Planning Commission Meeting

Tuesday, July 2, 2024 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Mary Cokenour, Commissioner Jeremy Hoggard, City Manager Kaeden Kulow, Assistant City Manager Megan Gallegos (Excused), City Recorder Melissa Gill (Excused)

Meeting Location: 648 S Hideout Way

1. **Call to Order**
2. **Minutes Review/Approval (action)**

   Attachments:

   - **2024-04-16 PC** (2024-04-16_PC.pdf)
   - **2024-05-07 PC** (2024-05-07_PC.pdf)

3. **Public Comment**
4. **Tiny Home Park Standards (discussion/action)**

   Attachments:

   - **10 Ch 17 v3 TinyHome Park** (10_Ch_17_v3_TinyHome_Park.docx)
   - **Tiny Home Supplemental** (Tiny_Home_Supplemental.docx)

5. **Landscape Standards Revisions (discussion/action)**

   Attachments:

   - **Utah Water Savers Program Details** (Utah_Water_Savers_Program_Details.docx)
   - **Signed 2024-3** (Signed_2024-3.pdf)
   - **10-2-X Landscape** (10-2-X_Landscape.docx)

6. **General Plan Revisions (discussion)**

   Attachments:

   - **General Plan 2017 04-24-18** (General_Plan_2017_04-24-18.pdf)

7. **Administrative Communications**
8. **Next Meeting Agenda**
9. **Adjournment (action)**

Audio File

Notice of Special Accomodations

THE PUBLIC IS INVITED TO ATTEND ALL CITY MEETINGS In accordance with the Americans

with Disabilities Act, anyone needing special accommodations to attend a meeting may contact the City Office, 587-2271, at least three working days prior to the meeting. City Council may adjourn to closed session by majority vote, pursuant to Utah Code §52-4-4 & 5

Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Agenda published on 06/28/2024 at 11:43 AM

Planning Commission Meeting

Minutes

Tuesday, April 16, 2024 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen, Commissioner Mary Cokenour, Commissioner Jeremy Hoggard, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. **Call to Order**

   Minutes:
   Chairperson Bennett called to order the Planning Commission meeting at 6:32 pm.

2. **Minutes Review/Approval (action)**

   Minutes:
   MOTION to approve the minutes of March 5, 2024 was made by Commissioner Cokenour and seconded by Commissioner Hoggard. The motion passed unanimously.
   Vote results:
   Ayes: 4 / Nays: 0

3. **Public Comment**

   Minutes:
   There was no public comment.

4. **Public Hearing: Title 10 Chapter 2: Electronic Vehicle Code (discussion/action)**

   Minutes:
   Chairperson Bennett opened the public hearing at 6:34 pm. Bennett clarified for the record that the marked up copy sent to the City by GPD Charge Sites Permitting is meant as public comment in lieu of the company attending in person. The Commission reviewed the comments presented by GPD Charge Sites Permitting. Lee inquired of the Commission their thoughts regarding the specified comments. Having heard no comments from the audience and reviewed the comments listed above, MOTION to close the public hearing was made by Commissioner Hoggard and seconded by Commissioner Christensen. The motion passed unanimously.
   Chairperson Bennett closed the public hearing at 6:38 pm.
   Vote results:
   Ayes: 4 / Nays: 0

5. **Consider for Recommendation to City Council: Title 10 Chapter 2: Electronic Vehicle Code (discussion/action)**

   Minutes:

The Commission discussed the questions regarding Title 10 Chapter 2: Electronic Vehicle Code. Commissioner Cokenour asked for clarification regarding EV stations being allowed in government zones. Commissioner Bennett explained that the City may want to allow installation at areas such as the Mill Site for those who would desire so. The questions presented by GPD Charge Sites Permitting were discussed and addressed within the draft code. Assistant City Manager Gallegos suggested the statement in section H “Unlawful use of a stall reserved for electric vehicle charging is a misdemeanor” be changed to “Unlawful use of a stall reserved for electric vehicle charging is a fineable offense”. MOTION to recommend the Commission forward to the City Council for approval of Title 10 Chapter 2: Electronic Vehicle Code, with designated changes, was made by Commissioner Hoggard and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

6. **Consider for Recommendation to City Council: Francom Parking Reduction Request (discussion/action)**

Minutes:

Mike Francom presented to the Commission his request to reduce the parking requirements for his proposed gym located at 448 South Main. He is limited to 8 on concrete spaces including one handicap space. He also has 4 off concrete spaces available. Gallegos stated that Francom will have enough parking spaces, however they will not all be on concrete. MOTION to recommend the City Council allow the Francom Parking Reduction Request was made by Commissioner Hoggard and seconded by Commissioner Christensen. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

7. **Consider for Approval: Black Frontage Reduction Request (discussion/action)**

Minutes:

Von Black presented to the Commission the request to reduce the frontage requirement to construct a 4-plex multi-family dwelling on parcel # A000000H007A. He is requesting an 18’ frontage reduction. Gallegos stated she has confirmed with Fire Chief Nielson that 25’ is sufficient for fire safety equipment to access the property. There was much discussion between Black, Gallegos, and the Commission regarding this request. MOTION to approve the Black Frontage Reduction Request as submitted was made by Commissioner Cokenour and seconded by Commissioner Hoggard. The motion passed unanimously.

Vote results:

Ayes: 4 / Nays: 0

8. **Review City Council 2023 Report: (discussion/action)**

Minutes:

Commissioner Bennett presented a draft to present to the City Council regarding the recommendations made by the Commission in 2023. The Commissioners reviewed it for accuracy. By consensus this draft will be finalized and given to the City Council for review.

9. **Quarterly Building Report (discussion)**

Minutes:
Gallegos presented a quarterly building report to the Commission.

10. **Tiny Home Park Code (discussion/action))**

Minutes:
Commissioner Bennett presented a draft of Title 10 Chapter 17: Tiny Home Park Regulations. The Commission reviewed the draft at length, clarifying and correcting any areas they deemed necessary. The Commission decided to take the draft and do more research before making a recommendation for public hearing.

11. **Administrative Communications**

Minutes:
City Recorder Gill explained to the Commission about House Bill 80, which was passed at the latest legislation session. This bill amended Utah Code 10-3-1301 which addressed the disclosure compliance (conflict of interest) under the Municipal Officers' and Employees' Ethics Act. The amended bill requires all Municipalities to post "conflict of interest" forms to their official website and provide the State with a link to said post. She requested the Commission review and sign the necessary form. Gallegos reported she will be waiting to send Title 10 and 11 to the codifiers until the remaining changes and additions to Title 10 are updated.

12. **Next Meeting Agenda**

Minutes:
Discussion with City Council 04/23/24 - Tiny Home Park Regulations

13. **Adjournment (action)**

Minutes:
MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Christensen. The motion passed unanimously and Chairperson Bennett adjourned the meeting at 8:12 pm.
Vote results:
Ayes: 4 / Nays: 0

Audio File

https://soundcloud.com/user-250815044/2024-04-16-planning-commission?si=f45fae3bfd2d4ff2b14f8d3594c390e6&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

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DRAFT

Planning Commission Meeting

Minutes

Tuesday, May 7, 2024 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Robert Christensen (7:17 pm), Commissioner Mary Cokenour, Commissioner Jeremy Hoggard (Absent), Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. **Call to Order**

Minutes:
Chairperson Bennett opened the regularly scheduled Planning Commission Meeting at 7:17 p.m. The following visitors were present: Mike Semadeni MOTION to amend the agenda to move agenda item number four (4) to agenda item number two (2) was made by Commissioner Bennett and seconded by Commissioner Cokenour. The motion passed unanimously.
Vote results:
Ayes: 3 / Nays: 0

2. **Minutes Review/Approval (action)**
3. **Public Comment**
4. **Consider for Approval: Semadeni Frontage Reduction Request (discussion/action)**

Minutes:
Commissioner Bennett informed Commissioner Christensen that prior to his arrival, Commissioner Bennett, Cokenour, and Assistant City Manager Gallegos had an informal discussion with Mr. Semadeni regarding his request. She explained the proposal to Christensen and detailed the building footprint. Gallegos explained that Semadeni would have one hundred feet (100') of street frontage, which would be enough for four (4) units, however he would like to build six (6) units. That would require a reduction of fifteen feet (15') of street frontage for the proposed development. Bennett detailed the new landscape standards that were passed at the prior City Council meeting. Commissioner Cokenour asked Semadeni if the proposed development would be for short or long term rentals. Christensen asked for clarification on the proposed floor plan. There was a water table discussion. The depth of the City's main sewer line was brought into question. There was also an affordable housing discussion among the Commission and those present at the meeting. Gallegos stated that she felt granting the street frontage reduction would still leave adequate frontage for the development. MOTION to approve the Semadeni frontage reduction request of fifteen feet (15') was made by Commissioner Christensen and seconded by Commissioner Cokenour. The motion passed unanimously.
MOTION to table the remaining agenda items until the next Planning Commission meeting in June of 2024 was made by Commissioner Cokenour and seconded by Commissioner Christensen. The

motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

5. **Tiny Home Park Standards (discussion/action))**
6. **Landscape Standards Revisions (discussion/action)**
7. **General Plan Revisions (discussion)**
8. **Administrative Communications**
9. **Next Meeting Agenda**
10. **Adjournment (action)**

Minutes:

MOTION was made by Commissioner Christensen to adjourn the meeting at 7:57 p.m. and seconded by Commissioner Cokenour. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

Audio File

https://soundcloud.com/user-250815044/2024-05-07-planning-commission?si=7504df2699ca47d8b9829932f01f925f&utm_source=clipboard&utm_medium=text&utm_campaign=social_sharing

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DRAFT

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

DISCUSSION PAPER FOR PLANNING COMMISSION USE

TITLE 10
ZONING REGULATIONS

CHAPTER 17
TINY HOME PARK
This is a proposed new chapter in Title 10

SECTION:

10-17-1: Intent
10-17-2: Development Standards
10-17-3: Preliminary Plat Required
10-17-4: Documentation Required
10-17-5: Review And Approval Of Preliminary Plat And Documentation
10-17-6: Approval Of Final Plat And Documentition:
10-17-7: Operational Requirements:
10-17-8: Storage Of Junk, Debris, Or Unlicensed Inoperable Vehicles Prohibited

10-17-1: INTENT:

A. The intent of this chapter is to promote the health, safety, convenience and general welfare of the present and future inhabitants of the tiny home park.

B. Preservation Of Land: Trees, native land cover, natural watercourses, and topography shall be preserved when possible, and the tiny home park shall be so designed as to prevent excessive grading and scarring of the landscape in concordance with the provision of this title.

C. Tiny Home is the same as that defined in 10-1-4 of city code.

D. All tiny home parks hereafter constructed within the city shall be located only in zones C-1 Commercial and R-2 Residential.

E. Accessory Dwelling Units shall not be permitted within the tiny home park.

10-17-2: DEVELOPMENT STANDARDS:

A. Cost of improvements which are required under the provisions of this title, as well as the cost of other improvements which the developer may install, shall be at the expense of the developer.

B. The development of a tiny home park shall conform to the following regulations and standards:
   1. The area to be developed as a tiny home park shall be in one ownership and the same shall not be subdivided.
   2. The preliminary plat required by this chapter must be prepared by an engineer, land surveyor, architect or landscape architect licensed to practice in the state.
   3. The minimum site size for a tiny home park shall be two-thousand seven hundred (2,700) square feet per tiny home space.
   4. Tiny homes may be clustered and individual tiny home spaces may be reduced below that required for tiny home dwellings within the zone in which the development is located; provided, that the gross density of tiny home units within the development does not exceed sixteen (16) spaces.
   5. Not less than _____ percent of the gross area of the tiny home park shall be
      a. Developed into a park and playground space for common use of the occupants.
         1) Such park shall be located as near to the center of the tiny home park as good design will allow; and
         2) The land area not contained in a park and playground space, tiny home space, road or vehicular parking space shall be landscaped for the common use and enjoyment of the occupants of the tiny home park; and
         3) The land covered by vehicular roadways, sidewalks, off street parking and landscaped areas surrounding tiny home spaces which are pertinent to each tiny home, and the area devoted to service facilities, shall not be construed as being part of the area required for parks and playgrounds.
      b. A common parking area for use of guest of tiny home park residents.
         1) Parking spaces shall conform with 10-2-1 Off Street Parking Requirements of city code; and
         2) Shall not be used for storage of trailers, vehicles, or other items owned by a resident of the tiny home park.
   6. All tiny homes must have their driveway access from a street within the tiny home park.
   7. Front And Rear Yard: The front yard of all tiny homes shall be a minimum of twelve feet (12'). The rear yard and non-street side shall be a minimum of ten feet (10').
   8. Side Yard: No tiny home or add on shall be located closer than sixteen feet (16') from the nearest portion of any other tiny home or add on; provided, that when a carport is added to a tiny home, the side yard on the carport side shall be at least six feet (6') from the side lot line, or not less than ten feet (10') between structures, whichever is greater.
   9. Setback From Roadways; Landscaping: All tiny homes shall be set back at least fifteen feet (15') from all roadways. Also, a strip of land at least ten feet (10') wide surrounding the tiny home park shall be left unoccupied by tiny homes and shall be planted and maintained in lawn, shrubs or trees designed to afford privacy to the development.
   10. Setback From City Street; Landscaping: All tiny homes shall be located at least twenty feet (20') back from any property line and at least seventy percent (70%) of the resulting setback space shall be landscaped.

