the predesignated entryway, except:
 - a. The structure and entrance shall be compatible with the objectives and characteristics of the zone in which the home occupation is located, and
 - b. When applicable, the entrance to the home occupation shall conform to regulations imposed by Utah state statute.
 9. No commercial vehicles are used except one delivery truck which does not exceed three-fourths (3/4) ton rated capacity.
 10. The home occupation shall be registered with the license division or department of the city
- D. **Small Lots or Parcels:** Where a tract of land at the time of the adoption hereof is at least one and eight-tenths (1.8) times as wide and one and eight-tenths (1.8) times as large in area as required for a lot or parcel in the zone, the board of adjustment may permit the division of tract into two (2) lots, provided:
1. Such division will not cause undue concentration of buildings;
 2. The characteristics of the zone in which the lot is located will be maintained;
 3. In the opinion of the board of adjustment, values in the area will be safeguarded.
- E. **Utility Buildings And Structures Permitted:** Water, sewer and electric buildings and structures may be constructed in all residential zones, subject to the approval of the

board of adjustment. The planning commission may impose conditions which are reasonably necessary to protect surrounding property values and residential amenities.

F. Moved Buildings:

1. No permit for the moving within the city of any residential, commercial or industrial building which has had prior use shall be issued, as required under section 10-16-1 of this title without first filing an application with the zoning administrator. Said application shall contain the following information:
 - a. Location and address of the old and new site;
 - b. Plot plan of the new location showing adjacent lots or parcels on all sides of the property and indicating all structures and improvements on said lots or parcels;
 - c. Plans and specifications for the proposed improvements at the new location, including plans for landscaping treatment when required by the zoning administrator;
 - d. Certification by the zoning administrator that the structure is sound enough to be moved and that the condition, location and use of the building will comply with this title and all other applicable codes and ordinances;
 - e. Said building and the lot or parcel on which the building is to be located will conform to the requirements of this title and other applicable codes, ordinances and regulations;
 - f. Its location on the lot or parcel does not, in any substantial way, adversely affect buildings or uses in abutting properties;
 - g. All required dedications and improvements for streets, facilities and buildings shall be provided in conformity with the standards of the city;
 - h. That adequate provision has been made through the posting of a bond or other assurance that the building and grounds shall be brought up to the standards of a new building before it is occupied and that the vacated site shall be restored to a safe and sightly condition.
2. The requirements of this provision shall also apply to the moving of mobile homes, demountable homes, manufactured homes and similar movable structures, except when being moved from outside the city into a mobile home park.

- G. Transitional Uses: Uses which are permitted on either portion of a lot or parcel which is divided by a zone boundary line, or which is coterminous with a zone boundary line, may be permitted to extend to the entire lot or parcel, but not more than one hundred feet (100') beyond the boundary line of such zone in which such use is permitted. Before a permit for such a use may be granted, however, the planning commission must find that the comprehensive plan of zoning will be maintained and that a more harmonious mixing of uses will be achieved thereby.

H. Applicant's Entitlement To Conditional Use Application Approval:

1. An applicant is entitled to approval of a conditional use application if the application conforms to the requirements of the applicable land use regulations, land use

decisions, and development standards in effect when the applicant submits a complete application and pay application fees, unless:

- a. The land use authority, on the record, formally finds that a compelling, countervailing public interest would be jeopardized by approving the application and specifies the compelling, countervailing public interest in writing; or
 - b. In the manner provided by local ordinance and before the applicant submits the application, the municipality formally initiates proceedings to amend the municipality's land use regulations in a manner that would prohibit approval of the application as submitted.
2. The city shall process an application without regard to proceedings the city initiated to amend the city's ordinances as described in this title if:
 - a. 180 days have passed since the city initiated the proceedings; and
 - b. The proceedings have not resulted in an enactment that prohibits approval of the conditional use application as submitted.
 3. A conditional use application is considered submitted and complete when the applicant provides the application form that complies with the requirements of applicable ordinances and pays all applicable fees.
 4. The continuing validity of an approval of a conditional use permit is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence.

I. Permit Revocation:

1. The city council may revoke the conditional use permit of any person upon a finding that the holder of the permit has failed to comply with any of the conditions imposed at the time the permit was issued. The city council shall send notice of the revocation to the holder of the permit and the holder of the permit shall immediately cease any use of the property which was based on the conditional use permit.
2. If the city council revokes any permit under this section, the holder of the permit shall have a right to appeal the revocation of the permit. The holder must file the appeal with the city recorder within fifteen (15) days of the date of the notice that the city has revoked the conditional use permit.
3. Upon receipt of the appeal, the city council shall set a hearing on the appeal at its next regularly scheduled meeting which is more than fifteen (15) days after the time the city recorder received the appeal. The city shall supply the permit holder of the time, date and place of the hearing at least fifteen (15) days before the hearing. At the hearing, the permit holder shall have the right to be heard on the revocation.

J. Time Limit:

1. Action authorized by a conditional use permit must commence within one year of the time the permit is issued.
2. If the permit holder has not commenced action under the permit within this time, the permit shall expire and the holder must apply for a new permit.

3. The planning commission may grant an extension for good cause shown. Only one extension may be granted and the maximum extension shall be six (6) months. In order to obtain an extension, the permit holder must :
 - a. Apply for an extension in writing before the expiration of the original permit;
 - b. Submit the application to the city recorder; and
 - c. Describe on the application the cause for requesting the extension.

10-2-9: CONCESSIONS IN PUBLIC PARKS AND PLAYGROUNDS:

Concessions including, but not limited to, amusement devices, recreational buildings and refreshment stands, shall be permitted on a public park or playground when approved by the city council as a conditional use permit. (Ord. 2012-01, 7-10-2012)

10-2-10: TEMPORARY USES:

- A. Intent: The following regulations are provided to accommodate certain uses which are temporary or seasonal in nature.
- B. Permitted Temporary Uses: Certain uses may be permitted on a temporary basis in any zone when approved by the city council. Said temporary uses may include, but will not be limited to:
 - Carnivals and circuses.
 - Christmas tree sales lots.
 - Construction storage yards, when required in connection with a primary construction project.
 - Flower stands.
 - Music festivals.
 - Political rallies.
 - Promotional displays.
 - Rummage sales.
 - Tents for religious services.
- C. Application For Temporary Use:
 1. Prior to the establishment of any temporary use, an application for a temporary use permit shall be submitted to and approved by the city council. Said application shall contain the following information:
 - a. A description of the proposed use;
 - b. A description of the property to be used, rented, or leased for the temporary use, including all information necessary to accurately portray the property;
 - c. Sufficient information to determine the yard requirements, sanitary facilities and availability of parking space to service the proposed use.

2. Approval Required: The city council may approve said application provided the council finds:
 - a. The proposed use is listed as a permitted temporary use or, in the opinion of the city council, is similar to those uses permitted.
 - b. The proposed use will not create excessive traffic hazards or other unsafe conditions in the area and, if traffic control is required, it will be provided at the expense of the applicant.
 - c. The proposed use shall not occupy the site for more than ten (10) days, except for Christmas tree lots which shall not occupy the site for more than forty (40) days, and construction storage yards which shall be removed within thirty (30) days following completion of the primary construction project for which the temporary permit was issued.
 - d. The applicant will have sufficient liability insurance for the requested use or event.
 - e. The applicant shall provide, at his own expense, for the restoration of the site to its original conditions, including cleanup and replacement of facilities as may be necessary.

D. City Council May Delegate Approval Responsibility; Exceptions:

1. The city council may authorize the zoning administrator to issue temporary use permits for certain temporary uses without council review. Where the request is for a temporary use which is not listed or where the characteristics of the proposed use are not in compliance with the above standards, the zoning administrator shall refer the application to the city council for its action.
2. In granting approval, the city council may attach additional conditions as it deems appropriate to ensure that the use will not pose any detriment to persons or property. The Council may also require a bond to ensure that necessary cleanup or restoration work will be performed. (Ord. 2012-01, 7-10-2012)

10-2-11: PORTABLE STORAGE CONTAINER REGULATIONS:

- A. Definition: A "portable storage container" includes any of the following types of buildings, structures, or vehicles:
 1. Metal shipping container of the type commonly marketed for storage and which can be delivered or removed by semitrailer, regardless of whether such structure is located on a foundation or slab.
 2. Semitrailer or other trailer whether such vehicle is parked on or off a City street, and which does not have a current Utah license and inspection.
 3. Box from a delivery truck when such has been removed from the chassis.
- B. Appropriate Use Of Portable Storage Containers: No portable storage container may be placed in any zone unless it meets the following criteria:

1. The placement of the portable storage container cannot block traffic or interfere with access for public safety.
2. Used containers must have all prior identifying markings removed.
3. Advertising on such containers will be limited to the promotion of the commercial entity located on the same lot as the container and shall comply with the sign ordinance.
4. The container must be maintained to match the commercial building decor located on the same lot or it must be hidden from view by a fence.
5. Semitrailers or other trailers used as storage containers must also have axles removed.
1. Permanent placement is allowed within residential zones when it is authorized by City permit.
 - a. Container cannot be placed in a front yard or within the twenty foot (20') side setback of a side yard that fronts on a street.
 - b. The placement of the portable storage container cannot block traffic or interfere with access for public safety or utilities.
 - c. Used containers must have all prior identifying markings removed.
 - d. The container must be maintained to match the residential building decor located on the same lot. **or parcel.**
 - e. Semitrailers or other trailers used as storage containers must also have axles removed.
2. Temporary placement is allowed for storage of tools, materials, and supplies at an active construction site in all zones, for a period not to exceed eight (8) months and when authorized by permit.
 - a. Placement of the portable storage container cannot block traffic or interfere with access for public safety.
 - b. Temporary placement is limited to one container per lot **or parcel** for any twelve (12) month period. (Ord. 2012-01, 7-10-2012)

C. Maximum Size:

1. The maximum size for any permitted portable storage container located in R-1, R-2, and C-2 Zones is three hundred sixty (360) square feet and cannot exceed ten feet (10') in height.
2. The maximum size for any permitted portable storage container located in C-1, I-1, and A-1 Zones is four hundred twenty-four (424) square feet, with the exception of residences located in C-1 and I-1 Zones; in which case, the maximum size for any permitted portable storage container is three hundred sixty (360) square feet.
3. Portable storage containers can be attached or detached from the main structure, provided that the location of the containers comply with setbacks for the zone in which the portable storage containers are placed. (Ord. 2018-4, 4-10-2018)

D. Permit Required: A permit is required for all portable storage containers.

1. Any portable storage container greater than or equal to two hundred (200) square feet is considered an accessory building and requires a separate building permit in addition to a portable storage container permit.
2. Any portable storage container less than two hundred (200) square feet requires only a portable storage container permit, unless electricity is proposed to be installed.

