

2D. Public Hearing - Consideration of a request for an Amendment to the Monticello Zoning Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, § 153.041 Districts Established for the creation of a new zoning district to include public and quasi-public uses; and any other related sections of text necessary to define and regulate public and quasi-public uses within the City

Prepared by: Grittman Consulting, Stephen Grittman, City Planner	Meeting Date: 04/07/2026	Council Date (pending Commission action): TBD
Additional Analysis by: Community Development Director		

ALTERNATIVE ACTIONS

Decision 1: Consideration of a request for an Amendment to the Monticello Zoning Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, § 153.041 Districts Established for the creation of a new zoning district to include public and quasi-public uses; and any other related sections of text necessary to define and regulate public and quasi-public uses within the City

1. Motion to table action on Resolution No. PC-2026-13.
2. Motion to other.

REFERENCE AND BACKGROUND

Property: Legal Description: City of Monticello
 PIDs #: City of Monticello

Planning Case Number: 2026.11

Request(s): Consideration of an Amendment to the Monticello City Code, Title XV, Land Usage, Chapter 153: Zoning Ordinance, § 153.041 Districts Established for the creation of a new zoning district to include public and quasi-public uses; and any other related sections of text necessary to define and regulate public and quasi-public uses within the City

Project Description: Establishment of a Public Zoning District to further define and regulate Public Buildings or Uses

ANALYSIS:

The City is considering the creation of a new zoning district intended specifically to accommodate uses that are fundamental to the delivery of public services. The Monticello Vision + Plan has established a land use category (Public and Institutional) that references and accommodates such land uses, noting these may occur in a variety of zoning districts.

The zoning ordinance currently accommodates public buildings and uses, clustering a broad variety of these uses under the land use definition of “Public Buildings or Uses”, allowing these uses in various districts as either Permitted or Conditional Uses.

Public Buildings and Uses are defined as follows:

PUBLIC BUILDING OR USE. Any facility, including but not limited to buildings and property that are leased or otherwise operated or funded by a governmental body or public entity.

After further review of the current ordinance and zoning, additional research and preparation time is needed to prepare a proposed ordinance for consideration.

STAFF RECOMMENDED ACTION

As the public hearing was noticed, staff recommends opening and closing the public hearing for comment, with action on the matter tabled to a future date. If an amendment is brought forward for consideration, a new notice will be provided.

SUPPORTING DATA

A. None