11. Accessory Buildings And Receptacles; Compatibility:
    a. All outdoor solid waste receptacles must be housed in a closed structure compatible in design and construction to the tiny homes; and
    b. Any service buildings within the tiny home park shall be of compatible design to the tiny homes; and
    c. All patios, garages, carports and other accessory buildings must be of compatible design and construction to the tiny homes. [need to set sq ft limit on accessory bldgs]
12. All public streets within the park shall be constructed to the standards specified in Title 7 Public Ways and Property of city code.
13. There shall be no more than two (2) entrances from the tiny home park into any one public street, which entrances shall be no closer than twenty five feet (25') from each other, nor closer than seventy feet (70') to the corner of an intersection.
14. A utility easement shall be reserved across the public street frontage of the tiny home park, said easement to extend at least fifteen (15) feet back of curb or in the absence of a curb, back of pavement.
15. Access shall be provided to each tiny home space by means of an accessway reserved for maneuvering tiny homes into position and shall be kept free from trees and other immovable obstructions.
    a. Paving the accessway shall not be required.
    b. Use of planks, steel mats, or other means during placement of a tiny home shall be allowed as long as the same are removed immediately after placement of the tiny home.
16. Off street parking shall be provided at the rate of two (2) parking spaces per tiny home space contained within the tiny home park, and
    a. Shall be contained within each tiny home space served; and
    b. Shall conform with 10-2-1 Off Street Parking Requirements of city code.
17. Street lights shall be required within the park at all public street intersections.
18. Tiny home foundation: The tiny home foundation must be constructed so that the frame of the tiny home will not be more than thirty six inches (36") above the adjacent ground.
19. Skirting: All tiny homes must be skirted from floor to grade on all sides.
20. Water, Sewage And Solid Waste: Each tiny home shall be served by municipal water, sewage, and sewer disposal facilities in conformance with city code Title 8.
    a. Each tiny home space shall have its own water meter installed in the utility easement required in this chapter.
    b. Each tiny home space shall have its own sewer connection that feeds to a collection line seving the entire tiny home park, said collection line to be connected with the city sewer system.
21. Additional Requirements: In addition to meeting the above requirements and conforming to all other laws of the city, all tiny home parks shall also conform to building, electrical, plumbing, and fire codes adopted by the city.
22. Laundry Facilities: Tiny home parks may include a launderette for convenience of the occupants of the park, but not for the general public.
23. Landscaped Areas; Irrigation: All landscaped areas shall be provided with permanent sprinkler irrigation systems as approved by the building inspector.

24. Progressive Development: Development may be carried out in progressive stages, in which event each stage shall be so planned that the requirements and intent of this chapter shall be complied with at the completion of each stage. No final plat for the initial stage shall cover less than _____ acres.
25. Landscaping; Maintenance: It shall be the developer's responsibility to assure that each designated space is landscaped and maintained and that the park and playground within the tiny home park is lanscaped and maintained.

10-17-3: PRELIMINARY PLAT REQUIRED:

A. Any person wishing to construct a tiny home park shall obtain from the zoning administrator information pertaining to the city's plan of land use, streets, public facilities and other requirements affecting the land within the development.

B. Review and approval of the preliminary plat is required prior to:
   1. Any excavation or construction activity within the proposed tiny home park; and
   2. The sale, lease, or rent of any tiny home; or
   3. The lease or rent of any tiny home space within the park.

C. Content of Preliminary Plat: The preliminary plat shall be drawn to scale (1 inch equals 30 feet) or larger and shall show the following information:
   1. The topography represented by contours shown at no greater intervals than five feet (5');
   2. The proposed street and tiny home space layout;
   3. Proposed reservations for parks, playgrounds and open spaces;
   4. Size and character of recreation buildings and other structures associated with land and facilities to be used by the tiny home park occupants;
   5. Layout of tiny home spaces;
   6. Proposed location and number of off street parking spaces;
   7. Tabulations showing:
      a. Area of land within the tiny home park;
      b. Number of tiny homes provided for in the tiny home park;
      c. Percent of area to be devoted to parks and playgrounds;
   8. Proposed landscape planting plan, including type and location of plant materials;
   9. Location of existing and proposed utility lines and easements, water and sewer lines, fire hydrants and other improvements;
   10. Location of all planned stubs or service tees to each tiny home space for culinary and secondary water and sewer connections.
   11. Draft of proposed documents, including:
      a. Management policies and covenants; and
      b. Maintenance agreement.

D. Three (3) copies of the preliminary plan must be submitted to the zoning administrator at least two (2) weeks prior to the meeting of the city planning commission, at which time the plan will be considered.

10-17-4: DOCUMENTATION REQUIRED:

A. Documents shall also be submitted with the preliminary plat consisting of:
   1. Declaration Of Policies, Covenants And Restrictions: A declaration of management policies, covenants and restrictions. Such documents shall set forth, among other things:
      a. The responsibilities and duties of the renters or occupants relating to the maintenance of premises and other conditions of occupancy; and
      b. An assertion that the park and play space for the common use of the occupants will be protected against building development.
      c. The purpose of this document is to facilitate proper maintenance of the tiny home park.

B. Declaration of Management Policies: An agreement between the developers and the city stating, among other things:
   1. That the developer will construct the project in accordance with approved plans;
   2. That, in the event of failure or neglect on the part of the owners, successors or assigns to enforce the provisions of the declaration of management policies, covenants and restrictions as approved by the city council, or to maintain the common areas, landscaping and other improvements in a condition comparable to the maintenance performed in city parks, the city may perform the necessary work and for the purpose may enter in upon the land and do such work and charge the cost thereof, including reasonable attorney fees, against the owners or their successors or assigns;
   3. That the owners, successors or assigns shall agree to reimburse the city for all work and expenses incurred in the enforcement of this agreement, including reasonable attorney fees; and
   4. That the agreement shall be binding upon the heirs, assigns, receivers, successors of the project for the life of the project.
      a. Any failure on the part of the developer or his assigns to maintain the tiny home park in accordance with the approved management policies, covenants, conditions and restrictions and agreements shall be, and the same is declared to be, a public nuisance endangering the health, safety and general welfare of the public and a detriment to the surrounding area; and
      b. In addition to any other remedy provided by law for the abatement or removal of such public nuisance, the city may remove or abate the nuisance and charge the cost thereof, including reasonable attorney fees, to the owners.

10-17-5: REVIEW AND APPROVAL OF PRELIMINARY PLAT AND DOCUMENTATION:

A. Planning Commission Considerations: The planning commission shall review the preliminary plat and proposed documents to determine compliance with all portions of the city's master plan.
   1. In considering such plan, the planning commission, among other things, shall make sure that such developments shall constitute a residential environment of sustained

desirability and stability and that it will not adversely affect amenities in the surrounding area.

2. The planning commission may require changes to be made in the plan.
3. The planning commission may require additional yards or buffers or other improvements to be installed along with greater amounts of landscaping or parking spaces.
4. Such changes may be imposed as conditions of approval where it is determined by the city council that such changes are necessary to ensure that the development will mix harmoniously with adjoining or nearby uses.

B. City Engineer: The preliminary plan, together with all pertinent information, shall be sent to the designated city engineer and any other pertinent city departments for their approval. Such approvals, together with any comments and/or recommendations, shall be returned to the planning commission.

C. Recommendation Of Planning Commission: After receiving all recommendations, the planning commission shall review the tiny home park preliminary plat and documentation and make recommendation to the city council for approval, modification and approval, or denial.

D. Submittal To City Council; Time Limitation: The planning commission shall submit their recommendation on the tiny home park to the city council for its consideration within thirty (30) days after receipt of all recommendations unless
   1. An agreement is reached by the applicant and the planning commission to table the matter until the next regular decision making meeting of the planning commission.
   2. Failure of the planning commission to submit its recommendation within thirty (30) days or to table the matter shall be deemed a recommended approval of the proposed tiny home park.

E. The city council at a regularly scheduled and noticed public meeting may approve, modify and approve, or deny the preliminary plat and documents for the tiny home park.

10-17-6: APPROVAL OF FINAL PLAT AND DOCUMENTITION:

A. Submittal To Planning Commission: Upon approval of the preliminary plat and documentation by the city council, the developer shall submit to the planning commission a final site plat of either the entire tiny home park or the first stage of such development that is to be constructed, and the required documentation.

B. The final plat must be prepared by an engineer, land surveyor, architect, or landscape architect licensed to practice in the state. Such final site plat shall show the information contained on the approved preliminary plat along with a place for the approving signatures of the designated city engineer, city council, city planning commission, city attorney, and a licensed land surveyor.

C. Recordation of Final Plat:
   1. Following city council approval of the final plat, the subdivider shall:
      a. Present to the county recorder the final mylar plat, bearing all required signatures, and pay all recording fees; or
      b. Present to the county recorder the final plat in electronic format as required at Utah code Title 17 Chapter 21a Uniform Real Property Electronic Recording Act, and pay all recording fees.
   2. The subdivider shall file with the city recorder:
      a. One paper copy of the signed final plat bearing the county recorder's stamp; and
      b. A copy of the final plat in electronic format as required at Utah code Title 17 Chapter 21a Uniform Real Property Electronic Recording Act and city code 11-2-4(G).
   3. The city council approval of the final plat shall be void if the final plat is not recorded within one year after the date of approval, unless application for an extension of time is made in writing to the planning commission and granted during the one year period.

10-17-7: OPERATIONAL REQUIREMENTS:

A. An improvement completion assurance shall be required in an amount equal to value of improvements:
   1. In lieu of the completion of the required improvements, the developer shall provide an improvement completion assurance in an amount equal to 100% of the value of the improvements required by this section as estimated by the city engineer.
   2. The city may not require an applicant to post an improvement completion assurance for:
      a. Public landscaping improvements or an infrastructure improvement that the city has previously inspected and accepted;
      b. Infrastructure improvements that are private and not essential or required to meet the building code, fire code, flood or storm water management provisions, street and access requirements, or other essential necessary public safety improvements adopted in a land use regulation;
      c. Landscaping improvements that are not public landscaping improvements, unless the landscaping improvements and completion assurance are required under the terms of a development agreement.
   3. An improvement completion assurance shall be required, either in the form of:
      a. A corporate or property bond, the conditions of which must be approved by the city attorney; or
      b. Cash.
   4. The purpose of the bond is to ensure construction of the required improvements within two (2) years from the date of final approval, without cost to the city, including any additional costs due to inflation.

B. Business License Required: Following a final inspection of the tiny home park by the building inspector, the owner of the park shall apply for a city business license.
   1. It is unlawful to operate a tiny home park without first obtaining a business license; and
   2. Such license shall be refused or revoked upon failure of the owner and/or operator to maintain the park in accordance with the standards and requirements as herein set forth.

C. No tiny home space shall be occupied until all improvements which are required under this chapter, or which are shown on the final plat, shall have been constructed.

D. Occupancy shall be by written lease, which lease shall be made available to the officials of the city upon demand. The terms of such lease shall be consistent with the declaration of management policies, covenants and restrictions, as required by this chapter.

E. No tiny home space or tiny home unit shall be rented for a period of less than thirty (30) days.

10-17-8: STORAGE OF JUNK, DEBRIS, OR UNLICENSED INOPERABLE VEHICLES PROHIBITED:

A. No yard or other open space surrounding an existing tiny home space within the tiny home park or which is hereafter provided around any tiny home within the park, shall be used for the storage of junk, debris or inoperable vehicles.

B. No land within the tiny home park shall be used for the storage of junk, debris or inoperable vehicles.

Technically, if just going by the 2,756 square feet minimum for each lot, the breakdown would be:

¼ acre = 3 homes
1/3 acre = 5 homes
½ acre=7 homes

Now, accounting has to be made for off-street parking (snow removal, street repair, street cleaning, delivery trucks not having to double park) and trash bin area. So, only allow 2 homes on a ¼ acre, 3 on 1/3 acre and 5 on ½ acre. This would allow for a parking area for resident and/or visitor parking, and a trash collection area as well. A carport/garage, perhaps an accessory building (for storage) would be allowed per lot, but must meet setbacks. A parking area, and individual carports would allow up to two vehicles per home. If a resident has more than two, perhaps it is time for Monticello to develop a paid-as-you-stay parking lot?