E. Prohibited Uses:

1. No modular home, house trailer, vehicle, or camp trailer can be used for storage, whether permanent or temporary.
2. All existing portable storage containers that do not meet the appropriate uses (above) will be removed at the owner's expense.
3. No person may dwell in a container, nor shall a container be otherwise used for human occupation.

10-2-12: CHICKENS:

This section shall provide residents of the community the opportunity to maintain up to ten (10) hen chickens as pets and for the purpose of producing eggs, subject to the described restrictions and regulations. The objective is to cultivate localized self-supporting and sustainable behavior for the betterment of the local, regional, and world community.

- A. General Conditions: In all A-1, R-1, R-2 Zones and planned unit developments in the City of Monticello, and only for those single-family residential uses in the commercial zones, up to and not exceeding more than ten (10) hen chickens for egg production as family food, shall be allowed.

B. Prohibited Uses:

1. No roosters shall be allowed in the R-1, R-2, and any commercial zone or in planned unit developments. If chickens are purchased as chicks and any are determined at a later date to be roosters, they shall be removed immediately upon determination of gender;
2. Fighting chickens are not allowed;
3. Hen chickens shall not be raised for slaughter for commercial purposes.

C. Standards For Containment:

1. Hens shall be securely fenced and confined to the rear yard of the property.
2. Any permanent hen shelter must comply with the accessory structure requirements. (Ord. 2012-01, 7-10-2012)

10-2-13: DIAGONAL PARKING:

Diagonal parking will be permitted on any City street located in a C-1 or C-2 Zone so long as the following conditions are met:

A. Size/Marking:

1. The dimensions of each diagonal parking space shall be at least nine feet by eighteen feet (9' x 18'), and set at an angle of sixty degrees (60°) from the curb.
2. All diagonal parking spaces must be clearly marked with approved white marking paint, and must be four inches (4") wide.
3. It is the responsibility of the property owner abutting the diagonal parking spaces to paint and maintain the markings of the parking spaces.

B. Street Width:

1. The City street where the diagonal parking will be located must be at least sixty feet (60') wide.

C. Setbacks:

1. Diagonal parking must be set back from any intersection not less than thirty feet (30').
2. No diagonal parking space is permitted to encroach into a driveway access.
3. Clear access to any fire hydrant shall be no less than three feet (3') on both sides of the fire hydrant. This clear space shall be striped as a no parking zone. (Ord. 2012-01, 7-10-2012)

10-2-14: FENCES ON PROPERTY USED FOR RESIDENTIAL PURPOSES:

A. Permit Required: A permit is required prior to fence construction.

B. Fences shall be erected on or within property lines.

C. Property owners shall be responsible for identifying property line locations

D. All heights of fences will be measured from the ground level.

E. Interior Lots or Parcels:

1. Fences shall have a maximum height of four feet (4') in the required yard that fronts on a street.
2. Side and back yard fences will have a maximum height of six feet (6') provided that the six foot high fence does not extend into the required yard that fronts a street.

F. Corner Lots or Parcels:

1. Corner lot or parcel fences must maintain a forty-five degree (45°) clear view of intersecting streets, at a height of no more than four feet (4').

2. The height of the fence in the front yard on a corner lot **or parcel** will have a maximum height of four feet (4'). A front yard on a corner lot **or parcel** is the yard that contains the formal public entrance to the main building.
 3. Side and back yard fences will have a maximum height of six feet (6') as long as it does not infringe upon the forty five degree (45°) clear view triangle space.
- G. Clear View Of Intersecting Streets: In all zones which require a front yard, no obstruction which will obscure the view of automobile drivers shall be placed on any corner lot or parcel within a triangular area formed by the street property lines and a line connecting them at points of forty five feet (45') from the intersection of the street lines. (Ord. 2012-01, 7-10-2012)

10-2-15: FENCES ON PROPERTY USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES

- A. Permit Required: A permit is required prior to fence construction.
- B. Fences shall be erected on or within property lines.
- C. Property owners shall be responsible for identifying property line locations
- D. All heights of fences will be measured from the ground level.

10-2-16: SOLAR ELECTRICITY SYSTEMS

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

- A. A 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.

10-2-17: RENTAL UNITS:

A. Long-term rental unit means a building or structure that is used or designated for use as a residence by one or more persons, and is

1. Available to be rented, loaned, leased, or hired out for a period of 30 consecutive days or longer; or
2. Arranged, designated, or built to be rented, loaned, leased, or hired out for a period of 30 consecutive days or longer.

B. Internal accessory dwelling units shall:

1. Be designed in a manner that does not change the appearance of the primary dwelling unit;
2. Include one additional on-site parking space regardless of whether the primary dwelling unit is existing or new construction;
3. Meet all applicable building codes;
4. Not be created in a primary dwelling unit served by a failing septic tank;
5. Not be created on a lot or parcel of land containing the primary dwelling unit if the lot or parcel of land is 6,000 square feet or less in size;
6. Not be created within a zoning district covering an area that is equivalent to 25% or less of the total area in the city that is zoned primarily for residential use;
7. Not require a separate city utility meter;
8. Replace existing parking spaces if the internal accessory unit is created within a garage or carport;.

C. Short-term units shall:

1. Meet all applicable building codes;
2. Conform to standards as defined by the city codes Title 4-2 Nuisances, Title 4-2A Noise Control, and Title 5-2 Animal Control;
3. Include in a clear and prominent location within each short-term unit:
 - a. A copy of the owner's business license;
 - b. The name, address, and phone number of the owner or property manager;
 - c. A statement of maximum occupancy for the short-term rental unit
4. Provide a minimum of four (4) off-street parking spaces with all-weather surface;
5. The owner of any short-term rental unit is required to collect and remit Transient Room Tax and any other tax deemed necessary by the State Tax Commission.

D. Business license required:

1. Owners of rental dwellings shall obtain a city license in advance of advertising for or renting, loaning, leasing, or hiring out the long-term rental unit.
2. Owners of primary dwelling units containing an internal accessory dwelling shall obtain a city license in advance of advertising for or renting, loaning, leasing, or hiring out the internal accessory dwelling unit.
3. Owners of short-term rental units shall obtain a city license in advance of advertising for or renting, loaning, leasing, or hiring out the internal accessory unit.
4. One city license may include more than one long-term rental and internal accessory dwelling unit owned by the same individual but shall not include short-term rental units.

5. One city license may include more than one short-term rental unit owned by the same individual but shall not include other rental units or internal accessory dwelling units.
6. A person managing any rental unit who is not the owner of said unit, shall obtain a city property management license in advance of managing the rental units.

NOT YET IN AFFECT

**TITLE 10
ZONING REGULATIONS**

*CHAPTER 2
SUPPLEMENTARY REQUIREMENTS AND PROCEDURES
APPLICABLE WITHIN ZONES*

SECTION:

- 10-2-1: Lots To Have Frontage On City Street
- 10-2-2: Uses Prohibited In Zones Unless Expressly Permitted
- 10-2-3: Property Boundary Adjustment
- 10-2-4: Boundary Line Agreement
- 10-2-5: Off Street Parking Requirements
- 10-2-6: Signs
- 10-2-7: Parking And Storage Of Recreational Vehicles
- 10-2-8: Conditional Uses
- 10-2-9: Concessions In Public Parks And Playgrounds
- 10-2-10: Temporary Uses
- 10-2-11: Portable Storage Container Regulations
- 10-2-12: Chickens
- 10-2-13: Diagonal Parking
- 10-2-14: Fences on Property used for Residential Purposes
- 10-2-15: Fences on Property used for Commercial or Industrial Purposes
- 10-2-16: Solar Electricity Systems
- 10-2-17: Rental of Dwelling Units

10-2-1: LOTS AND PARCELS TO HAVE FRONTAGE ON CITY STREET

- A. Except as may be authorized through the approval of a large scale development, each lot or parcel shall abut upon a City maintained street.
1. The length of said abutting side as measured at the setback line shall be not less than the minimum frontage requirement of the zone;
 2. The Planning Commission may authorize a reduction of the minimum frontage requirement subject to the following conditions:
 - a. The lot or parcel will abut the City maintained street for a minimum distance of thirty five feet (35');

- b. The buildable portion of the lot or parcel shall comply with the minimum area, width and setback requirements of the zone;
- c. The lot or parcel configuration created by the granting of the reduction will not result in an undue adverse condition for the proper development of adjacent properties;
- d. In the opinion of the Planning Commission, the reduction of the frontage requirement is necessary to more fully promote the effective and proper development of the city.

B. All lots in an approved subdivision plat which have frontages of less than the minimum shall be considered as having qualified under the frontage reduction provisions of subsection 10-2-1A(2).

10-2-2: USES PROHIBITED IN ZONES UNLESS EXPRESSLY PERMITTED

Uses of land which are not expressly permitted within a zone are expressly prohibited therein, except as may be permitted by action of the appeal authority. The appeal authority shall not permit a use within a zone which is not expressly permitted by the terms of this title.

10-2-3: PROPERTY BOUNDARY ADJUSTMENT:

- A. To make a parcel boundary adjustment, a property owner shall execute a boundary adjustment through
 - 1. A quitclaim deed; or
 - 2. A boundary line agreement under section 10-2-4; and
 - 3. Record the quitclaim deed or boundary line agreement in the office of the county recorder of the county in which each property is located.
- B. To make a lot line adjustment, a property owner shall obtain approval of the boundary adjustment under section 10-2-4; and execute a boundary adjustment through:
 - 1. A quit claim deed or
 - 2. A boundary line agreement; and
 - 3. Record the quitclaim deed or boundary line agreement in the office of the county recorder of the county in which the property is located.
- C. A parcel boundary adjustment under subsection 10-2-4 is not subject to review of the city unless:
 - 1. The parcel includes a dwelling;
 - 2. The city's approval is required under subsection 10-2-4(G);
 - 3. If the adjustment includes property that is not a lot.

- D. The recording of a boundary line agreement or other document used to adjust a mutual boundary line that is not subject to review by the city
 - 1. Does not constitute a land use approval; and
 - 2. Does not affect the validity of the boundary line agreement or other document used to adjust a mutual boundary line.
- E. The city may withhold approval of a land use application for property that is subject to a recorded boundary line agreement or other document used to adjust a mutual boundary line if the city determines that the lots or parcels, as adjusted by the boundary line agreement or other document used to adjust the mutual boundary line, are not in compliance with the city's land use regulations in effect on the day on which the boundary line agreement or other document used to adjust the mutual boundary line is recorded.

