

Items for Consent or Discussion at the next Planning Commission Meeting:

USE TABLE:

- Raceways added to Agriculture and others
- Equipment Rental & Storage added to Agriculture and others
- Event Centers (wedding venues, conferences, etc.)
- Bees: commercial v cottage bee farmers KB email 2/5/25
- 1/28/25 NB allow auto sales/rentals in MU
- 2/13/25 RG
 - Wants bees everywhere except REC
 - Wants junkyards in all categories except REC
- Sexually oriented businesses limited to industrial 5/13/25 NB
- 3/3/25 SG add equine services and equine boarding
- Clinic (medical/dental) needs to include other categories such as therapy
- 2/17/25 WB sawmill and firewood bank, in addition to raise and train horses – still in AG?

- DISCUSSION - adding “Homesteading” to the use table

ZONING MAPS:

- Shift most of the outlying land parcels (including SITLA) to Agriculture instead of MultiUse
- 2/16/25 DF “NSJC wanted to maintain the residential nature of the area along Sunny Acres Lane”
- 1/20/25 MP I object that the AG zone is not allowed to have an "Educational Facility, Private"
- 2/11/25 MC wants Merriam Court MU
- 3/25/25 FO, JDR, J&SS – want keep their property AG
- 3/3/25 WP wants to be AG w/Cabinet Shops a permitted use
- 2/24/25 DF keep cul de sacs residential
- 2/21/25 SS stay RR in La Sal
- 2/18/25 KP keep AG west side of the highway—from the Dude Ranch to Monticello
- 2/17/25 JM Peter Springs road next to Elk Meadows Neighborhood – make AG
- 2/25/25 KE wants to be AG, not MU
- 7/1/25 CS wants to allow Short Term Rentals along Sunny Acres Lane

- DISCUSSION - Pack Creek Map Analysis

LAND USE ORDINANCE:

- 2025 Legislative Updates
- Wildland Urban Interface Updates
- CAP or % on STR R&BP 1/21/25
- JW 1/23/25
 - Manufactured Homes currently must be on a permanent foundation in the proposed ordinance. Recommend as foundation allowed on piers or on CMU block for affordability.
 - Manufactured Home- Currently only one allowed per lot per proposed ordinance. Recommend this is updated to one manufactured home per acre, up to 3 per lot.
 - Would like to see Mobile Tiny homes allowed the same as RV regulations.
 - Once the proposed ordinance is approved, what is the cure for older RV's and Mobile Homes that are out of compliance and need to be disposed of?
 - Distinguish between a modular home and a mobile home 2/15/25
- 1/27/25 PV Rezone to RS
- 2/21/25 NB Issues w/lack of definitions

Which way do we want to go? More or less definitions?

- Section 10 Page 43 - Diminished Nonconforming Use
- Section 11 Page - 43 Blight - Not contained in Definitions. Since this term does have several meanings - including the definition as intended in this document would be appreciated.
- Section 11 Page 43- Extinguishing Nonconforming Uses, Structures, or Lots of Records.
- Ann's 5/14/25 email about Home Occupation
- Should the ordinance include a statement about HOA covenants vs county ordinance?

OTHER

- Illegal use being allowed to continue R&BP 1/21/25
- 2/14/25 LP any use that was legal at the time should remain legal
- 3/30/25 BK require letters of approval for CUP in subdivision
- Comments from 2/19/25 Monticello workshop Melissa Rigg 3/9/25
- 2/24/25 CS & HS letter We are sure there are other differences between rural development and development in Spanish Valley that would warrant different treatment – CUPs in Spanish Valley but Permitted in rural areas
- 2/19/25 JW similar email about Spanish Valley

****list of all pending community comments and requests as of July 8, 2025****