For a 1-acre property, 15 homes can be squeezed in, but again, parking and trash area have to be taken into account. So, reducing to 10 homes allowed may, or may no,t be enough room to accommodate those two necessities.

Of course, a roadway, of some type would have to be inserted for residents to drive to their homes; a corner park would allow entrance on one side, and egress on another street.

As to the dimensions of the parking lot and trash area, also adding in a roadway, and a sidewalk along the street front. well, let someone else, with more calculator skills than I, do that math.

Division Of Water Resources

Landscape Incentive Program Details

The following guidelines apply to all eligible private and public property types, including: residential, commercial, industrial, institutional, government entities, schools, HOA common areas, and multi-family residential projects. Golf courses, parks, athletic fields, and sod farms are not eligible at this time.

Below is a summary of the Division of Water Resource Landscape Incentive Program requirements. Applications will be declined if ALL the required items and details are not included in the application. Please read all sections prior to starting the application.

Funding

This program is run by the Utah Division of Water Resources. Program funds are available in locations that have adopted **qualifying landscape ordinances.** Incentives are for $1.50 per square foot of grass removed and replaced with water-efficient landscaping (maximum incentive amount of $50,000/property). A list of eligible cities and information for communities interested in adopting water-efficient landscape ordinances can be found **here**.

Process

Do not remove any lawn until the application has been approved and the participation agreement has been completed.

Step 1: Eligibility
Read the General Requirements below to determine eligibility.

Step 2: Create an Account
Login or **create a Utah Water Savers account**, which includes uploading a copy of your water bill.

Step 3: Create a Base Map
Create a base map of your current landscape. Refer to the Landscape Plan section of the Application Requirements below. This will be uploaded to the application in step 6.

Step 4: Take Photos
Take photos of each project area. Photos will be uploaded to the application in step 6.

Step 5: Create a Landscape Plan
Refer to the Landscape Conversion Requirements and the Landscape Plan section of the Application Requirements below. This will be uploaded to the application in step 6.

Step 6: Apply
Apply for the program using the items created in steps 3-5. The application requires all the items and details outlined below. Incomplete application will be declined.

Step 7: Site Verification
Once submitted, your application materials will be reviewed. If the submitted materials meet the requirements below, a virtual, pre-conversion site visit will be scheduled to ensure compliance with eligibility requirements and answer questions you may have about the program.

Step 8: Sign Participation Agreement
A participation agreement will be emailed to you after the virtual site verification process has been completed. Once signed and returned you can begin the project.

Step 9: Final Site Inspection
Once the project is finished, please upload photos of your completed project area(s) to your Utah Water Savers application and schedule your final site inspection.

Step 10: Process Incentive Check
After the final inspection, we'll ask you to complete a W-9 (for tax purposes). Once completed and returned, an incentive check will be mailed to the property owner from the State of Utah.

Requirements

General Requirements

- Project area must be currently landscaped with a living, maintained lawn. If lawn has been killed or removed prior to a pre-conversion site visit and application approval, you are not eligible for this program.
- Project area must be 200 square feet or larger.
- Applicant must be participating voluntarily. Projects required by governmental codes or policy are not eligible for this program.
- Applicant acknowledges and verifies the lawn conversion project will not violate any applicable law, regulation, ordinance, zoning requirement, contractual obligation or other legal limitation.
- Applicant must be the property owner and have the legal authority to authorize the removal and replacement on the project area.
- Applicant may only receive one incentive per project area.
- Applicant agrees not to return a project area to lawn after replacing it with water-efficient landscaping and depositing incentive check.
- Incentive checks will be made payable to the property owner.
- Projects must be completed within 365 days of approval of the application.
- Eligible properties include residential, commercial, industrial, and private and public institutional properties.

- Project area may not be located on agricultural land, golf courses, parks, athletic fields, or sod farms.
- Project area must be located within a municipality or a county that has adopted the minimum water-efficient landscape ordinances outlined by the division.
- Project area must be currently irrigated with water supplied by the retail water provider under contract with the water end user. Properties not served by a retail water provider (private well) are not currently eligible for state funds.

Landscape Conversion Requirements

- Waterwise perennials and/or shrubs must cover (canopy cover) at least 50% of the converted project area at maturity.
    - Trees are encouraged but may not be used to satisfy the 50% plant coverage requirement.
- Water efficient landscaping does NOT include; artificial turf, a swimming pool, waterfeature, or concrete.
- Landscape conversions may NOT leave, create, or include a lawn area that is less than eight feet in width.
- Concrete areas do not qualify for a square foot incentive, but pavers, bricks, stone,and other permeable materials are permitted, provided the project areas atisfies the 50% coverage requirement.
- If landscape fabric or weed barrier fabric is used (not recommended), it must be permeable to water and air.
- Completed project areas must be irrigated with a low-volume drip system.
    - Existing sprinkler heads need to be capped or converted to drip.
    - Irrigation system will be verified by the entity inspecting the project area during the final site inspection.
- All locations within the project area, not otherwise covered in pavers, brick, stone or other permeable materials shall be covered in 2-4 inches of permeable gravel, rock, shredded bark mulch, or similar material to control weeds and improve the appearance of the landscaping.

Application Requirements

Landscape Plan
Two documents are required in this section of the application. 1) A base map of the current landscape and 2) A landscape plan. Examples are provided in our **resource document**.

1. Base Map
   The base map must include the following:
    - Create a base map of your current landscape
    - Identify the lawn areas planned for removal and conversion to water efficient landscaping.

- Including dimensions and the area (ft2) of the lawn that will be removed for each project area.
- Label each project area on the base map i.e. backyard, front yard, side yard, or park strip.
- Examples are provided on page 1 and 2 of our resource document. You may also submit an aerial image of your property, using Google maps (page 2 example) or other mapping applications.

2. Landscape Plan
   The submitted landscape plan must follow the Landscape Conversion Requirements listed above and include the following:
   - Label the existing sprinkler heads that will be capped &/or converted to a drip system.
   - Label waterwise plants/planting areas.
   - Ensure waterwise perennials and/or shrubs cover (canopy cover) at least 50% of the converted project area at maturity. This equates to roughly three plants per 100 ft2.
   - Label ground cover used, i.e., bark mulch, rock, etc.
   - Example is provided on page 3 of our **resource document**.

CITY OF MONTICELLO

ORDINANCE 2024-3

TO ADOPT LANDSCAPE STANDARDS FOR ALL NEW DEVELOPMENTS

WHEREAS, the City of Monticello commits to preventing the waste of resources by promoting the conservation and efficient use of water; and

WHEREAS, landscapes are essential to the quality of life in the City of Monticello by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, managing stormwater, and replacing ecosystems lost to development: and,

WHEREAS, the City of Monticello finds that there is a compelling need and public purpose for adopting updated development standards due to current conditions and factors that require more efficient landscaping standards for water conservation and resource management, and

WHEREAS, the purpose of this ordinance is to update the required landscaping development standards with water efficient techniques and regulations; and

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MONTICELLO, UTAH, A UTAH MUNICIPAL CORPORATION: THE FOLLOWING LANDSCAPE STANDARDS FOR ALL NEW DEVELOPMENTS ARE AS FOLLOWS:

No lawn in parking strips or areas less than eight feet in width.

No more than 50% of front and side yard landscaped areas in new residential developments shall be lawn.

Lawn limitations do not apply to small residential lots with less than 250 square feet of landscaped area.

In new commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 20% of the total landscaped area outside of active recreation areas.

PASSED AND APPROVED BY THE MONTICELLO CITY COUNCIL ON THE 23rd DAY OF APRIL, 2024.

Bayley Hedglin, Mayor

ATTEST:

Melissa Gill, Recorder

City of Monticello Corporate Seal State of Utah

DISCUSSION DOCUMENT FOR PLANNING COMMISSION
Update to landscaping requirements to
conform with Monticello City Ordinance 2024-3, approved 4/23/2024

EXISTING CODE

Title 10-5-21: [A-1]: Front yards and side yards of all dwellings and bunkhouses which front on city streets must be landscapes (Ord. 2012-01, 7/10/2012)

Title 10-6-22: [R-1]: Front yards and side yards of all dwellings which front on city streets must be landscaped. (Ord. 2012-01, 7-10-2012)

TITLE 10-7-21: [R-2]: Front yards and side yards of all dwellings which front on city streets must be landscaped. (Ord. 2012-01, 7-10-2012)

CHANGE FOR DISCUSSION BY PLANNING COMMISSION
Remove landscaping requirement for individual titles and replace with

Title 10-2-X: LANDSCAPING REQUIRED:
A. For completed residential buildings and permitted business uses with existing landscapes in place on or prior to April 23, 2024

1. Front yards and side yards of all residential buildings which front on city streets must be landscaped;
2. Front yards and side yards of permitted business uses shall be landscaped unless paved as part of a sidewalk or parking area;
3. Any changes to existing landscapes made after April 23, 2024 shall consider water efficient techniques including but not limited to the reduction of grass in front and side yards.

B. For residential buildings and permitted business uses under construction or remodel on or after April 23, 2024

1. No lawn shall be laid in parking strips or areas less than eight (8) feet in width;
2. No more than fifty percent (50%) of front and side yards or residential buildings shall be lawn unless the residential lot has less than 250 square feet of landscaped area;
3. Lawns in common areas in the C-1, C-2, I-1, and R-2 zones shall not exceed twenty percent (20%) of the total landscaped area outside of active recreation areas. <what does this phrase mean?<
4. Lawns in common areas at schools, churches, mobile home parks, and tiny home parks shall not exceed twenty percent (20%) of the total landscaped area outside of active recreation areas.

Photo credit: Sjrnews.com

CITY OF MONTICELLO UTAH

GENERAL PLAN

Adopted November 14,2001, Revised April 2018

"The City of Monticello is dedicated to providing quality services and opportunities while being responsible stewards of community asset and aesthetics of the municipality and its present and future inhabitants and businesses, to protect the tax base, secure economy in governmental expenditures, foster the state's agricultural and other industries, protect both urban and non-urban development, and to protect property values."

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KEY POINTS:

1.1 Purpose

1.2 Authorization

1.3 Changing Conditions

1.4 Plan Development

CHAPTER 1 - WHY HAVE A PLAN?

1.1 Purpose of the General Plan

The general plan establishes how Monticello City will provide for the health, safety, and welfare of its citizens in the present and future. As discussed in the following chapters, this plan lays out the City's long-term goals for transportation, City services and public safety, moderate income housing, community promotion and economic development, recreation, parks, aesthetics, historic preservation, energy conservation, and land use. The plan is used by the City Council as guidance for their decisions, provides context for the City in development strategies and grant applications, and moves the City toward its vision for Monticello's future:

> The town of Monticello is a welcoming community that celebrates our small-town character. We seek sustainable growth that protects our natural and historic resources, while preserving our values, qualities, and culture.

1.2 Legal Authorizations

Although Monticello City has broad discretion to make land use decisions, it must ultimately comply with Utah's Land Use, Development, and Management Act (LUDMA). This act provides municipalities such as Monticello with the legal right and responsibility to make zoning decisions, enact ordinances, and develop and implement a general plan. The Act is codified at Title 10 Utah Municipal Code, Chapter 9a Municipal Land Use, Development, and Management Act. These requirements are mirrored in Monticello City code at Title 2 Boards and Commissions, Chapter 1 Planning Commission; Title 10 Zoning Regulations; and Title 11 Subdivision Regulations.

Monticello is required by state law to have a Planning Commission and to prepare and adopt a comprehensive, long-range (10-15 years) general plan that addresses the present and

future needs of the city and provides for the growth and development of all, or any part of, the land within the city. The plan is prepared by the Planning Commission and adopted by the City Council through a process that includes public hearings. State law (10-9a-403) requires that the City's general plan contain sections on transportation and traffic circulation, land uses, and moderate-income housing. In addition, the City has determined additional sections were appropriate to comprehensively address topics important to the community. The following table (Table 1) indicates where in this plan these required topics and City-directed emphasis areas can be found.