10-2-4: BOUNDARY LINE AGREEMENT:

- A. If property executed and acknowledged as required by law, an agreement between owners of adjoining property that designates the boundary line between the adjoining properties acts, upon recording in the office of the recorder in the county in which each property is located, as a quitclaim deed to convey all of each party's right, title, interest, and estate in property outside the agreed boundary line that had been the subject of the boundary line agreement or dispute that lead to the boundary line agreement.
- B. Adjoining property owners executing a boundary line agreement described in this section shall ensure that the agreement includes:
 - 1. A legal description of the agreed upon boundary line and each parcel or lot after the boundary line changed;
 - 2. The name and signature of each grantor that is party to the agreement;
 - 3. A sufficient acknowledgement for each grantor's signature;
 - 4. The address of each grantee for assessment purposes;
 - 5. A legal description of the parcel or lot each grantor owns before the boundary line is changed; and
 - 6. The date of the agreement if the date is not included in the acknowledgement in a form substantially similar to a quitclaim deed as described in section ---.
- C. If any of the property subject to the boundary line agreement is a lot, prepare an amended plat in accordance with city code 11-1-5 Subdivision Amendments before executing the boundary line agreement;
- D. If none of the property subject to the boundary line agreement is a lot, ensure that the boundary line agreement includes a statement citing the file number of a record of survey map in accordance with section -----, unless the statement is exempted by the City.

- E. A boundary line agreement described in subsection 1 that complies with subsection 2 presumptively:
 - 1. Has no detrimental effect on any easement on the property that is recorded before the day on which the agreement is executed unless the owner of the property benefitting from the easement specifically modifies the easement within the boundary line agreement or a separate recorded easement modification or relinquishment document; and
 - 2. Relocates the parties' common boundary line for an exchange of consideration.
- F. Notwithstanding Title 11, Subdivisions, a boundary line agreement that only affects parcels is not subject to:
 - 1. Any public notice, public hearing, or preliminary platting requirement;
 - 2. The review of a land use authority; or
 - 3. An engineering review or approval of the city, except as provided in subsection G(2)(e).
- G. City review and approval of boundary-line adjustment containing a dwelling.
 - 1. The city shall review a boundary-line agreement containing a dwelling unit within fourteen (14) days of the date on which the property owner submits the boundary-line agreement for review.
 - 2. The city shall review the boundary-line agreement for compliance with the standards of the zone in which the property is located:
 - a. The adjusted boundary line reduces the frontage of the lot or parcel containing the dwelling to less than required for the zone; or
 - b. The adjusted boundary line reduces any setback of the lot or parcel containing the dwelling to less than required for the zone; or
 - c. The adjusted boundary line reduces the area of the lot or parcel containing the dwelling to less than required; or
 - d. The adjusted boundary line affects an existing or future city street; or
 - e. The adjusted boundary line affects drainage corridors or requires engineering review, regardless of whether a dwelling is present.
 - f. If the boundary-line agreement does not provide the city with sufficient information the city shall send a written notice to the property owner requesting the specific information needed. Said notice will be sent within the review period defined in subsection 3 of this section.
 - 3. The city shall issue a written decision to the property owner within fourteen (14) days of the date on which the property owner submits the boundary-line agreement for review.
 - a. If the city fails to send a written notice within the time period described in subsection 3 of this section, the property owner may record the boundary-line agreement as if no review was required.

10-2-5: OFF STREET PARKING REQUIREMENTS:

- A. At the time any residence or any public or commercial building is erected, hard surfaced off street parking spaces of cement or asphalt shall be provided for automobiles on private property.
- B. At the time any residence or building is enlarged or increased in capacity or any use is established or changed, thereby creating the need for additional parking, off street hard surfaced parking spaces of cement or asphalt shall be provided on private property.
- C. Provision of off street parking shall be in accordance with the following requirements:
 - 1. Size:
 - a. The dimensions of each off street parking space or stall shall be at least nine feet by eighteen feet (9' x 18'), for diagonal or ninety degree (90°) spaces; or nine by twenty two feet (9 x 22') for parallel spaces, exclusive of access drives or aisles.
 - b. A parking stall may be reduced by two feet (2') lengthwise if landscaping separated from the paved area of the parking stall by a curb or tire bumper guard is provided in the remaining two feet (2') of the parking stall. All areas within the parking area not paved shall be landscaped.
 - 2. Access To Individual Parking Spaces: Except for single-family and two-family dwellings, access to each parking space shall be from a private driveway and not from a city street.
 - a. One-way driveways shall be a minimum of twelve feet (12') in width.
 - b. Two-way driveways shall be a minimum of twenty-five feet (25') in width.
 - c. All garage and carport spaces shall be set back a minimum of twenty feet (20') from the private access drive serving them.
 - d. Garage and carport spaces shall be counted as one parking space unless: a) such garage or carport is a minimum of four hundred eighty (480) square feet with a minimum width of twenty feet (20'); or b) the individual driveway to the garage or carport is at least twenty feet (20') in length, in which case such parking areas shall count as two (2) spaces. (Ord. 2012-01, 7-10-2012)
 - 3. Parking Spaces Required For Residential Areas: The number of off street parking spaces required for residential development shall be as follows:
 - a. Single-Family Dwelling: Two (2) parking spaces per single- family dwelling. Tandem parking shall be allowed at single- family residences only.
 - b. All Other Dwellings:
 - 1) All other dwellings, including townhouses and condominiums, shall have two (2) parking spaces per dwelling unit. Covered parking may be located within the side and rear setback areas. No street parking shall be counted toward meeting the parking requirement. Tandem parking shall not count toward the parking requirement. No parking area shall be located

within the required front setback facing a city street. All parking shall be on site.

- 2) Front yard setback from streets shall be twenty feet (20') minimum from property lines for garages or carports.
- 3) In residential zones, no recreational vehicle shall be parked or stored unless it conforms to the requirements of section 10-2-3 of this chapter. (Corner lots are considered to have 2 front yard areas.) (Ord. 2016-6, 6-28-2016)

4. **Parking Spaces Required For Nonresidential Areas:** The number of off street parking spaces required for all nonresidential developments shall be as follows:

- a. **Business Or Professional Offices:** One space for each two hundred fifty (250) square feet of gross floor area.
- b. **Churches, Sports Arenas, Auditoriums, Theaters, Assembly Halls, Lodge Halls, Or Other Meeting Rooms:** One space for each four (4) fixed seats of maximum seating capacity, or one space for each thirty five (35) square feet of seating area within the main auditorium where there are no fixed seats. Eighteen (18) linear inches of bench shall be considered a fixed seat.
- c. **Stores, Appliance Stores And Lumberyards:** One space for each six hundred (600) square feet of floor area.
- d. **Hospitals:** Two (2) parking spaces for each bed.
- e. **Homes:** One parking space for each five (5) beds.
- f. **Hotels, Motels, Motor Hotels:** One space for each living or sleeping unit, plus two (2) spaces for resident manager or owner.
- g. **Retail Stores And Shops, Commercial Banks, Savings And Loan Offices, And Other Financial Institutions, General Retail Stores, Food Stores, Supermarkets, Drugstores And Other Similar Commercial Businesses:** One space for each two hundred fifty (250) square feet of gross floor area.
- h. **Mortuaries And Funeral Homes:** Five (5) spaces plus one space for each thirty five (35) square feet of assembly room floor area.
- i. **Automotive Repair And Supply:** One space for each four hundred (400) square feet of gross floor area.
- j. **Bowling Alleys And Billiard Halls:** Five (5) spaces for each alley, plus two (2) spaces for each billiard table contained therein.
- k. **Libraries:** One space for each three hundred (300) square feet of gross floor area.
- l. **Restaurants, Taverns, Lounges, Drive-In, Drive-Through, Take-Out Restaurants And Other Establishments Where Food Or Beverages Are Consumed:** Ten (10) spaces minimum, or one space for each one hundred (100) square feet of gross floor area, whichever is greater.
- m. **Day Nurseries In Commercial Zones, Including Preschools And Nursery Schools:** One space for each staff member, plus one space for each five (5) children for which said establishment is licensed.
- n. **Golf Courses:** Six (6) spaces per hole.

- o. Skating Rinks, Ice Or Roller: One for each three hundred (300) square feet of gross floor area.
- p. Swimming Pools (Public): One space for each one hundred (100) square feet of water surface, or ten (10) stalls, whichever is greater.
- q. Tennis, Handball And Racquetball Courts (Commercial): Six (6) spaces minimum, or three (3) spaces per court, whichever is greater.
- r. Studios And Spas: One space for each two hundred fifty (250) square feet of gross floor area, or ten (10) spaces minimum, whichever is greater.
- s. Educational Uses:
 - 1) Elementary: Two (2) spaces per classroom.
 - 2) Senior and junior high schools: One space for each member of the faculty and one space for each six (6) regularly enrolled students.
 - 3) College, universities, trade schools: One space for each faculty member, plus one space for each three (3) students.
 - 4) Schools having an arena or auditorium shall meet this requirement or the requirements of subsection C.4.b of this section, whichever is greater.
- t. Veterinary Hospitals: Five (5) spaces for each doctor.
- u. Manufacturing Plants, Warehouses, Storage Buildings Or Structures Especially For Storage Purposes: One space for each one thousand (1,000) square feet of gross floor area and one space for each two hundred fifty (250) square feet of office or sales area.
- v. Service Commercial Businesses: Businesses such as electrical, plumbing, cabinets, printing and other similar shops shall have one space for each two hundred fifty (250) square feet of retail or office area and one space for each five hundred (500) square feet of additional building area.
- w. Outdoor Sales Lots For Autos, Mobile Homes And Recreational Vehicles: One space for each seven (7) vehicles or items of equipment to be displayed, plus two (2) spaces for manager and employee parking.
- x. Consideration By Planning Commission:
 - 1) Notwithstanding all provisions of this section the planning commission shall: Take into account in each instance of nonresidential parking the type of development, use, location, adjoining uses and possible future uses in setting parking requirements, and
 - 2) Recommend to the City Council a requirement of that number of spaces it deems reasonably necessary in each instance for all employees, business vehicles and equipment, customers, clients and patients of such nonresidential property.
- y. Reduction: Where the applicant can demonstrate that adequate off street parking exists, the city council, upon recommendation of the planning commission, may grant a parking reduction of up to twenty five percent (25%) of the listed parking requirement for new construction in the commercial zones.

- D. Parking On Unimproved Lots; Vehicle Display:
1. Parking of more than three (3) vehicles on any unimproved lot or parcel is prohibited.
 2. Parking of vehicles for display other than in designated and improved areas is prohibited.
- E. Parking Lot Lights: Parking lots used during hours of darkness shall be lighted by standards a maximum of sixteen feet (16') in height above grade and using indirect, hooded light sources.
- F. Development Standards: Every lot or parcel of land hereafter used as a parking lot shall:
1. Be paved with an approved surfacing material of asphalt or concrete composition or some other all weather surfacing material approved by the Planning Commission;
 2. Have appropriate bumper guards where needed as determined by the Planning Commission; and
 3. Lights used to illuminate the lot shall be so arranged as to reflect the light away from the adjoining premises wherever those premises are used for residence or sleeping purposes.
- H. Optional Provisions; Shared Parking Facilities:
1. Shared parking facilities may be used jointly with parking facilities for other uses when operations are not normally conducted during the same hours, or when peak uses vary.
 2. Requests for shared parking are subject to the approval of the Planning Commission in accordance with the following guidelines:
 - a. Sufficient evidence shall be presented to show that there will be no substantial conflict in the periods of peak demand of uses for which the joint use is proposed.
 - b. number of parking stalls which may be credited against the requirements for the uses involved will not exceed the number of spaces that may normally be required for any one of the uses sharing the parking.
 - c. Parking facilities should not be located further than two hundred fifty feet (250') from any use proposing to use such parking and should be contiguous to the businesses sharing the lot.
 - d. A written agreement shall be executed by all parties concerned, assuring the continued availability of shared parking facilities in the event that one of the uses shall be sold or otherwise change ownership or management.
- I. Uses Not Specifically Identified Above: For all parking uses not listed above, the Planning Commission shall determine the number of spaces required based upon the nearest comparable use standard available. (Ord. 2012-01, 7-10-2012)

- J. Adjust Or Reduce Off Street Parking Requirements: The planning commission may approve substitute parking locations where sufficient off street parking is readily available within the vicinity and/or where acquisition of land for such use is not necessary to carry out the spirit of this title.