Table 1 - Planning topics found in this General Plan

Planning Topics	Goals for the Future
Transportation and traffic circulation	3.1 & 3.2
Land use designations	3.11
Moderate income housing	3.4
Aesthetics & blight eradication	3.8
Community promotion	3.5
Economic development	3.6
Energy conservation	3.10 & 3.11
Historic preservation	3.9
Public safety	3.3
Public utilities	3.2
Rights-of-way & easements	3.1 & 3.2
Watershed protection	3.2

1.3 Past plans and changing conditions

Monticello has been a city for over 125 years and during that time has had several types of governing policies. Allocations for land use, otherwise known as zoning, has an equally long history in the city, but it was not until the middle 1950s that planning and land uses rose to the forefront of the City Council. Their attention was triggered by rapid population growth, inadequate infrastructure, and housing shortages all arising from the uranium mining boom on the Colorado Plateau. From that time forward, either at its own impetus or in response to State requirements, Monticello has had general plans and zoning ordinances.

By 2001, population projections for Monticello suggested growth of 35% by 2050, and a need for low-income housing. As a result, the City adopted a general plan on November 14, 2001 that considered these trends and needs, as well as other changed conditions. In part due to evolving needs within the city and partially to respond to changes in State law, a revision of the plan was adopted on October 11, 2006. The 2006 plan remained in effect until replaced by this general plan. The new plan recognizes lower population growth projections, adds consideration of housing for moderate income persons, and adjusts for other factors that have changed in the intervening years.

1.4 Process used to develop this plan

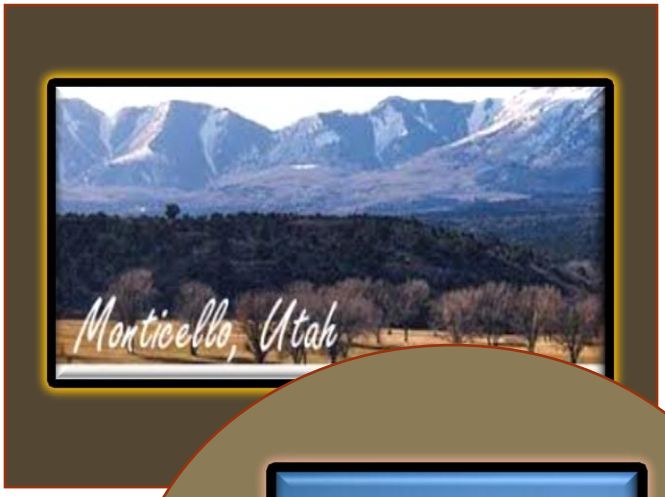
The Planning Commission began work on revising the 2006 general plan in 2015 by systematically gathering facts, projections, and other input. Although not conducted as part of general plan development, the Planning Commission held several public hearings pertaining to parking and storing recreational vehicles (RVs), changing the ordinance governing RV and mobile home parks, and to consider whether the City should regulate short term rental housing. Through these hearings, the Planning Commission gained valuable insight from residents regarding the lodging business in Monticello, uses of commercial zones, and the character of residential zones.

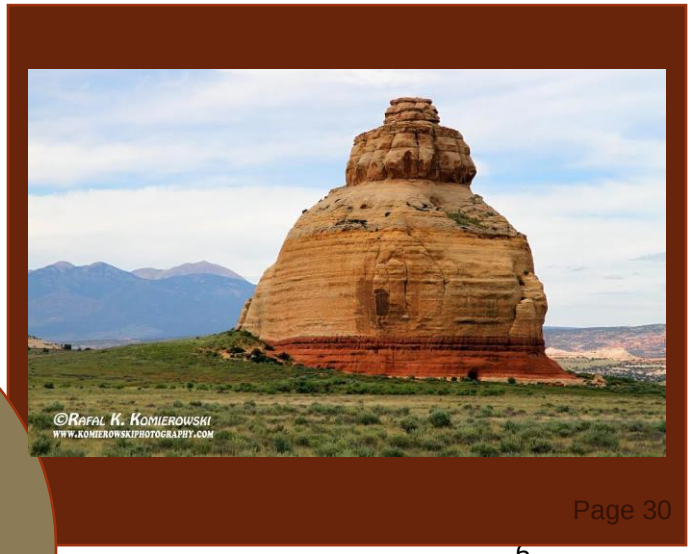
In addition to suggestions and comments received from residents, City Council, and City staff, the Planning Commission considered various studies and presentations during preparation of the general plan. These include, but are not limited to, the following:

- Area Sector Analysis Process, San Juan County, Utah, prepared by University of Nevada and Utah State University, 2017
- Campus Planning Study, Caldwell Richards Sorensen, 2008
- Citizen Satisfaction Survey, prepared for City of Monticello, 2015
- Custom Soil Resource Report for Monticello Planning Area, Natural Resources Conservation Service, 2017
- Landslide Maps of Utah: Blanding Quadrangle, Utah Geological Survey, 2010.
- Living Wage Calculation for San Juan County, Utah, Dr. Amy Glasmeier and the Massachusetts Institute of Technology, 2017.
- Moab Area Affordable Housing Plan, Interlocal Housing Task Force, 2016
- Montezuma Creek & Lower San Juan Four Corners Watershed Coordinated Resource Management Plan, San Juan Water Conservancy, ____
- Monticello City, Utah Community Facts, US Census Bureau, 2016
- Monticello Community Analysis, Rural Planning Group, 2016

- Monticello Radioactive Contaminated Properties Site Delisting Process Fact Sheet, US Department of Energy, 2000
- Politics, Economics, and Federal Land Designation: Assessing the Economic Impact of Land Protection [at] Grand Staircase-Escalante National Monument, R.M. Yonk, R.T. Simmons, and B.C. Steed, 2013
- Revision to Flood Hazard Boundary Map, Federal Emergency Management Agency, 2013
- San Juan County Resource Management Plan General Plan Update, San Juan County and Jones and DeMille Engineering, 2017
- State of Utah Affordable Housing Assessment, Department of Workforce Services, 2017
- Storm Drain Master Plan, Jones & DeMille Engineering, 2009
- Utah League of Cities and Towns annual seminars about LUDMA and land use issues
- Utah's Canyon Country/San Juan County Assessment, Findings, & Suggestions, Roger Brooks International, 2017
- Utah Science Technology and Research Initiative (USTAR), State of Utah, 2017
- Water Conservation Plan for the San Juan County Water Conservancy District, 2016

Work sessions with the Planning Commission and City Council were held on October 4, 2016 and January 23, 2018. A public hearing was held on March 6, 2018. The draft general plan was revised in response to suggestions, corrections, and new information, and submitted on April 6, 2018 to the City Council, then adopted on April 10, 2018.





KEY POINTS:

2.1 Location & Surroundings

2.2 Climate

2.3 Watershed

2.4. History

2.5 Demographics

2.6 Education

2.7 Economy

CHAPTER 2 - COMMUNITY PROFILE

2.1 Location and Surroundings

The City of Monticello is located at 37º 52' North and -109º 20' West (or decimal degrees 37.868163194 N and -109.338498646 W), at an elevation of 7,066 feet above mean sea level. The city occupies a rounded, east sloping ridge on the flank of the Abajo Mountains in San Juan County, Utah. The present city land area is about 3.3 square miles (Figure 1). Monticello is the seat of San Juan County government.

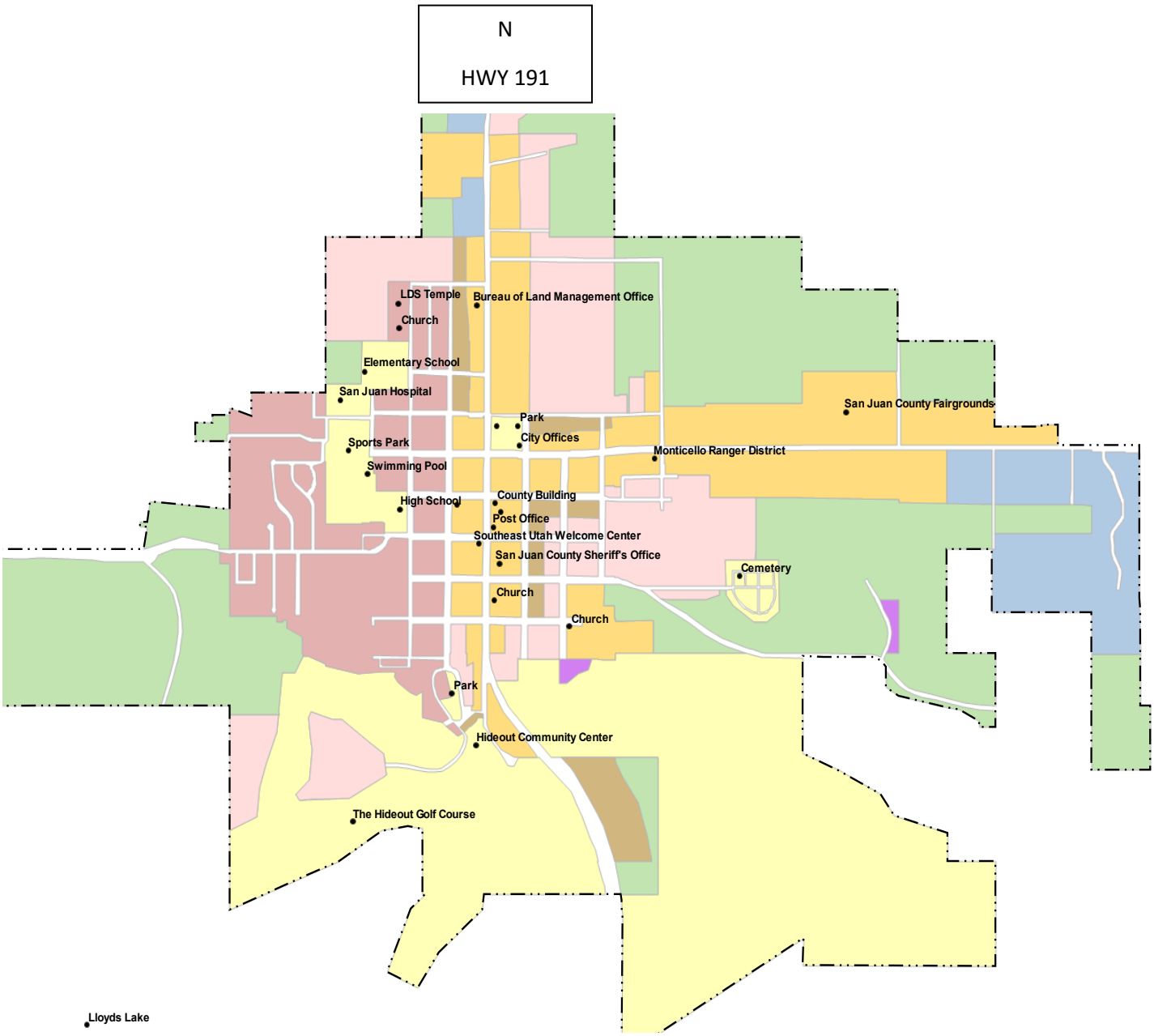
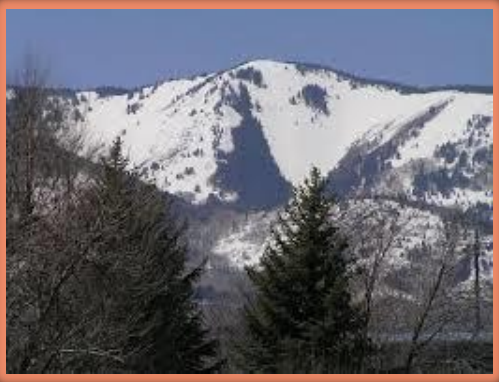


Figure 1 - Map of Monticello City, 2017

Zoning Legend

G-1 Government – yellow, C-1 Commercial- gold, C-2 Light Commercial – brown, A-1 Agriculture – green, R-1 Residential – dark pink, R-2 Residential – light pink, I-1 Industrial - blue

To the north, east, and south of the city are expanses of privately owned land representing the greatest concentration of non-federal land in San Juan County. The view to the west is dominated by the Abajo Mountains, one of Utah's three isolated small mountain ranges and the source of water for Monticello. The highest point, Abajo Peak, is 11,368 feet in elevation but for residents the favorite mountain feature is a horse head shaped natural vegetation feature on an east-facing slope overlooking the city. Horsehead Peak, where the feature is located, was formally acknowledged by the US Board of Geographic Names in 1915, although locals have long embraced the horsehead in story, song, and poetry. Later the City of Monticello adopted the horsehead as its logo. In 1987 the Forest Service and Boy Scouts undertook a complex project to trim the horse's ears and blaze to help maintain the beloved landmark. As they revise their current resource management plan, the Forest Service may consider long-term management direction for the horsehead.



Monticello is located in one of the few areas of the United States that has very low levels of light pollution, a factor influenced by the city's distance from other populated areas (Table 2).