10-2-6: SIGNS:

A building permit shall be required for the placement, construction, and/or alterations of all signs, unless a sign qualifies as an exempt sign or an identified temporary sign. Nothing in this section shall be construed to limit a property owner's right to express a religious, political, or other protected right through speech.

A. Signs On Highway:

1. Height Limitations: There shall be a thirty-five foot (35') height limitation for all signs that front on a highway (including freestanding, wall and roof signs).
2. Size Limitations:
 - a. Three hundred twenty (320) square feet maximum per lot.
 - b. One hundred sixty (160) square feet per individual sign face.
 - c. Square footage is two (2) square feet for each linear foot of frontage along a public right of way, not to exceed three hundred twenty (320) square feet.

B. Signs On City Streets In Zones C-1, C-2, I-1:

1. Height Limitations: There shall be a twenty-foot (20') height limitation for all signs that front off a highway (including freestanding, wall and roof signs).
2. Size Limitations On City Streets: Size limitations for signs that do not front a highway are as follows:
 - a. One hundred sixty (160) square feet maximum per lot.
 - b. Maximum square footage is one square foot for each linear foot of frontage along a public right of way, not to exceed one hundred sixty (160) square feet.
 - c. The total square footage on a lot with two (2) tenants must be divided between the tenants with proportions decided by the tenants and/or landlords, and cannot exceed one hundred (100) square feet per individual sign face.
3. Projecting And Suspended Signs:
 - a. Height limit will be a maximum of thirty-five feet (35') or the height of the wall of the building, whichever is lower.
 - b. There shall be an eight foot (8') minimum vertical clearance above sidewalks, walking areas, or rights of way, and thirty-six (36) square feet maximum size per sign face.
 - c. Owners of projecting signs over public rights of way must furnish proof of liability insurance for such signs before a permit will be issued.
4. Roof Signs:

- a. Shall not exceed five feet (5') above the wall line or top of the exterior wall; unless
- b. If the peak of the roof is over four feet (4') above the wall line, roof signs cannot exceed the height of the peak.
- c. All roof signs must adhere to a thirty-five foot (35') overall height limitation.

5. Lighted Signs:

- a. All lighted signs shall have stationary and constant lighting. Signs which use subtle lighting changes as part of a video screen, or electronic message center, are permitted.
- b. Lighted signs adjacent to A-1, R-1 and R-2 zones shall be subdued and shall not be allowed to penetrate beyond the property in such a manner as to annoy or interfere with the adjacent residential properties. Any complaints concerning lighted signs adjacent to residential properties can be taken before the city council. The city council has the authority to dismiss unreasonable complaints or require the sign(s) to be shielded.

C. Signs in Residential Zones (R-1, R-2):

- 1. No advertising signs of any kind shall be allowed in any residential zone, except signs pertaining to the sale or lease of residential property, nameplates, institutional signs, or signs indicating the existence of:
 - a. An office of a professional person;
 - b. A home occupation; or
 - c. A guest apartment and/or bed and breakfast establishment.
- 2. Except for institutional signs as described below, no lighted signs will be permitted.
- 3. Residential signs, except for apartments and public and religious institutional signs, shall not exceed two (2) square feet in size.
 - a. Apartments and guest apartments may be allowed up to sixteen (16) square feet of signage if they have more than four (4) units; quadriplexes, triplexes and duplexes may be allowed up to eight (8) square feet of signage. (See exempt and temporary sign subsections 1 for exceptions to the square foot rule.)
 - b. Public, public educational, or religious institutional signs shall be located entirely upon the premises of that institution, shall not exceed an area of fifty (50) square feet per frontage, and will be permitted to have indirect lighting. If mounted on a building, these signs shall be flat wall signs and shall not project above the roofline. If ground mounted, the top shall be no more than six feet (6') above ground level.
 - c. Nonprofit, charitable, and private institutional signs in residential zones shall not exceed two (2) square feet.

- D. Flags: Flags other than government flags, i.e., country and state, shall be added toward the maximum allowable signage. Flagpoles that display government flags shall not exceed thirty-five feet (35') in height in commercial zones.

E. Computations:

1. Height: The height of a sign shall be computed as the distance from the highest attached component of the sign to the nearest sidewalk, curb, or street crown, whichever is highest.
2. Individual One Sided Sign: The area of the sign face that will encompass the extreme limits of the display, not including any supporting framework or other backdrop which is clearly incidental to the display, shall be measured.
3. Multifaced Signs: The sign area shall be computed by adding together the area of all sign faces visible from any point. When two (2) identical sign faces are placed back to back and are part of the same sign structure, not more than forty two inches (42") apart, the sign area shall be computed by the measurement of one of the faces.

F. Number Of Freestanding Signs Per Lot or Parcel:

1. Primary Frontage: One freestanding sign per lot; one additional freestanding sign is permitted if property has more than two hundred feet (200') of frontage (exception: shopping center restrictions). Two (2) freestanding signs on one property must be separated by one hundred feet (100'), and the second sign shall not be higher than fifty percent (50%) of the allowed height.
2. Secondary Frontage: One freestanding sign is allowed for each additional frontage and shall not be higher than fifty percent (50%) of the allowed height. Two (2) freestanding signs on one property must be separated by one hundred feet (100'), and the second sign shall not be higher than fifty percent (50%) of the allowed height.

G. Setbacks:

1. Signs may not block traffic visibility.
2. If a sign is located at an intersection, the following rules apply:
 - a. Signs located within a forty-five foot (45') triangle (measured 45 feet from the street corner both ways) must be under two and one-half feet (21/2') tall, or should have over eight feet (8') of clearance at the bottom of the sign.
 - b. This triangle shall be maintained in an open manner so as to provide proper clear view area.
 - c. All advertising signs shall be set back from city streets, a distance at least equal to the distance that buildings are located.

H. Shopping Centers; Office Building Complexes:

1. Only one freestanding sign is allowed for shopping centers and office building complexes which lease to three (3) or more businesses on one lot of record.
2. The group freestanding sign identifying the shopping center/office building complexes and its businesses may use all sign area allowed for that lot.
3. In addition, individual businesses may have one square foot of signage for each front line of the building, up to a maximum of one hundred twenty-eight (128) square feet.

I. Off Premises Signs:

1. Off premises signs shall be limited to Highways 491 and 191 and regulated the same as on premises signs.
2. Off premises signs may not exceed a maximum of one hundred twenty-eight (128) square feet.

J. Prohibited Signs:

1. It is prohibited for signs erected after adoption hereof to be in noncompliance with the provisions herein.
2. Parked Vehicle Signs: Parked vehicles with a sign painted or placed on them for the express intent of directing attention to a business are prohibited. This does not include vehicles used regularly in the course of conducting daily business activities.
3. Signs On Public Rights Of Way: No private sign shall be placed on public rights of way.
4. Signs Attached To Public Property: No private sign shall be attached to public property or public utility poles.
5. Flashing Signs: Signs which use flashing, blinking, or strobing lights are prohibited.

K. Temporary Signs:

1. Temporary signs shall be figured in the total square footage allowed per lot or parcel.
2. Sign owners must designate areas where temporary signs will be displayed.
3. Temporary signs displayed outside of designated areas require a permit.
4. Temporary signs must be maintained and in good condition while being displayed.
5. Signs less than six (6) square feet in size and associated with an event do not require a permit.
6. Mobile Changeable Copy Signs: Mobile changeable copy signs shall not exceed thirty two (32) square feet and shall not be displayed for more than thirty (30) consecutive days.
7. Balloon Signs: Balloon signs may be displayed for up to thirty (30) days per lot or parcel, per year.
8. Construction Signs:
 - a. No more than one construction sign identifying a project to be built and the project participants shall be allowed per lot or parcel..
 - b. Construction signs in residential zones shall not exceed six (6) square feet in area and five feet (5') in height.
 - c. In commercial zones, the sign area shall not exceed fifty (50) square feet and shall not exceed eight feet (8') in height.
 - d. Construction signs must not exceed the time period of construction and/or the day the business opens, whichever comes first, and shall be counted into the square footage of the total footage allowed for the lot or parcel..

- e. An additional thirty two (32) square feet would be allowed in commercial zones for artist renditions of the project.
 - f. Proposed development signs may be allowed for ninety (90) days prior to groundbreaking. (Ord. 2012-01, 7-10-2012)
9. Political Campaign Signs:
- a. Political campaign signs shall pertain to a specific election.
 - b. They shall not be located closer than one hundred fifty feet (150') to any designated polling place and shall not exceed thirty two (32) square feet in area.
 - c. Political campaign signs shall be removed within one day after the election.
 - d. The candidate or persons responsible for the placement of the sign shall be responsible for its removal. (Ord. 2014-6, 10-14-2014, eff. 10-14-2014)
10. Real Estate Signs:
- a. In residential zones, real estate signs shall not exceed six (6) square feet in area and five feet (5') in height.
 - b. In commercial zones, real estate signs shall not exceed thirty two (32) square feet.
 - c. Real estate signs must be placed on the premises of the property being sold.
 - d. Only one sign per street frontage, per real estate company, is permitted.
- L. Exempt Signs: Sign permits are not required for the following signs unless the limitation and requirements of this section cannot be met:
- 1. Public Signs: Signs of a noncommercial nature, erected by, or on the order of, a public officer in the performance of his duty.
 - 2. Integral Signs: Names of buildings, dates of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete or similar material or made of metal or other permanent type construction and made an integral part of the structure.
 - 3. Private Traffic Direction Signs: Signs directing traffic movement into a premises or within a premises, not exceeding two (2) square feet in area for each sign. Horizontal directional signs on paved areas and flush with paved areas are exempt from these standards. Only one exempt directional sign is allowed per frontage, per lot or parcel.
 - 4. Service Sign: A sign that is incidental to a use lawfully occupying the property upon which the sign is located, and which sign is necessary to provide information to the public, such as direction to parking lots, location of restrooms, entrance and exits, etc. These signs shall not exceed two (2) square feet in size.
 - 5. Nameplates: A nameplate shall contain only the name of a resident.
 - 6. Temporary Decorations: Temporary decorations or displays clearly incidental and associated with national or local holiday celebrations for a period not to exceed ninety (90) days per year, per lot or parcel.
 - 7. Nonbusiness Temporary Signs: Temporary signs not associated with a business may be displayed not more than thirty (30) days per year or exceed six (6) square feet in size.

8. Rear Entrance Signs: Rear entrance signs, when associated with pedestrian walk through buildings. These signs shall not exceed sixteen (16) square feet in area and shall be flush mounted, identifying only the name of the establishment and containing directional information.
9. Menu Signs: Menu signs at drive-in restaurants which are not readable from the nearest public right of way; and signs not visible beyond the boundaries of the lot or parcel upon which they are located or from any public right of way.
10. Private Warning Or Instructional Signs: Private warning or instructional signs not exceeding two (2) square feet per sign.
11. Murals: Murals must be painted or attached to the wall of buildings and are exempt from the sign ordinance except for the lettering and logo portion of the mural.
12. Pennants, Window Dressings, Window Banners: Pennants, window dressings, window banners are exempt.

M. Design, Construction, Maintenance And Liability:

1. All signs shall be designed, constructed, and maintained to comply with applicable provisions of the building codes adopted by the city.
2. All signs shall be maintained and in good structural condition.
3. Sign owners are liable for their signs.
4. The city of Monticello, its officials and other agents, shall in no way be liable for damages caused by signs.

N. Abandoned Signs: Any of the following criteria shall be used to determine abandonment:

1. A sign which identifies an establishment, service(s), goods or products no longer provided on the premises shall have its copy vacated within thirty (30) days of when the circumstance commenced. If the copy then remains vacant for six (6) months, the sign structure shall be removed by the owner within five (5) working days following expiration of the six (6) month period.
2. A sign which identifies a time, event, or purpose which passed or no longer applies shall be removed by the sign owner within three (3) working days from the time the event or purpose passed or no longer applies.
3. An off premises advertising sign which is vacant of copy or which advertises an establishment, service, goods, or product which no longer exists, shall be removed by the sign owner within five (5) working days after remaining in the defined condition for one month.
4. When building mounted and painted wall signs or murals are removed, the face of the structure shall be treated to conform to surrounding building conditions. Such removal shall not leave evidence of the sign's existence.

O. Permit Procedures And Enforcement:

1. Permit Required: If a sign requiring a permit under the provisions of this title is to be placed, constructed, erected, or altered on a lot or parcel, the sign owner shall

secure a building permit from the city prior to the construction, placement, erection, or alteration of such sign.

2. Applications: One application and permit may include multiple signs on the same lot or parcel. An application for construction, creation, or installation of a new sign, or for the structural alteration of an existing sign, shall be accompanied by detailed drawings to scale of all existing and proposed signs on a lot and must show:
 - a. The height of all signs on a lot;
 - b. The square footage of all individual signs on a lot;
 - c. The total combined square footage of all signs on a lot;
 - d. Site plan indicating length of street frontage, location of buildings, parking lots, driveways, landscaped areas, and all existing and proposed signs on the site;
 - e. Overall dimensions, design, structure, materials, proposed copy and illumination specifications of all signs;
 - f. Photographs of the lot.
3. Fees: Each application shall be accompanied by the applicable fee, which shall be established by resolution of the city council.
4. Action: Within five (5) days of the date the application is submitted, it shall be reviewed by the zoning administrator. If the applicant complies to all sign ordinance regulations, a permit will be issued. If the application is found to be incomplete, the applicant shall be notified of the deficiencies.
5. Inspections: The zoning administrator shall cause an inspection for each permit issued. If the signs do not comply, the applicant shall be notified and allowed thirty (30) days to correct the deficiencies. If the deficiencies are not corrected within thirty (30) days, the permit shall be rescinded.
6. Renewal Of Sign Permits: If sign owners comply with the provisions of this title and make no structural alterations or changes to their existing signs, the city shall automatically renew sign permits at the end of every year when the business license is renewed, without an additional sign permit fee, if the sign owner has not constructed, placed, erected, or structurally altered existing signage. A new application must be processed and an applicable fee shall be charged for signs constructed, placed, erected, or structurally altered.
7. Lapse Of Sign Permit: A sign permit shall lapse automatically if it is not renewed, if the business license for the premises lapses or is revoked, or if the sign is abandoned. If a sign permit elapses, a new permit and payment of applicable fees are required.
8. Registration Of Existing Signs: All signs existing at the time the ordinance codified herein is passed must be registered with the city by the sign owner within a two (2) year period and a permit obtained. Existing signs that do not comply with the ordinance codified herein will be issued a noncomplying sign permit.
9. Nonconforming Sign: A nonconforming sign may not be moved to a new location, structurally altered, enlarged, or replaced unless it be made to comply with the provisions of this title. If a nonconforming sign changes ownership, the sign must comply with the provisions of this title within six (6) months of close of purchase.

10. Violations: Any of the following shall be in violation of this title and subject to the enforcement remedies and penalties provided by this title, other applicable city ordinances, and state laws:
 - a. To install, create, erect, alter, or maintain any sign in a way that is inconsistent with any plan or permit governing such sign or the lot or parcel on which the sign is located;
 - b. To install, create, erect, alter, or maintain any sign requiring a permit without such a permit;
 - c. To fail to remove any sign that is installed, created, erected, altered, or maintained in violation of this title, or for which the sign permit has lapsed; or
 - d. To continue any such violation. Each day of continued violation shall be considered a separate violation when applying the penalty portions of this title.
 11. Notice, Action And Penalty: The zoning administrator shall issue notice to sign owners who display signs without a permit and allow thirty (30) days from the date of notice for the deficiencies to be corrected. If the deficiencies are not corrected within the given time, the sign owner's business license may be revoked, a fine may be imposed, or the sign owner may be convicted of violating a class B misdemeanor.
 12. Illegal And Non maintained Signs: The zoning administrator shall issue written notice of violation to the sign owner, for any sign found unsafe, illegal, or not maintained.
 13. Removal Of Signs: If any unsafe sign is not repaired or made safe within five (5) days after the owner has been given notice, the zoning administrator shall have the sign removed. Within thirty (30) days after the owner has been given written notice of a sign which is found in violation of this title, is illegal, or not maintained, the zoning administrator shall have the sign removed. Costs incurred for removal of a sign will be the responsibility of the owner and shall be paid to the city within thirty (30) days.
- P. Right Of Appeal: Any person who has been ordered by the zoning administrator to alter or remove any sign, or any person whose application for a sign permit has been refused, may appeal to the board of adjustment. The board of adjustment shall have power to review and allow or disallow variances to the sign ordinance based on powers and duties defined in section 2-2-4 of this code. (Ord. 2012-01, 7-10-2012)

10-2-7: PARKING AND STORAGE OF RECREATIONAL VEHICLES:

- A. Intent: The intent of this section is to define locations for the parking and storage of recreational vehicles such that neighborhood quality and character are maintained.
 1. "Recreational vehicle" as defined in section 10-1-4 of this title.
 2. "Residential areas" as used in this section means property located within a residential zone and property used for residential purposes located in any zone of the city.

3. "Parking" as used in this section means the temporary parking of a recreational vehicle for a limited period of time as specified in subsection B or D of this section.
4. "Storage" as used in this section means the parking of a recreational vehicle when it is not in use off site.
5. Exemptions:
 - a. Pickup or light truck of ten thousand (10,000) pounds' gross weight or less with or without a mounted camper unit that is used primarily by the property owner or tenant for transportation purposes.
 - b. Travel trailer, camp trailer, or motor home when temporarily located on a lot or parcel on which a building is being constructed and said vehicle is connected to approved water and sewer facilities for a period of one year or less.

B. Parking Restrictions:

1. No recreational vehicle may be parked upon a city street for longer than twenty four (24) consecutive hours.
2. A recreational vehicle may not be parked on a city street in a manner that obstructs visibility from adjacent driveways or street corners.
3. While parked on a city street no pop outs or other lateral extension of the recreational vehicle shall be deployed.
4. No recreational vehicle parked on a city street may be used as a dwelling.
5. A recreational vehicle may be parked in the front setback area of a residential dwelling for no more than fourteen (14) days per vehicle in any one calendar year, provided:
 - a. The recreational vehicle is parked on a driveway.
 - b. The residential parking requirement at subsection 10-2-5C of this chapter is still satisfied.
 - c. No portion of the recreational vehicle may extend into the city street or sidewalk.
 - d. No portion of the vehicle may extend beyond the property line of the lot or parcel upon which it is parked.
 - e. No effluent, petroleum product, or wastewater is discharged from the recreational vehicle.

C. Storage Requirements:

1. No recreational vehicle may be stored upon a city street or sidewalk.
2. A recreational vehicle may be kept in a side or rear yard at the owner's residence, provided:
 - a. The vehicle is screened from adjacent properties by vegetation, or a fence built in compliance with section 10-2-14 of this chapter.
 - b. The vehicle is maintained in a clean, well kept condition that does not detract from the appearance of the surrounding area.
 - c. The vehicle is operational and currently registered and licensed.

d. No effluent, petroleum product, or wastewater is discharged from the vehicle.

D. Recreational Vehicle As A Temporary Dwelling Unit:

1. It is unlawful for any person to use any parked or stored recreational vehicle as a permanent dwelling.
2. A recreational vehicle may be used as a temporary dwelling when the vehicle is used by guests who travel in it, provided:
 - a. The recreational vehicle is situated on the host's property in conformance with subsection B4 or C of this section.
 - b. The vehicle is equipped for sleeping.
 - c. The stay does not exceed fourteen (14) days per vehicle in any one calendar year.
3. A stored recreational vehicle may be used for temporary sleeping space, provided:
 - a. The vehicle is stored on the owner's property in conformance with subsection C of this section.
 - b. The vehicle is equipped for sleeping.
 - c. No effluent or wastewater is discharged from the vehicle.
 - d. No portion of the vehicle may extend beyond the property line of the lot or parcel on which it is situated.
 - e. Use does not exceed thirty (30) days in any one calendar year. (Ord. 2016-6, 6-28-2016)

10-2-8: CONDITIONAL USES:

The City of Monticello's authority to approve or deny a conditional use is an administrative land use decision. The city will classify any use in a zoning district as either permitted or conditional use under this section.

A. A. The City May Issue A Conditional Use Permit When

1. The use complies with objective standards set forth in this section;
2. The use does not conflict with a provision of city code or other state or federal law;
3. If reasonable conditions are proposed or can be imposed to mitigate reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards;
4. If the city imposes reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of a proposed conditional use; and
5. Reasonable mitigation of anticipated detrimental effects of the proposed conditional use does not require elimination of the detrimental effect.