Table 2 - Distance from Monticello to selected populated places

Location	Mileage	Approx Drive Time
Blanding, UT	21	24 minutes
Dove Creek, CO	26	25 minutes
Bluff, UT	47	52 minutes
Moab, UT	54	55 minutes
Cortez, CO	61	1.00 hours
Farmington, NM	133	2.50 hours
Grand Junction, CO	165	2.25 hours
Window Rock, AZ	185	3.25 hours
Flagstaff, AZ	264	4.50 hours
Salt Lake City, UT	288	4.75 hours
Albuquerque, NM	313	5.25 hours
St George, UT	393	5.50 hours
Phoenix, AZ	407	6.50 hours
Denver, CO	408	6.25 hours

The city is also situated amid some of the nation's most striking scenery and outdoor adventure locations, as evidenced by several attractions (Table 3).

Table 3 - Distance from Monticello to selected area attractions

Attraction	Mileage	Approx Drive Time
Edge of the Cedars State Park & Museum	21	24 minutes
Newspaper Rock	28	35 minutes
Indian Creek Recreation Area	35	45 minutes
Canyon Rims Recreation Area	44	1.00 hours
Needles area of Canyonlands National Park	51	1.00 hours
Dark Canyon Wilderness	57	2.75 hours
Anasazi Heritage Center	59	1.00 hours
Bears Ears National Monument	60	1.00 hours
Natural Bridges National Monument	60	1.50 hours
Hovenweep National Monument	61	1.50 hours
Goosenecks State Park	64	1.50 hours
Mesa Verde National Park	86	2.00 hours
Four Corners Monument	91	1.75 hours
Monument Valley Tribal Park	100	2.00 hours
Canyon de Chelly National Monument	146	2.50 hours

Surveys conducted in 2015 and 2016 found that the majority of Monticello residents were very satisfied or satisfied with the community as a place to live, raise a family, work, or retire. Specific comments applauded the small town feel and friendliness of Monticello, lack of crime, clean air, feeling of safety, and its beautiful setting.

2.2 Climate

At an elevation of 7,066 feet, Monticello is considered a high desert. Its average high temperature is 60 degrees and the average low temperature is 33 degrees Fahrenheit. These averages can be misleading, however, as the city enjoys four distinct seasons and both high and low temperatures reflect seasonal fluctuations (Figure 2). The winter season extends from December through February; spring is March through May; the summer season is June through August; and fall runs from September through November.

Precipitation patterns are strongly seasonal in Monticello (Figure 3). Most precipitation falls as snow during the winter months and as rain during the rest of the year. Locally intense thunderstorms can bring snow and sleet at any time of the year or can cause torrential rainstorms that trigger local flooding and brief periods of standing water in the roadways. Large scale flooding is rare, and the Federal Emergency Management Agency adjusted the flood hazard map for the City of Monticello in 2013, significantly reducing the areas of the city where landowners might be required to carry flood insurance. The flood area is now part of Overlay Zone 2 (OL-2) in the City's zoning ordinances.

Figure 2 - Average monthly temperatures for the period 1981-2010

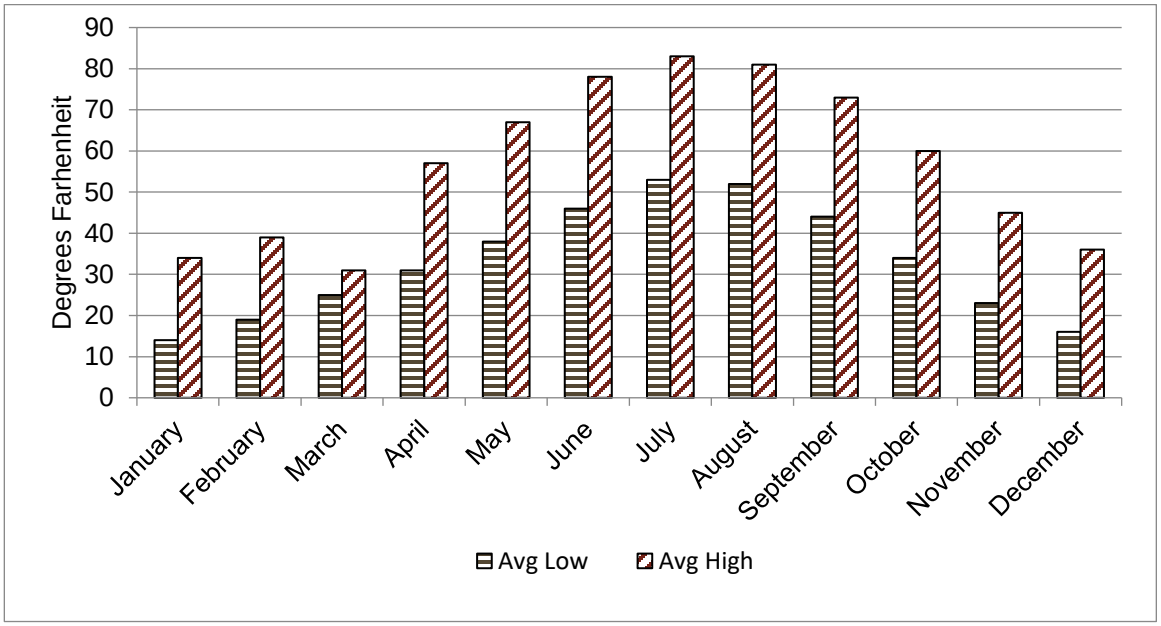
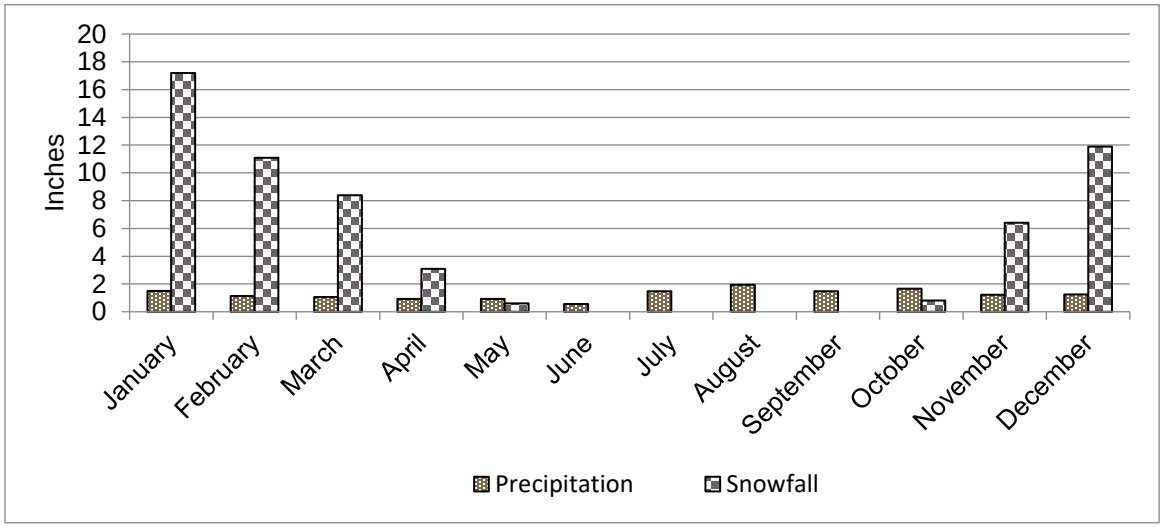


*Figure 3 * - Average monthly precipitation*



Cloud cover varies by season but on average the period of least cloud cover begins by May 21st and lasts until November 2nd. Statistically, the clearest day of the year is September 19th, with 80% likelihood of a clear or partly cloudy day. March 3rd is the cloudiest day of the year, with a nearly even split in the probability of overcast or partly cloudy. On the longest day of the year (Summer Solstice), Monticello enjoys 14 hours and 48 minutes of daylight. On the shortest day (Winter Solstice), there are 9 hours and 32 minutes of daylight, on average.

The typical frost-free growing season in Monticello averages 152 days and usually begins in mid-May and ends in mid October, as recorded for the years 2011 through 2016. Monticello's humidity changes very little during the course of the year, rarely topping 10%. With the exception of July and August when the air turns muggy for a few weeks, humidity levels are considered dry for most of the year.

Average wind speeds in the city vary from 7 to 10 mph and typically come from the south and west, although spring is known for higher wind speeds frequently in excess of 15 mph. Local storms, out of the north, south, and west can bring strong gusts, microbursts, and shearing winds at any time of year, and wind damage to trees, fences, sheds, patios, and house roofs has been reported but is not typical. The highest wind on record was recorded in March 1999 at 68 mph. A commercial wind farm is located northwest of the city and readily visible for miles around.

2.3 Watershed

Monticello's water supply comes from 34 springs located on the Abajo Mountains, within the Manti-La Sal National Forest. The water supply also includes storage from the City's share of water impounded in Loyds Lake, and from nine underground wells within the city. These sources of water supply are part of the Montezuma Creek watershed, a tributary to the San Juan River and thus part of the Colorado River system. Priority dates for many of these water sources date back to the 1880s. The City pipes their water through two separate delivery systems, one that is treated for culinary use and the other carries untreated water for secondary uses between mid-April and mid-October.

2.4 History

Monticello lies within the traditional territory of the Ute, Southern Paiute, and Navajo peoples who used the general vicinity for hunting, plant collecting, and farming, as well as forage for their sheep, goats, and horses. These tribes, and their ancestors, have been in this area for thousands of years. Native American use of the area generated the trail that government surveyors noted in 1876, the same route used in 1879 by a party of explorers from the LDS Church. As early as 1875 cattle were brought to the Monticello vicinity from Colorado and Texas, and by 1885 several ranchers claimed homesteads in and around Monticello, although the federal government later canceled the claims. Mormons founded Monticello in 1887 as a farming area to augment their settlement at Bluff. The town's north-south road, Main Street, likely used the existing Indian trail noted in 1876. Ditches brought water from mountain springs to supply the community's culinary and irrigation needs, and outhouses provided the first sanitary system. Lumber cut in nearby sawmills and lots of locally fired brick supplied the building materials for houses and commercial buildings for many years. During these early years most of San Juan County, including the Monticello vicinity, was being considered as an Indian reservation for tribes from Colorado. Ultimately, Congress failed to pass the necessary legislation and this large reservation was never established.

Utah attained statehood in 1896 and Monticello became the seat of San Juan County. A town well was dug that year, necessitated by a drought that dried up the ditches. Overgrazing by sheep

on the Abajo Mountains contributed to water shortages and typhoid outbreaks, and in 1903 Monticello residents submitted a request to the federal government to establish a national forest for protection of the watershed and timber resources. In 1906 the forest was established, and the watershed was closed to sheep.

On December 7, 1910 Monticello was officially incorporated as a Utah city. There were 365 residents, and about 44% of them were under the age of 17. The governing body was the Town Board, and one of their first actions was to close grazing around all the ditches inside the town boundary, in hopes of curbing the persistent typhoid problems. But typhoid outbreaks continued to plague the community and public health officials eventually recommended piping the culinary water rather than drawing it from open ditches. Unfortunately, the town's finances were inadequate for the task. Finally, the privately owned Blue Mountain Irrigation Company raised the funds and in 1916 a pipeline was constructed. The following year a water-driven electric generator was installed, providing Monticello with its first electrical service.

The town grew slowly but steadily until World War II when the vanadium mill went into full production and later expanded to recover uranium. By the mid-1950s, uranium mining lead to rapid population growth and a notable expansion of businesses. These were the years that Monticello formalized its zoning ordinances, built new schools and hired its first certified teachers, expanded the electrical and water systems, installed water meters, put lights on Main Street, and opened a municipal dump. The telephone company supplemented its single line with new lines and better long-distance service. Local citizens raised money for a swimming pool, golf course, and hospital, and also established a ski hill. Although the uranium mill ceased operating in 1960, mineral, oil, and gas developments extended the mining boom into the 1980s.

Encouraged by the strength of the local economy during the 1980s and looking forward to future growth, in 1981 the City purchased a 32-acre residential subdivision then annexed and re-zoned it for use as an industrial park; as of 2017 three lots are still available. This acreage joined existing industrial areas on the north and east sides of town. Improvements were made to the sewer lagoons in 1986, at the same time the City cooperated with local farmers and the San Juan Water Conservancy District to construct Loyds Lake and install a new city-wide secondary water distribution system.

By 1990, Monticello's economy had undergone a major shift from mineral extraction to government and service. Locals developed a trail around Loyds Lake and built picnic areas that have become a popular part of the City's recreation assets. A local organization provides winter-season concerts, and a recycling program was initiated but later failed because it was too costly

to move the materials to a recycling center. The ski hill closed when its volunteer operators could no longer afford the insurance.

A new pump and storage tanks were added to Monticello's well in the Industrial Park to facilitate bulk water sales for the cleanup of the old uranium mill and to other water users. Contaminated soil and materials found in many Monticello buildings and yards were removed as part of the mill cleanup, which was completed in 2000. The former mill site, stripped of its contaminants and capped with clean soil, was given to the city and is now Millsite Park. The cleanup project was also the impetus for the City's award-winning Hideout Golf Course.

The U.S. Atomic Energy Commission mill at Monticello, Utah, operated from 1941 to end of 1959.

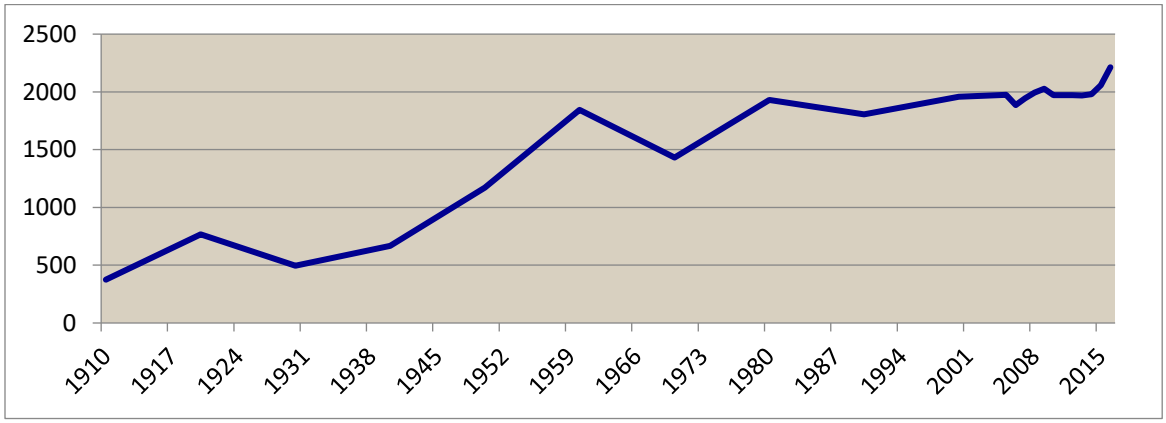
In 2015-16, the Latigo Wind Farm was constructed with 27 giant wind turbines along the foothills of the Abajo Mountains, just northwest of Monticello. The windmills are aligned in three rows along a series of undulating ridges on 3,600 acres of private land that SPower leases from a group of landowners. Armed with sensors and computers, the turbines automatically swivel up to 360 degrees to find the wind. The individual blades twist or flatten depending on wind speed. The wind farm has a capacity of 61 megawatts, enough to provide electricity for 10,000-20,000 homes for a year depending on wind production, according to the Energy Information Agency. The power generated goes directly to the national grid, and not local electric utilities. SPower has secured a 20-year purchase power agreement with PacifiCorp, a major utility based in the Northwest.

2.5 Demographics

Monticello's population growth matches fluctuations in regional and national economies, particularly the mineral industry. The steep growth from World War II to 1960 (Figure 4), for example, is lock step with the uranium boom and reflects miners and mill workers, as well as those who worked in supporting businesses. The decline from 1960-1970 matches the termination of government buying policies for uranium, while the growth spurt that followed is evidence of Monticello's link to the new uranium economy wherein the buyers were private and

municipal nuclear power plants. Oil and gas exploration also increased during these years. With the shift in emphasis to government and service as the basis for the local economy, subsequent population fluctuations suggest a more sporadic and slow growth trend. With changes in the technology of extraction energy (gas and oil from the ground), the western states could see more mining activity return to he area. Further wind farm development in this area is also occurring. Other international developments which have taken place during the last 5-10 years could also bring uranium mining back to the area.

Figure 4 - Monticello population trend, 2010-2016



In July 2017, the US Census Bureau reported that Monticello's population in 2010 was 1,972 people, and in 2015 the population was estimated to be 2,058. By December 2017, the Census Bureau had altered its figures for the City, reporting that in 2010 the population was 2,639 and by 2015 it was 2517. By February 2018 they had revised their projections again, returning the 2010 population to 1,972, but retaining the projections from their December 2017 update. The difference between the data obtained in July and December is sizeable: 459 people in 2015. Connections to City sewer and water do not support the December 2017 population figures, and neither do electrical hook-ups provided by Empire Electric Association. Likewise, student enrollment at local schools seems too low to match such population growth. The City has determined that the numbers provided in the July data better conform to local information, and hence Figure 4 uses the US Census Bureau data obtained in July rather than December 2017 or February 2018. Other tables in this plan showing population data are also based on the July 2017 figures. Population growth in Monticello is expected to reach 2,092 by the year 2050, which would be an increase of 6% from 2010, down from the ambitious projection of 35% growth found

in the City's 2006 general plan. If the current projection is accurate, demands for new public infrastructure and services are likely to be minimal. On the other hand, one or more of the following circumstances may alter the need for and mix of city services:

- Economic development strategies that Monticello and San Juan County intend to pursue
- The aging of the population (Table 4)
- Changing ethnic variety of the population (Table 5)

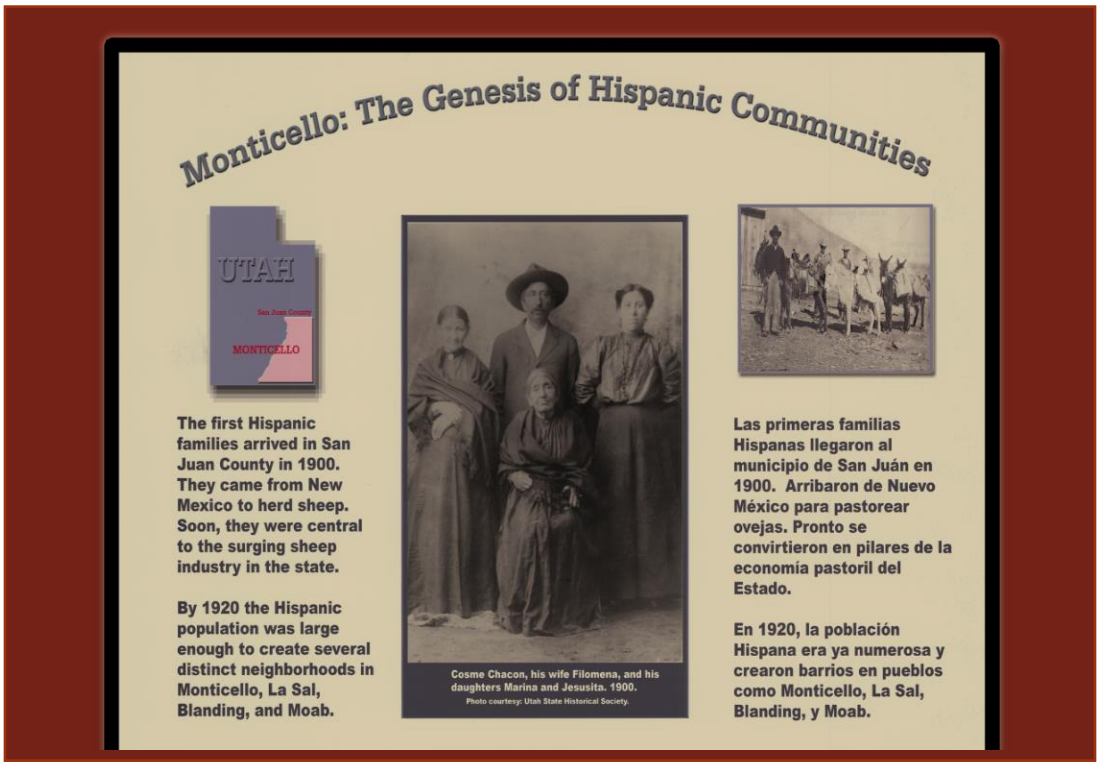
It will be important for City administrators to closely monitor changes in demand and inform elected officials of trends that suggest existing capacities or services may be inadequate.

Table 4 - Age-group trends in Monticello, 2010-2015

Age Group	2010	2011	2012	2013	2014	2015	Change
0-15	773	894	711	695	681	723	-6%
15-19	219	204	123	112	133	126	-42%
20-34	505	492	427	539	501	505	0%
35-54	513	467	522	432	484	551	7%
55-64	238	191	170	169	180	167	-30%
65-84	363	304	278	292	439	326	-10%
85 +	28	32	45	69	87	119	325%
Totals	2,639	2,584	2,276	2,308	2,505	2,517	-5%

Table 5 - Trends in ethnic diversity in Monticello, 2010-2015

Ethnic Group	2010	2011	2012	2013	2014	2015	Change
American Indian/Alaska Native	1.3%	0.2%	3.1%	7.6%	7.8%	7.2%	454%
Black/African American	0%	0.5%	0.9%	0.6%	0.6%	0.6%	60%
Hispanic/Latino	6.6%	8.7%	13.8%	13%	14.3%	13%	97%
Two or more races	1.3%	1.2%	1.1%	1.2%	0.9%	2.9%	123%
White/Caucasian	98.3%	97.5%	94.2%	89.4%	89.7%	87.9%	-11%



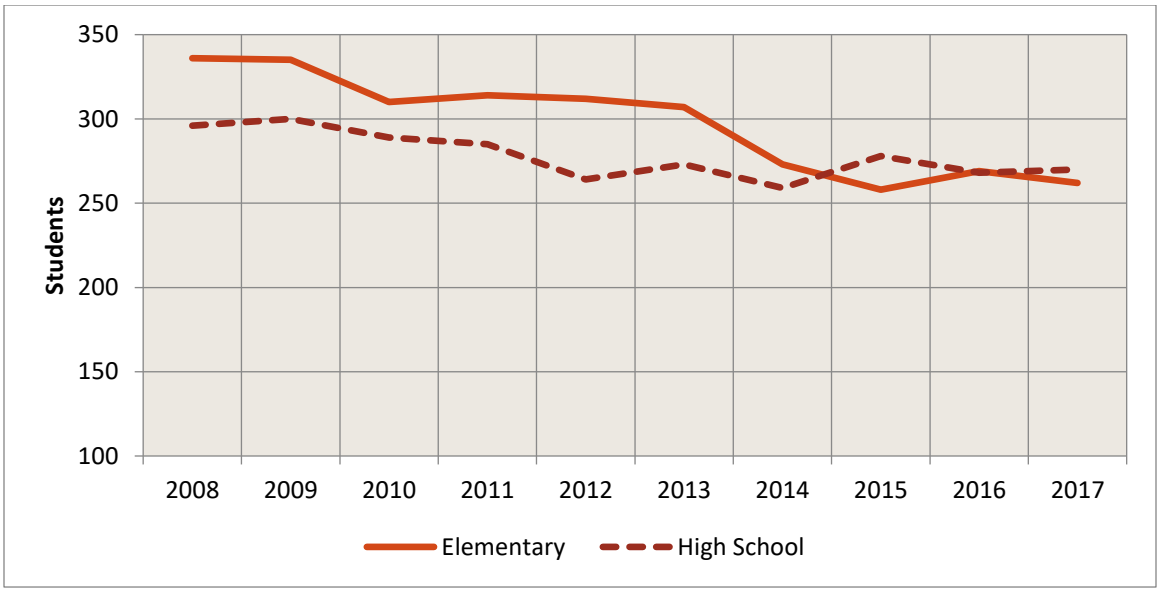
The changing ethnicity in the city is also reflected in languages spoken in homes. Approximately 84.2% of Monticello residents speak only English, but 15.8% of the citizens speak other languages on a regular basis, typically Spanish and Native American languages. The fluency in non-English languages is not due to foreign-born residents, however; about 98% of the bi- or multi-lingual speakers were born in America.

Several Monticello residents speak other languages, usually learned for a mission on behalf of the LDS Church, and these individuals sometimes assist foreign tourists with medical or legal communications.

2.6 Education

Monticello currently has two public schools, both part of the San Juan School District that oversees all public schools in San Juan County, Utah. Local enrollment in 2017 represented about 18% of the school district's student population. Monticello schools have consistently ranked well compared to other public schools in the state and the county. During the 2015-2016 school year, for example, the School Federal Accountability report notes that Monticello High School and Monticello Elementary School performed above state averages. Enrollments at both schools have declined since 2008 (Figure 5), a 22% decrease at the elementary school and 8% at the high school. On average, 90.6% of Monticello's students complete high school and graduate with their classmates or obtain a high school equivalency degree.