- B. Conditional Use Standards Of Review: An applicant for a conditional use in the zone must demonstrate:
1. The proposed use complies with all applicable provisions of this chapter, state and federal law;
 2. The structures associated with the use are compatible with surrounding structures in terms of use, scale, mass and circulation;
 3. The use is not detrimental to the public health, safety and welfare;
 4. The use is consistent with the city general plan as amended;
 5. Traffic conditions are not adversely affected by the proposed use, including the existence or need for dedicated turn lanes, pedestrian access, and capacity of the existing streets;
 6. There is sufficient utility capacity;
 7. There is sufficient emergency vehicle access;
 8. The location and design of off street parking complies with off street parking standards;
 9. A plan for fencing, screening, and landscaping to separate the use from adjoining uses and mitigate the potential for conflict in uses;
 10. Exterior lighting that complies with the lighting standards of the zone;
 11. Within and adjoining the site, impacts on the aquifer, slope retention, and flood potential have been reasonably mitigated and are appropriate to the topography of the site.

C. Specific Review Criteria For Home Occupation Conditional Use:

In addition to the requirements at 10-2-8(C), the planning commission must evaluate the applicant's compliance with each of the following criteria when considering whether to approve, deny or conditionally approve an application for a home occupation.

1. The home occupation is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character of the building from that of a dwelling;
2. The physical appearance, traffic, and other activities in connection with the home occupation is not contrary to the objectives and characteristics of the zone in which the home occupation is located, and does not depreciate surrounding residential values by creating a nuisance in a residential neighborhood including, but not limited to, generating increased traffic, excessive noise, offensive odors, etc;
3. The home occupation is conducted within the main residential dwelling and is carried on by residing members of the dwelling, except that individuals not residing in the dwelling may work at the home occupation, provided:
 - a. No more than one non-residing employee shall be allowed to work in the home occupation at any given time; and
 - b. The non-residing employee shall be given access to an on premises, hard surfaced parking space (see section 10-2-5, "Off Street Parking Requirements", of this chapter).

4. Less than twenty five percent (25%) of the ground floor area of the dwelling is devoted to the home occupation.
 5. The home occupation may use an accessory building for business storage, provided the accessory building meets all city building and zoning codes including, but not limited to, setbacks designated for R-1 and R-2 residential zones (see sections 10-6-5 and 10-7-5 of this title).
 6. The use of yard space for storage of business-related materials shall not be permitted.
 7. Signs designating the home occupation shall conform to section 10-2-6(C) of this title.
 8. Entrance to the home occupation shall be left to the discretion of the homeowner, and may be defined by a second small directional sign, limited to twelve inches by twelve inches (12" x 12") in size, at the predesignated entryway, except:
 - a. The structure and entrance shall be compatible with the objectives and characteristics of the zone in which the home occupation is located, and
 - b. When applicable, the entrance to the home occupation shall conform to regulations imposed by Utah state statute.
 9. No commercial vehicles are used except one delivery truck which does not exceed three-fourths (3/4) ton rated capacity.
 10. The home occupation shall be registered with the license division or department of the city
- D. Small Lots or Parcels: Where a tract of land at the time of the adoption hereof is at least one and eight-tenths (1.8) times as wide and one and eight-tenths (1.8) times as large in area as required for a lot or parcel in the zone, the board of adjustment may permit the division of tract into two (2) lots, provided:
1. Such division will not cause undue concentration of buildings;
 2. The characteristics of the zone in which the lot is located will be maintained;
 3. In the opinion of the board of adjustment, values in the area will be safeguarded.
- E. Utility Buildings And Structures Permitted: Water, sewer and electric buildings and structures may be constructed in all residential zones, subject to the approval of the board of adjustment. The planning commission may impose conditions which are reasonably necessary to protect surrounding property values and residential amenities.
- F. Moved Buildings:
1. No permit for the moving within the city of any residential, commercial or industrial building which has had prior use shall be issued, as required under section 10-16-1 of this title without first filing an application with the zoning administrator. Said application shall contain the following information:
 - a. Location and address of the old and new site;
 - b. Plot plan of the new location showing adjacent lots or parcels on all sides of the property and indicating all structures and improvements on said lots or parcels;

- c. Plans and specifications for the proposed improvements at the new location, including plans for landscaping treatment when required by the zoning administrator;
 - d. Certification by the zoning administrator that the structure is sound enough to be moved and that the condition, location and use of the building will comply with this title and all other applicable codes and ordinances;
 - e. Said building and the lot or parcel on which the building is to be located will conform to the requirements of this title and other applicable codes, ordinances and regulations;
 - f. Its location on the lot or parcel does not, in any substantial way, adversely affect buildings or uses in abutting properties;
 - g. All required dedications and improvements for streets, facilities and buildings shall be provided in conformity with the standards of the city;
 - h. That adequate provision has been made through the posting of a bond or other assurance that the building and grounds shall be brought up to the standards of a new building before it is occupied and that the vacated site shall be restored to a safe and slightly condition.
2. The requirements of this provision shall also apply to the moving of mobile homes, demountable homes, manufactured homes and similar movable structures, except when being moved from outside the city into a mobile home park.
- G. Transitional Uses: Uses which are permitted on either portion of a lot or parcel which is divided by a zone boundary line, or which is coterminous with a zone boundary line, may be permitted to extend to the entire lot or parcel, but not more than one hundred feet (100') beyond the boundary line of such zone in which such use is permitted. Before a permit for such a use may be granted, however, the planning commission must find that the comprehensive plan of zoning will be maintained and that a more harmonious mixing of uses will be achieved thereby.
- H. Applicant's Entitlement To Conditional Use Application Approval:
- 1. An applicant is entitled to approval of a conditional use application if the application conforms to the requirements of the applicable land use regulations, land use decisions, and development standards in effect when the applicant submits a complete application and pay application fees, unless:
 - a. The land use authority, on the record, formally finds that a compelling, countervailing public interest would be jeopardized by approving the application and specifies the compelling, countervailing public interest in writing; or
 - b. In the manner provided by local ordinance and before the applicant submits the application, the municipality formally initiates proceedings to amend the municipality's land use regulations in a manner than would prohibit approval of the application as submitted.
 - 2. The city shall process an application without regard to proceedings the city initiated to amend the city's ordinances as described in this title if:

- a. 180 days have passed since the city initiated the proceedings; and
 - b. The proceedings have not resulted in an enactment that prohibits approval of the conditional use application as submitted.
- 3. A conditional use application is considered submitted and complete when the applicant provides the application form that complies with the requirements of applicable ordinances and pays all applicable fees.
- 4. The continuing validity of an approval of a conditional use permit is conditioned upon the applicant proceeding after approval to implement the approval with reasonable diligence.

I. Permit Revocation:

- 1. The city council may revoke the conditional use permit of any person upon a finding that the holder of the permit has failed to comply with any of the conditions imposed at the time the permit was issued. The city council shall send notice of the revocation to the holder of the permit and the holder of the permit shall immediately cease any use of the property which was based on the conditional use permit.
- 2. If the city council revokes any permit under this section, the holder of the permit shall have a right to appeal the revocation of the permit. The holder must file the appeal with the city recorder within fifteen (15) days of the date of the notice that the city has revoked the conditional use permit.
- 3. Upon receipt of the appeal, the city council shall set a hearing on the appeal at its next regularly scheduled meeting which is more than fifteen (15) days after the time the city recorder received the appeal. The city shall supply the permit holder of the time, date and place of the hearing at least fifteen (15) days before the hearing. At the hearing, the permit holder shall have the right to be heard on the revocation.

J. Time Limit:

- 1. Action authorized by a conditional use permit must commence within one year of the time the permit is issued.
- 2. If the permit holder has not commenced action under the permit within this time, the permit shall expire and the holder must apply for a new permit.
- 3. The planning commission may grant an extension for good cause shown. Only one extension may be granted and the maximum extension shall be six (6) months. In order to obtain an extension, the permit holder must :
 - a. Apply for an extension in writing before the expiration of the original permit;
 - b. Submit the application to the city recorder; and
 - c. Describe on the application the cause for requesting the extension.

10-2-9: CONCESSIONS IN PUBLIC PARKS AND PLAYGROUNDS:

Concessions including, but not limited to, amusement devices, recreational buildings and refreshment stands, shall be permitted on a public park or playground when approved by the city council as a conditional use permit. (Ord. 2012-01, 7-10-2012)

10-2-10: TEMPORARY USES:

- A. Intent: The following regulations are provided to accommodate certain uses which are temporary or seasonal in nature.
- B. Permitted Temporary Uses: Certain uses may be permitted on a temporary basis in any zone when approved by the city council. Said temporary uses may include, but will not be limited to:
 - Carnivals and circuses.
 - Christmas tree sales lots.
 - Construction storage yards, when required in connection with a primary construction project.
 - Flower stands.
 - Music festivals.
 - Political rallies.
 - Promotional displays.
 - Rummage sales.
 - Tents for religious services.
- C. Application For Temporary Use:
 - 1. Prior to the establishment of any temporary use, an application for a temporary use permit shall be submitted to and approved by the city council. Said application shall contain the following information:
 - a. A description of the proposed use;
 - b. A description of the property to be used, rented, or leased for the temporary use, including all information necessary to accurately portray the property;
 - c. Sufficient information to determine the yard requirements, sanitary facilities and availability of parking space to service the proposed use.
 - 2. Approval Required: The city council may approve said application provided the council finds:
 - a. The proposed use is listed as a permitted temporary use or, in the opinion of the city council, is similar to those uses permitted.
 - b. The proposed use will not create excessive traffic hazards or other unsafe conditions in the area and, if traffic control is required, it will be provided at the expense of the applicant.
 - c. The proposed use shall not occupy the site for more than ten (10) days, except for Christmas tree lots which shall not occupy the site for more than forty (40) days, and construction storage yards which shall be removed within thirty (30)

days following completion of the primary construction project for which the temporary permit was issued.

- d. The applicant will have sufficient liability insurance for the requested use or event.
- e. The applicant shall provide, at his own expense, for the restoration of the site to its original conditions, including cleanup and replacement of facilities as may be necessary.

D. City Council May Delegate Approval Responsibility; Exceptions:

- 1. The city council may authorize the zoning administrator to issue temporary use permits for certain temporary uses without council review. Where the request is for a temporary use which is not listed or where the characteristics of the proposed use are not in compliance with the above standards, the zoning administrator shall refer the application to the city council for its action.
- 2. In granting approval, the city council may attach additional conditions as it deems appropriate to ensure that the use will not pose any detriment to persons or property. The Council may also require a bond to ensure that necessary cleanup or restoration work will be performed. (Ord. 2012-01, 7-10-2012)

10-2-11: PORTABLE STORAGE CONTAINER REGULATIONS:

A. Definition: A "portable storage container" includes any of the following types of buildings, structures, or vehicles:

- 1. Metal shipping container of the type commonly marketed for storage and which can be delivered or removed by semitrailer, regardless of whether such structure is located on a foundation or slab.
- 2. Semitrailer or other trailer whether such vehicle is parked on or off a City street, and which does not have a current Utah license and inspection.
- 3. Box from a delivery truck when such has been removed from the chassis.

B. Appropriate Use Of Portable Storage Containers: No portable storage container may be placed in any zone unless it meets the following criteria:

- 1. The placement of the portable storage container cannot block traffic or interfere with access for public safety.
- 2. Used containers must have all prior identifying markings removed.
- 3. Advertising on such containers will be limited to the promotion of the commercial entity located on the same lot as the container and shall comply with the sign ordinance.
- 4. The container must be maintained to match the commercial building decor located on the same lot or it must be hidden from view by a fence.
- 5. Semitrailers or other trailers used as storage containers must also have axles removed.

1. Permanent placement is allowed within residential zones when it is authorized by City permit.
 - a. Container cannot be placed in a front yard or within the twenty foot (20') side setback of a side yard that fronts on a street.
 - b. The placement of the portable storage container cannot block traffic or interfere with access for public safety or utilities.
 - c. Used containers must have all prior identifying markings removed.
 - d. The container must be maintained to match the residential building decor located on the same lot, or parcel.
 - e. Semitrailers or other trailers used as storage containers must also have axles removed.
2. Temporary placement is allowed for storage of tools, materials, and supplies at an active construction site in all zones, for a period not to exceed eight (8) months and when authorized by permit.
 - a. Placement of the portable storage container cannot block traffic or interfere with access for public safety.
 - b. Temporary placement is limited to one container per lot or parcel for any twelve (12) month period. (Ord. 2012-01, 7-10-2012)

C. Maximum Size:

1. The maximum size for any permitted portable storage container located in R-1, R-2, and C-2 Zones is three hundred sixty (360) square feet and cannot exceed ten feet (10') in height.
2. The maximum size for any permitted portable storage container located in C-1, I-1, and A-1 Zones is four hundred twenty-four (424) square feet, with the exception of residences located in C-1 and I-1 Zones; in which case, the maximum size for any permitted portable storage container is three hundred sixty (360) square feet.
3. Portable storage containers can be attached or detached from the main structure, provided that the location of the containers comply with setbacks for the zone in which the portable storage containers are placed. (Ord. 2018-4, 4-10-2018)

D. Permit Required: A permit is required for all portable storage containers.

1. Any portable storage container greater than or equal to two hundred (200) square feet is considered an accessory building and requires a separate building permit in addition to a portable storage container permit.
2. Any portable storage container less than two hundred (200) square feet requires only a portable storage container permit, unless electricity is proposed to be installed.

E. Prohibited Uses:

1. No modular home, house trailer, vehicle, or camp trailer can be used for storage, whether permanent or temporary.

2. All existing portable storage containers that do not meet the appropriate uses (above) will be removed at the owner's expense.
3. No person may dwell in a container, nor shall a container be otherwise used for human occupation.

10-2-12: CHICKENS:

This section shall provide residents of the community the opportunity to maintain up to ten (10) hen chickens as pets and for the purpose of producing eggs, subject to the described restrictions and regulations. The objective is to cultivate localized self-supporting and sustainable behavior for the betterment of the local, regional, and world community.

- A. General Conditions: In all A-1, R-1, R-2 Zones and planned unit developments in the City of Monticello, and only for those single-family residential uses in the commercial zones, up to and not exceeding more than ten (10) hen chickens for egg production as family food, shall be allowed.
- B. Prohibited Uses:
 1. No roosters shall be allowed in the R-1, R-2, and any commercial zone or in planned unit developments. If chickens are purchased as chicks and any are determined at a later date to be roosters, they shall be removed immediately upon determination of gender;
 2. Fighting chickens are not allowed;
 3. Hen chickens shall not be raised for slaughter for commercial purposes.
- C. Standards For Containment:
 1. Hens shall be securely fenced and confined to the rear yard of the property.
 2. Any permanent hen shelter must comply with the accessory structure requirements. (Ord. 2012-01, 7-10-2012)

10-2-13: DIAGONAL PARKING:

Diagonal parking will be permitted on any City street located in a C-1 or C-2 Zone so long as the following conditions are met:

- A. Size/Marking:
 1. The dimensions of each diagonal parking space shall be at least nine feet by eighteen feet (9' x 18'), and set at an angle of sixty degrees (60°) from the curb.
 2. All diagonal parking spaces must be clearly marked with approved white marking paint, and must be four inches (4") wide.
 3. It is the responsibility of the property owner abutting the diagonal parking spaces to paint and maintain the markings of the parking spaces.

B. Street Width:

1. The City street where the diagonal parking will be located must be at least sixty feet (60') wide.

C. Setbacks:

1. Diagonal parking must be set back from any intersection not less than thirty feet (30').
2. No diagonal parking space is permitted to encroach into a driveway access.
3. Clear access to any fire hydrant shall be no less than three feet (3') on both sides of the fire hydrant. This clear space shall be striped as a no parking zone. (Ord. 2012-01, 7-10-2012)

10-2-14: FENCES ON PROPERTY USED FOR RESIDENTIAL PURPOSES:

A. Permit Required: A permit is required prior to fence construction.

B. Fences shall be erected on or within property lines.

C. Property owners shall be responsible for identifying property line locations

D. All heights of fences will be measured from the ground level.

E. Interior Lots or Parcels:

1. Fences shall have a maximum height of four feet (4') in the required yard that fronts on a street.
2. Side and back yard fences will have a maximum height of six feet (6') provided that the six foot high fence does not extend into the required yard that fronts a street.

F. Corner Lots or Parcels:

1. Corner lot or parcel fences must maintain a forty-five degree (45°) clear view of intersecting streets, at a height of no more than four feet (4').
2. The height of the fence in the front yard on a corner lot or parcel will have a maximum height of four feet (4'). A front yard on a corner lot or parcel is the yard that contains the formal public entrance to the main building.
3. Side and back yard fences will have a maximum height of six feet (6') as long as it does not infringe upon the forty five degree (45°) clear view triangle space.

G. Clear View of Intersecting Streets: In all zones which require a front yard, no obstruction which will obscure the view of automobile drivers shall be placed on any corner lot or parcel within a triangular area formed by the street property lines and a line connecting them at points of forty five feet (45') from the intersection of the street lines. (Ord. 2012-01, 7-10-2012)

10-2-15: FENCES ON PROPERTY USED FOR COMMERCIAL OR INDUSTRIAL PURPOSES

- A. Permit Required: A permit is required prior to fence construction.
- B. Fences shall be erected on or within property lines.
- C. Property owners shall be responsible for identifying property line locations
- D. All heights of fences will be measured from the ground level.

10-2-16: SOLAR ELECTRICITY SYSTEMS

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

- A. A 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.

10-2-17: RENTAL UNITS:

- A. Long-term rental unit means a building or structure that is used or designated for use as a residence by one or more persons, and is
 - 1. Available to be rented, loaned, leased, or hired out for a period of 30 consecutive days or longer; or
 - 2. Arranged, designated, or built to be rented, loaned, leased, or hired out for a period of 30 consecutive days or longer.
- B. Internal accessory dwelling units shall:
 - 1. Be designed in a manner that does not change the appearance of the primary dwelling unit;
 - 2. Include one additional on-site parking space regardless of whether the primary dwelling unit is existing or new construction;

3. Meet all applicable building codes;
4. Not be created in a primary dwelling unit served by a failing septic tank;
5. Not be created on a lot or parcel of land containing the primary dwelling unit if the lot or parcel of land is 6,000 square feet or less in size;
6. Not be created within a zoning district covering an area that is equivalent to 25% or less of the total area in the city that is zoned primarily for residential use;
7. Not require a separate city utility meter;
8. Replace existing parking spaces if the internal accessory unit is created within a garage or carport;.

C. Short-term units shall:

1. Meet all applicable building codes;
2. Conform to standards as defined by the city codes Title 4-2 Nuisances, Title 4-2A Noise Control, and Title 5-2 Animal Control;
3. Include in a clear and prominent location within each short-term unit:
 - a. A copy of the owner's business license;
 - b. The name, address, and phone number of the owner or property manager;
 - c. A statement of maximum occupancy for the short-term rental unit
4. Provide a minimum of four (4) off-street parking spaces with all-weather surface;
5. The owner of any short-term rental unit is required to collect and remit Transient Room Tax and any other tax deemed necessary by the State Tax Commission.

D. Business license required:

1. Owners of rental dwellings shall obtain a city license in advance of advertising for or renting, loaning, leasing, or hiring out the long-term rental unit.
2. Owners of primary dwelling units containing an internal accessory dwelling shall obtain a city license in advance of advertising for or renting, loaning, leasing, or hiring out the internal accessory dwelling unit.
3. Owners of short-term rental units shall obtain a city license in advance of advertising for or renting, loaning, leasing, or hiring out the internal accessory unit.
4. One city license may include more than one long-term rental and internal accessory dwelling unit owned by the same individual but shall not include short-term rental units.
5. One city license may include more than one short-term rental unit owned by the same individual but shall not include other rental units or internal accessory dwelling units.
6. A person managing any rental unit who is not the owner of said unit, shall obtain a city property management license in advance of managing the rental units.