Figure 5 - Enrollment by year at Monticello schools, 2008-2017



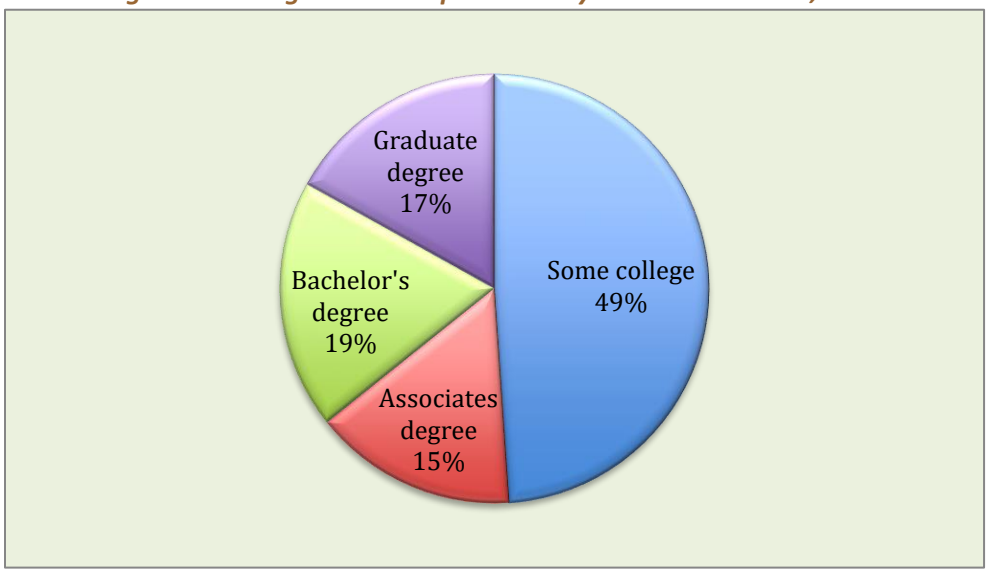
Vocational and technical training courses are available through the Utah State University (USU) campus at Blanding, only 23 miles south of Monticello. Course offerings may change by year or quarter, but the college catalog currently lists:

Automotive technology	Health professions & nursing
Building construction & construction management	Heavy equipment & trucking
Business & computer systems	Machine tool technology
Cosmetology	Mining
Diesel equipment technology	Police officer academy
Engineering drafting & design technology	Welding

San Juan County's Public Health Department can provide training and certification for food handlers. Training for emergency medical responders and technicians is available through the State of Utah's Bureau of Emergency Medical Services and Preparedness.

Although there is no college campus in Monticello, residents have local access to televised courses from USU, and many residents attend classes at USU's Blanding campus. Others attend college elsewhere depending on their interests and financial situation. Based on census data, 58.6% of Monticello residents have college experience (Figure 6).

Figure 6 - College educated persons 18 years old and older, 2016



2.7 Economy

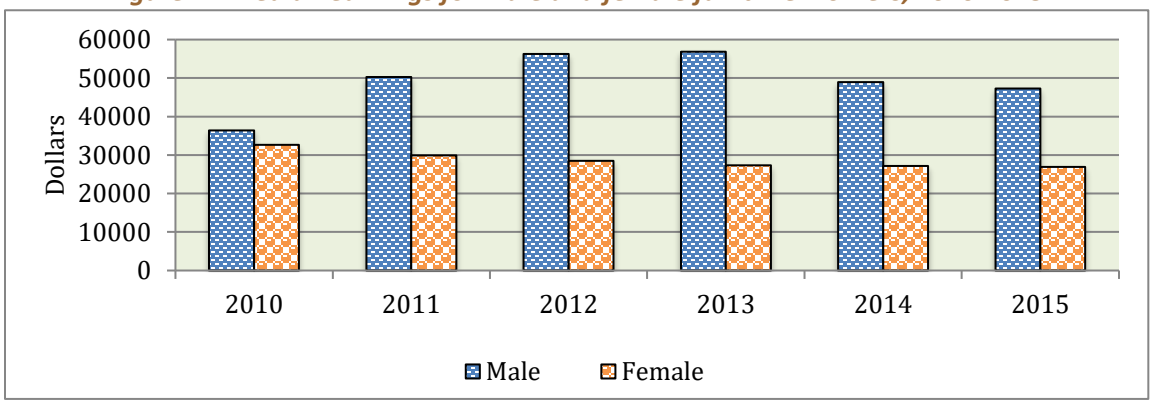
Monticello had 741 households in 2015, including 74.5% in which income was generated by earnings (wages or salaries). These households had an average annual income of $55,010. Another 32.9% of the households relied on Social Security payments for income, which averaged $21,869 per annum, and 20.9% of the households were dependent upon other types of retirement income that averaged $27,636 per year. Table 6 displays the number of households in Monticello in various income brackets as provided by the US Census Bureau.

Table 6 - Number of households per income bracket for the period 2010-2015

Income Bracket	2010	2011	2012	2013	2014	2015	Change
Less than $9,000	73	59	76	41	40	45	-38.4%
$10,000-$14,999	36	46	28	30	21	34	-.06%
$15,000-$24,999	64	38	64	81	88	89	39.1%
$25,000-$34,999	243	83	78	99	102	91	-62.6%
$35,000-$49,999	145	201	130	112	93	113	-22.1%
$50,000-$74,999	130	135	128	158	166	189	45.4%
$75,000-$99,999	116	72	95	88	84	103	-11.2%
$100,000-$149,999	55	67	90	64	53	68	23.6%
$150,000-$199,999	49	26	8	4	4	0	-100%
$200,000 or more	14	20	12	11	11	9	-35.7%

Earnings for full-time workers in Monticello vary through the years and differ significantly between male and female workers (Figure 7). The figure shows median earnings, meaning the dollars at the middle of the range of annual earnings.

Figure 7 - Median earnings for male and female full-time workers, 2010-2015



Approximately 11.6% of families living in Monticello in 2015 were living at or below the poverty level. Slightly more than half of these families had children under the age of 5 years, and nearly one-half of the impoverished households were headed by a female (no husband in household). The percentage of households at or below the poverty level has remained relatively steady since 2010.

Monticello workers either drive to their place of employment (85.8%), walk or bicycle to work (9.4%), or work from their homes (4.8%). There is no public transportation or taxi service in Monticello. Approximately 80% of city residents have jobs in Monticello and the typical commute takes less than 10 minutes. According to 2016 data from the US Census Bureau, city residents were employed in a variety of fields (Table 7). The monthly wage column is an average calculated by the Utah Department of Workforce Services for San Juan County (Monticello data are not available).

Table 7 - Employment fields and workers in Monticello, 2015

Employment Field	Monticello Workers	County Monthly Wage
Mining/Oil-Gas	14	$5,903
Professional/Technical	5	$5,067
Art/Entertainment/Recreation	52	$3,764
Public Administration	103	$3,545
Health Care/Social Services	147	$3,398
Construction	55	$3,167
Finance/Insurance	10	$3,055
Education	113	$2,556
Other	68	$2,505
Wholesale/Retail	80	$2,419
Manufacturing	69	$2,138
Transportation/Warehousing	5	$1,966
Information	28	$1,808
Accommodation/Food Service	87	$1,736
Real Estate/Rentals	33	$1,686
Administration/Waste Mgmt	48	$1,682
Agriculture	32	$1,634

In San Juan County, employment in mining, construction, manufacturing, and finance have decreased while jobs in the leisure-hospitality and government sectors have increased. The net result indicates that employment opportunities in San Juan County are static in terms of numbers

of jobs but have shifted among the industries. Comparable data for Monticello City are not available. It is evident however, that with this change in employment emphasis, Monticello workers have less access to higher paying jobs.

KEY POINTS:

3.1 Transportation

3.2 City Services

3.3 Public Safety

3.4 Moderate Income Housing

3.5 Community Promotion

3.6 Economic Development

3.7 Parks & Recreation

3.8 Community Aesthetics

3.9 Historic Preservation

3.10 Energy Conservation

3.11 Land Use

CHAPTER 3 - GOALS FOR THE FUTURE

The town of Monticello is a welcoming community that celebrates our small-town character. We seek sustainable growth that protects our natural and historic resources, while preserving our values, qualities, and culture.

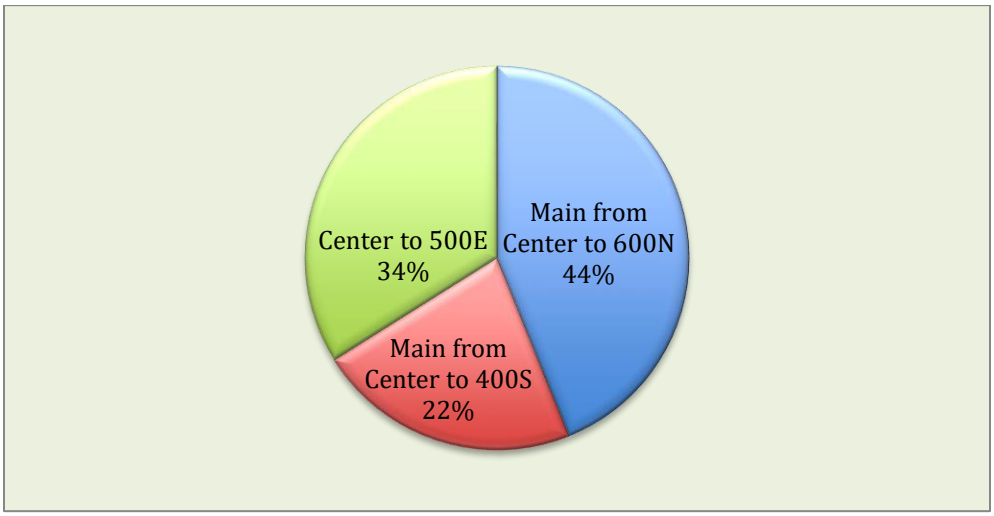
While it is possible that economic and population growth in the city could surpass projected levels, it is more likely that Monticello will experience increased demand for improvements to the quality of amenities and living conditions available to its residents. For this reason, many of the policies and goals expressed in this plan emphasize enhancing Monticello's appeal as a place to live for a population base that is approximately equal to that of the present. Each section of this chapter includes objectives and expected outcomes that, implemented over the life of this general plan, will move Monticello forward in a manner that is consistent with the expectations of residents and the ability of City government to provide for those needs and expectations.

3.1 Transportation Network

The city has one traffic light, located at the intersection of Main and Center streets (US-191 and US-491, respectively). During 2009 the Utah Department of Transportation (UDOT) completed a major upgrade to this intersection due to the increased volume of traffic (up about 18% since 2010), particularly large trucks. UDOT estimates that multi-axle trucks account for about one-

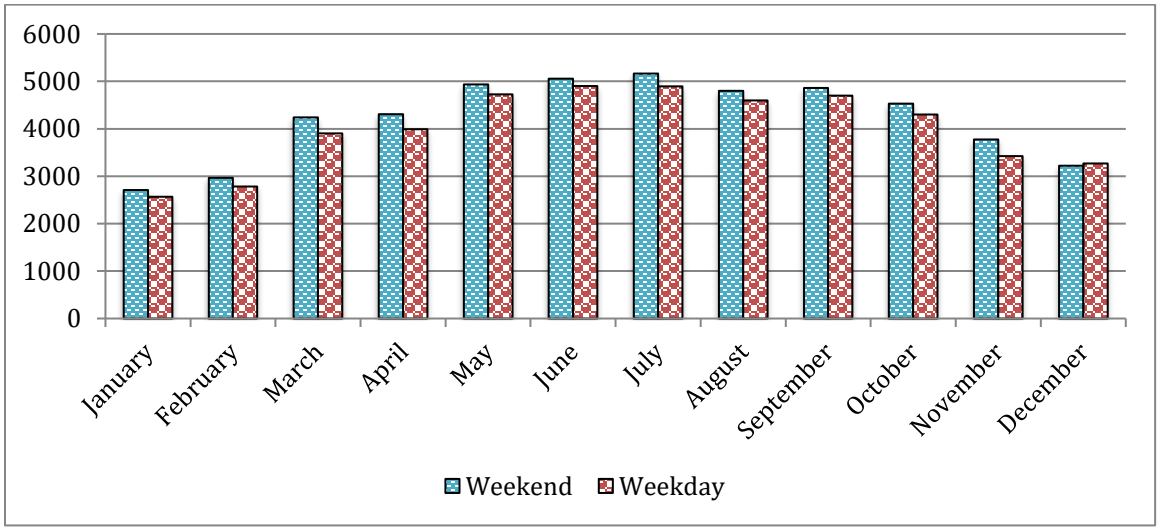
quarter of the traffic through the intersection. Traffic counts for 2015 indicate the distribution of use on Main and Center Streets within the City's central area (Figure 8).

Figure 8 - Average daily traffic volume in Monticello, 2015



Using the UDOT automated counter on north US-191 as an example, a seasonal and weekly pattern of travel is apparent on Main Street (Figure 9).