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking MBA Zions	(102,544.00)	(701.39)	(178,712.28)
1120 PTIF 1109 MBA	(33,981.65)	0.00	(33,981.65)
1135 PTIF 5188 ZAP TAX Swimming Pool Payment	62,257.31	0.00	62,385.62
1138 PTIF 8578 Fund 54 Debt Reserve	130,821.73	0.00	131,091.34
1175 Undeposited receipts	600.00	650.00	710.00
1191.1 Restricted cash	465,651.44	0.00	465,651.44
1191.2 Restricted cash offset	(465,651.44)	0.00	(465,651.44)
Total Cash and cash equivalents	57,153.39	(51.39)	(18,506.97)
Receivables			
1311 Accounts Receivable	100.00	0.00	100.00
Total Receivables	100.00	0.00	100.00
Total Current Assets	57,253.39	(51.39)	(18,406.97)
Non-Current Assets			
Capital assets			
Property			
1610 Land	35,297.60	0.00	35,297.60
1621 Buildings	3,882,747.19	0.00	3,882,747.19
1631 Improvements	2,250,299.80	0.00	2,250,299.80
1640 Machinery and equipment	18,591.99	0.00	18,591.99
Total Property	6,186,936.58	0.00	6,186,936.58
Accumulated depreciation			
1721 AccDpn Buildings	(739,969.33)	0.00	(739,969.33)
1731 AccDpn Improvements	(679,890.32)	0.00	(679,890.32)
1740 AccDpn Machinery and equipment	(13,047.10)	0.00	(13,047.10)
Total Accumulated depreciation	(1,432,906.75)	0.00	(1,432,906.75)
Total Capital assets	4,754,029.83	0.00	4,754,029.83
Other non-current assets			
1799 MBA GFA offset	(4,754,029.83)	0.00	(4,754,029.83)
Total Other non-current assets	(4,754,029.83)	0.00	(4,754,029.83)
Total Non-Current Assets	0.00	0.00	0.00
Total Assets:	57,253.39	(51.39)	(18,406.97)
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(1,239.78)	(42,514.40)	(45,285.31)
Total Current liabilities	(1,239.78)	(42,514.40)	(45,285.31)
Long-term liabilities			
2410.1 Accrued interest	(13,987.50)	0.00	(13,987.50)
2410.2 Accrued interest offset	13,987.50	0.00	13,987.50
2510.1 2006 MBA Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2510.2 2006 MBA Lease Revenue repaid	140,000.00	0.00	150,000.00
2510.3 2006 MBA Lease Revenue current	(10,000.00)	0.00	(10,000.00)
2510.4 2006 MBA Lease Revenue current offset	10,000.00	0.00	10,000.00
2511.1 2009 MBA Swimming Pool - issued	(1,350,000.00)	0.00	(1,350,000.00)
2511.2 2009 MBA Swimming Pool - repaid	405,000.00	0.00	450,000.00
2511.3 2009 MBA Swimming Pool - current	(45,000.00)	0.00	(45,000.00)
2511.4 2009 MBA Swimming Pool - current offset	45,000.00	0.00	45,000.00
2512.1 2014 Community Center - issued	(1,000,000.00)	0.00	(1,000,000.00)
2512.2 2014 Community Center - repaid	137,000.00	29,000.00	195,000.00
2512.3 2014 Community Center - current	(58,000.00)	0.00	(58,000.00)
2512.4 2014 Community Center - current offset	58,000.00	0.00	58,000.00
2518.1 2014 Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2518.2 2014 Lease Revenue repaid	300,000.00	0.00	300,000.00
2599 MBA LTD offset	1,968,000.00	0.00	1,968,000.00
Total Long-term liabilities	0.00	29,000.00	113,000.00
Total Liabilities:	(1,239.78)	(13,514.40)	67,714.69
Equity - Paid in / Contributed			

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2961.1 Debt Reserve	(130,181.09)	0.00	(130,181.09)
2961.2 Debt Reserve offset	130,181.09	0.00	130,181.09
2981 Fund balance	(56,013.61)	13,565.79	(49,307.72)
Total Equity - Paid in / Contributed	(56,013.61)	13,565.79	(49,307.72)
Total Liabilities and Fund Equity	(57,253.39)	51.39	18,406.97
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2021 to 06/30/2022
100.00% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3660 UTILITY PAYMENT FROM COUNTY	13,416.71	100.00	14,070.92	15,000.00	0.00
3680 Debt Service/Loan Pmt from County	0.00	0.00	25,167.00	25,000.00	0.00
Total Intergovernmental revenue	13,416.71	100.00	39,237.92	40,000.00	0.00
Miscellaneous revenue					
3620 Rent income	1,355.00	650.00	3,690.00	2,500.00	0.00
3691 ZAP TAX REVENUE FOR POOL PMT	7,767.21	0.00	0.00	5,000.00	0.00
3794 Interest Income	972.26	0.00	397.92	8,000.00	0.00
3810 Transfer from General fund - Swimming Pool	0.00	0.00	0.00	45,000.00	0.00
3811 Transfer from General fund - Pro Shop	0.00	0.00	0.00	45,000.00	0.00
3840 Transfer from Water Fund	0.00	0.00	0.00	10,000.00	0.00
Total Miscellaneous revenue	10,094.47	650.00	4,087.92	115,500.00	0.00
Total Revenue:	23,511.18	750.00	43,325.84	155,500.00	0.00
Expenditures:					
Miscellaneous					
4600.110 Salaries and wages	4,590.63	404.35	5,352.29	5,500.00	0.00
4600.130 Benefit expense	2,849.79	178.42	2,388.91	3,500.00	0.00
4600.240 Office supplies	0.00	0.00	0.00	200.00	0.00
4600.250 Equipment and maintenance	0.00	0.00	0.00	1,000.00	0.00
4600.280 Utilities	16,388.52	1,223.02	16,142.53	22,000.00	0.00
4600.310 Professional and technical	0.00	0.00	0.00	1,000.00	0.00
4600.510 Insurance	693.00	0.00	693.00	5,000.00	0.00
Total Miscellaneous	24,521.94	1,805.79	24,576.73	38,200.00	0.00
Debt service					
4600.810 MBA Debt service - principal	55,000.00	0.00	0.00	145,000.00	0.00
4600.820 MBA Debt service - interest	0.00	12,510.00	25,455.00	15,000.00	0.00
Total Debt service	55,000.00	12,510.00	25,455.00	160,000.00	0.00
Total Expenditures:	79,521.94	14,315.79	50,031.73	198,200.00	0.00
Total Change In Net Position	(56,010.76)	(13,565.79)	(6,705.89)	(42,700.00)	0.00

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
Net Position			
Assets:			
Current Assets			
Cash and cash equivalents			
1112 Checking MBA Zions	(178,712.28)	(268.17)	(178,980.45)
1120 PTIF 1109 MBA	(33,981.65)	0.00	(33,981.65)
1135 PTIF 5188 ZAP TAX Swimming Pool Payment	62,385.62	0.00	62,385.62
1138 PTIF 8578 Fund 54 Debt Reserve	131,091.34	0.00	131,091.34
1175 Undeposited receipts	710.00	0.00	710.00
1191.1 Restricted cash	465,651.44	0.00	465,651.44
1191.2 Restricted cash offset	(465,651.44)	0.00	(465,651.44)
Total Cash and cash equivalents	(18,506.97)	(268.17)	(18,775.14)
Receivables			
1311 Accounts Receivable	100.00	0.00	100.00
Total Receivables	100.00	0.00	100.00
Total Current Assets	(18,406.97)	(268.17)	(18,675.14)
Non-Current Assets			
Capital assets			
Property			
1610 Land	35,297.60	0.00	35,297.60
1621 Buildings	3,882,747.19	0.00	3,882,747.19
1631 Improvements	2,250,299.80	0.00	2,250,299.80
1640 Machinery and equipment	18,591.99	0.00	18,591.99
Total Property	6,186,936.58	0.00	6,186,936.58
Accumulated depreciation			
1721 AccDpn Buildings	(739,969.33)	0.00	(739,969.33)
1731 AccDpn Improvements	(679,890.32)	0.00	(679,890.32)
1740 AccDpn Machinery and equipment	(13,047.10)	0.00	(13,047.10)
Total Accumulated depreciation	(1,432,906.75)	0.00	(1,432,906.75)
Total Capital assets	4,754,029.83	0.00	4,754,029.83
Other non-current assets			
1799 MBA GFA offset	(4,754,029.83)	0.00	(4,754,029.83)
Total Other non-current assets	(4,754,029.83)	0.00	(4,754,029.83)
Total Non-Current Assets	0.00	0.00	0.00
Total Assets:	(18,406.97)	(268.17)	(18,675.14)
Liabilities and Fund Equity			
Liabilities:			
Current liabilities			
2131 Accounts Payable	(45,285.31)	0.00	(45,285.31)
Total Current liabilities	(45,285.31)	0.00	(45,285.31)
Long-term liabilities			
2410.1 Accrued interest	(13,987.50)	0.00	(13,987.50)
2410.2 Accrued interest offset	13,987.50	0.00	13,987.50
2510.1 2006 MBA Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2510.2 2006 MBA Lease Revenue repaid	150,000.00	0.00	150,000.00
2510.3 2006 MBA Lease Revenue current	(10,000.00)	0.00	(10,000.00)
2510.4 2006 MBA Lease Revenue current offset	10,000.00	0.00	10,000.00
2511.1 2009 MBA Swimming Pool - issued	(1,350,000.00)	0.00	(1,350,000.00)
2511.2 2009 MBA Swimming Pool - repaid	450,000.00	0.00	450,000.00
2511.3 2009 MBA Swimming Pool - current	(45,000.00)	0.00	(45,000.00)
2511.4 2009 MBA Swimming Pool - current offset	45,000.00	0.00	45,000.00
2512.1 2014 Community Center - issued	(1,000,000.00)	0.00	(1,000,000.00)
2512.2 2014 Community Center - repaid	195,000.00	0.00	195,000.00
2512.3 2014 Community Center - current	(58,000.00)	0.00	(58,000.00)
2512.4 2014 Community Center - current offset	58,000.00	0.00	58,000.00
2518.1 2014 Lease Revenue issued	(300,000.00)	0.00	(300,000.00)
2518.2 2014 Lease Revenue repaid	300,000.00	0.00	300,000.00
2599 MBA LTD offset	1,968,000.00	0.00	1,968,000.00
Total Long-term liabilities	113,000.00	0.00	113,000.00
Total Liabilities:	67,714.69	0.00	67,714.69
Equity - Paid in / Contributed			

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual
2961.1 Debt Reserve	(130,181.09)	0.00	(130,181.09)
2961.2 Debt Reserve offset	130,181.09	0.00	130,181.09
2981 Fund balance	(49,307.72)	268.17	(49,039.55)
Total Equity - Paid in / Contributed	(49,307.72)	268.17	(49,039.55)
Total Liabilities and Fund Equity	18,406.97	268.17	18,675.14
Total Net Position	0.00	0.00	0.00

Monticello City
Standard Financial Report
54 54 Municipal Building Authority - 07/01/2022 to 07/12/2022
8.33% of the fiscal year has expired

	Prior Year Actual	Current Period Actual	Current Year Actual	Original Budget	Revised Budget
Change In Net Position					
Revenue:					
Intergovernmental revenue					
3660 UTILITY PAYMENT FROM COUNTY	14,070.92	0.00	0.00	0.00	0.00
3680 Debt Service/Loan Pmt from County	25,167.00	0.00	0.00	0.00	0.00
Total Intergovernmental revenue	39,237.92	0.00	0.00	0.00	0.00
Miscellaneous revenue					
3620 Rent income	3,690.00	0.00	0.00	0.00	0.00
3794 Interest Income	397.92	0.00	0.00	0.00	0.00
Total Miscellaneous revenue	4,087.92	0.00	0.00	0.00	0.00
Total Revenue:	43,325.84	0.00	0.00	0.00	0.00
Expenditures:					
Miscellaneous					
4600.110 Salaries and wages	5,352.29	185.00	185.00	0.00	0.00
4600.130 Benefit expense	2,388.91	83.17	83.17	0.00	0.00
4600.280 Utilities	16,142.53	0.00	0.00	0.00	0.00
4600.510 Insurance	693.00	0.00	0.00	0.00	0.00
Total Miscellaneous	24,576.73	268.17	268.17	0.00	0.00
Debt service					
4600.820 MBA Debt service - interest	25,455.00	0.00	0.00	0.00	0.00
Total Debt service	25,455.00	0.00	0.00	0.00	0.00
Total Expenditures:	50,031.73	268.17	268.17	0.00	0.00
Total Change In Net Position	(6,705.89)	(268.17)	(268.17)	0.00	0.00