Figure 9 - Monthly traffic patterns on Main Street north of Center Street, 2016



The City operates a single runway airport, built in 2011, that is in excellent condition. It has fuel service, a pilot lounge, and a courtesy car for visiting pilots. The airport is completely self-serve and provides excellent access for visitors, although there is no public transportation between the airfield and the city. It also accommodates the fixed-wing aircraft used for emergency medical transport into and from the hospital located in Monticello. The San Juan County airplane, used for law enforcement, search and rescue, and administrative purposes, is based at the airport. A tie-down area provides parking for visiting aircraft, but no public hangers have been constructed. Property is available for lease to private individuals to build hangars. Two private hangars have recently been constructed.

Although Monticello is a small city occupying a relatively compact area, residential neighborhoods tend to be separate from business zones. While this may be desirable as a means of maintaining the quality of residential zones, it also results in the use of automobiles to travel between commercial and residential areas. The westerly neighborhoods are seven blocks from city center, the southerly are five blocks, the easterly are five blocks, and the northerly neighborhoods are ten blocks from

city center. Allowance for alternative means of travel could ease parking shortfalls as well as reduce the energy footprint of residents.

TRANSPORTATION NETWORK GOAL:

Provide efficient and safe movement of people within the City

Objectives	Expected Result
Conduct study of how guest aircraft can be stored at the airport	City costs for providing tie-down spaces and/or covered storage is minimized and revenue from space rentals is maximized
Make the airport self-supporting	City does not bear the full burden of maintenance and operation expenses
Make the airport self-supporting	City does not bear the full burden of maintenance and operation expenses
Expand airport facilities	Self-serve fuel station is reliable and easy to maintain. Hangars are available for rent or lease.
Conduct cost-benefit analysis of an alternate truck route for the City	City Council makes informed decisions about a truck route and coordinates with UDOT accordingly
Coordinate with UDOT to assure that lighting on Main and Center streets is of the same design and well-maintained	The major throughways are attractively lighted, and lights operate reliably
Prepare a maintenance and upgrade plan for street lighting and signs	City streets are appropriate lighted and safe. Street signs are accurate and easy to read.
Continue implementation of plan to repair/replace sidewalks, curb, and gutter in on Main and Center streets.	City makes annual progress on safe pedestrian-friendly business district and eliminates broken and uneven sidewalks.
Establish & sign ATV routes within the City	Riders safely and legally move through and within the City.
Establish & sign bicycle routes connecting residential neighborhoods with schools, parks, recreation facilities, and businesses	Bicyclists have safe routes within the City.
Develop a Master Streetscape Plan for Main & Center Streets	Coordinated and planned/designed sidewalks, lighting, curb & gutter, and intersection control.

3.2 City Services

City services means the infrastructure needed for Monticello to deliver to its residents the services generally required of a city, including culinary water, sewer, trash collection, and storm water control. The Public Works Department manages these services and is staffed by four full-time employees, including a Director and three technicians who are cross-trained in sanitation, sewer, water, and streets. The Department also operates the only heavy equipment owned by the City. A map of future street corridors was included in the 2006 general plan and has remained unchanged.

The City maintains a dump located about three miles east of town and utilizes the San Juan County landfill located north of Bluff. The County also provides snow removal from City streets, ambulance service, and animal control within Monticello. The Utah Department of Transportation removes snow from East Center Street and Main Street within the City as part of their maintenance of US-491 and US-191.

Most of Monticello's two water delivery systems are in good working order and can handle the current and projected future demands. The culinary water system is considered adequate for at least the next 10 years, and the secondary water system was upgraded in the recent past and meters were installed. Average water usage in Monticello is approximately 750 acre-feet per year (Table 8).

Table 8 - Culinary water system input and usage, 2016

Culinary Water	Gallons (thousands)
Water available to culinary system	292,759
Residential delivery	36,414
Commercial delivery	15,151
Industrial delivery	1,396
Institutional delivery	9,856
Total culinary water delivered	62,817
Balance available	229,942

The City has the capacity to store approximately 1,250 acre-feet of water per year, easily enough to accommodate current and anticipated future demand. However, much of this storage capacity is found at Loyds Lake, which has completely filled only 3 or 4 times since its construction. A new well with on-site treatment provides an additional 100 gallons per minute during times of low water collection. The water treatment plant is 20 years old and can treat up

to 1.5 million gallons of water per day. At present, average delivery is around 300,000 gallons during the winter, and 1 million gallons during the summer.

Wastewater treatment in Monticello is handled at a sewer lagoon facility built during the early 1980s, and which was designed to serve a population of 3,000 residents. Most of the treated wastewater is reused by irrigators, although the City has a permit to direct the treated water to South Creek if necessary. The sewer lagoon facility should be adequate to serve the city's projected needs. However, many of the sewer lines are clay tile and buried under paved roads. Replacing pipe includes the cost of replacing the street, a factor that makes large-scale replacement costs prohibitive. The entire system, like the water system, is gravity fed making it difficult to provide sewer in low lying areas of the city.

Storm water run-off through Monticello comes from 43 drainage basins, with the major drainages being North Creek and South Creek. Across 85% of the city, curb and gutter carries most of this run-off to discharge points at the edges of town; it is illegal to pipe storm water into the sewer system. In parts of Monticello, however, curb and gutter are lacking, and storm water can cause local flooding. A study of storm water was completed in 2009 and the City has been and will continue to implement corrections and improvements to its system in response to findings from that study. Any new subdivisions within the city require developers to address storm water as part of the subdivision approval process.

Empire Electric Association of Cortez, CO has an agreement to provide Monticello with electrical service via power lines that essentially parallel US-491. Empire Electric maintains a small substation about 2 miles east of Monticello as part of the service. The agreement with Monticello will expire in 2025 and the City is currently exploring the option of acquiring Empire Electric's distribution system within the City.

CITY SERVICES GOAL:

Provide reliable and safe services that keep pace with City growth

Objectives - Water System	Expected Result
City coordinates with the Forest Service to assure water quality does not diminish	City is consulted, and input considered in Forest resource plans and project implementation
City coordinates with the San Juan Water Conservancy District to add water to Loyds Lake	Expand the City's water resources
Develop a plan with budget for the repair, replacement, and improvement of the water system within the City	City has a basis for loan and grant applications and setting budget priorities for this system. Progress is made annually to reduce the miles of outdated pipe.
Provide a consistent source of water	Snowpack variations do not impact the availability of City water
Objectives - Electrical System	**Expected Result**
Determine cost-benefit of acquiring Empire Electric system	City makes informed decision about renewing agreement or buying the electrical system and provides competitive pricing for electricity
Objectives - Sewer System	**Expected Result**
Develop a plan with budget for the repair, replacement, and improvement of the sewer systems within the City	City has a basis for loan and grant applications and setting budget priorities for this system. Progress is made annually to reduce the miles of outdated pipe.
Objectives - Storm Water Control	**Expected Result**
Complete implementation of Storm Water Drain Master Plan	Storm water is efficiently controlled and directed away from the city
Objectives - Streets, Curb, Gutter, and Sidewalks	**Expected Result**
Acquire land owner agreements to help fund paving city streets where development outpaces the City's ability to provide pavement	Cost for pavement is shared with property owners and City
Continue implementation of plan to install/repair sidewalks, curb, and gutter in areas not fronting Main and Center streets.	City makes annual progress on safe pedestrian-friendly connections between schools, business district, and residential neighborhoods.
Establish a fund to secure rights-of-way for future city streets	All lots within the City will have access to highways or City streets

3.3 Public Safety

Monticello's public safety includes police, fire, public works (see section 3.2 City Services), and emergency management. Dispatching is handled by the San Juan County Sheriff's office for all police and fire calls, as well as public works emergencies. It will be important for the City to continue to coordinate with other agencies in order to provide for public safety because of the City's limited resources.

Police service is provided by the Monticello Police Department. There are currently two full-time officers and a Police Chief, and the department also relies on part-time support from off-duty Highway Patrol and County Sheriff officers. Over the next several years changes will be needed to keep pace with evolving standards in the law enforcement profession and the needs of Monticello City.

Fire protection is provided by the Monticello Fire Department, which maintains a large mainline pumper, 4WD pumper-brush truck, brush truck, and a brush-rescue truck. Additional equipment and a tanker truck are borrowed from San Juan County when needed. The Department is staffed by 20 volunteer firefighters, including its chief, and carries a fire protection rating of ISO Class 6. To maintain its equipment, training and staffing levels, and an appropriate fire protection rating, the Fire Department will need to address several items through the life of this general plan.

Monticello has a one-quarter time Emergency Manager, who is responsible for preparing and implementing the City Emergency Response Plan. This position is new as of 2016 and is funded by the Emergency Management Performance Grant managed by the Utah Division of Emergency Management. The Emergency Manager coordinates directly with San Juan County and the State of Utah Division of Emergency Management for additional support, because the City has only limited capabilities to respond to a disaster.

PUBLIC SAFETY GOAL: Monticello is a safe place to live

Objectives - Police Dept.	Expected Result
Hire a fourth full-time police officer	Police Department includes one chief and 4 full-time officers
Install and maintain a camera system on Main and Center streets	Police officers spend more time in public contact and patrol, and traffic violations can still be addressed
Revise or update policies for the Police Department	Procedures are professional current, consistent, and applied without prejudice
Schedule & participate in public safety programs at local schools	Police officers are known to students and there is more mutual respect.
Objectives - Fire Dept.	**Expected Result**
Create cost-recovery ordinances for fire suppression and recuse truck call-outs	City is authorized to recover expenses for firefighting and rescue operations outside of City limits
Establish an incentive plan for the Fire Department	Firefighters will have benefits based on years with the Fire Department
Recruit & train more firefighters	City has a larger firefighting force and is not impeded by loss or absence of present personnel
Revise or replace the current pay structure for fire fighters	Firefighters are paid for hours away from their full-time employment
Schedule & participate in public safety programs at local schools	Firefighters are known to students and there is more mutual respect.
Objectives - Emergency Response	**Expected Result**
Complete the Emergency Response Plan	City will have clear policies and procedures in the event of an emergency

3.4 Moderate Income Housing

There were 957 housing units in Monticello in 2015, according to data from the US Census Bureau (Table 9), 741 of which were occupied. Nine of the occupied housing units lacked complete plumbing facilities. The average household size of owner-occupied units was 3.03 persons while the average household size of rental units was 3.37 persons. The median monthly housing cost for owner-occupied units was $750 and for renters the median monthly cost was $698. For the occupied rental units, 15 households paid rents greater than 30% of their income.

Table 9 - Selected characteristics of Monticello housing units in 2015

Year Built	Units	Percent of Units	Bedrooms	Units	Percent	Monthly Cost	Owner Costs	Renter Costs
2010 or later	18	1.9%	1	56	5.9%	Less than $300	12.6%	0%
2000 to 2009	150	15.7%	2	223	23.3%	$300 to $499	24.2%	9.3%
1990 to 1999	103	10.8%	3	358	37.4%	$500 to $799	15.8%	49.1%
1980 to 1989	83	8.7%	4	231	24.1%	$800 to $999	17.1%	13.4%
1970 to 1979	196	20.5%	5 or more	89	9.3%	$1000 to $1499	28.8%	0%
1960 to 1969	70	7.3%				$1500 to $1999	1.5%	0%
1950 to 1959	131	13.7%	**Occupancy**	**Units**	**Percent**	$2000 to $2499	0%	0%
1940 to 1949	26	2.7%	Owners	525	54.9%	$2500 or more	0%	0%
1939 or earlier	180	18.8%	Renters	216	22.6%	No cash rent	0%	28.2%

There are six apartment buildings and two dwelling complexes in Monticello that are rental units. At least three of the apartment buildings and one dwelling complex are not currently functional and would require major work to bring them into compliance with building, safety, and health codes. One apartment building is designated for income-restricted occupants, as noted below. There are no condominiums or townhouses in the city. All but one of the multi-family units are located in the C-1 Commercial Zone; the other is a non-conforming use in the R-1 Residential Zone. An undetermined number of single-family homes are rental units, including long-term and short-term rentals. Some rental homes switch between long- and short-term rental, or are sold as owner-occupied housing, depending on local market demands. The City does not currently regulate short-term rentals (rented for less than 30 days).

Utah State Code defines moderate income housing as "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" (10-9a-103(34)). Applying the 80% guideline, a Monticello household with a median gross income of $33,187 ($2,765.58 per month or about $15.96 per hour) or less would probably meet the

criterion for moderate income housing based on the US Census Bureau's median gross income for San Juan County of $41,484 in 2015. Monticello has 31 housing units (4.2% of all housing) that are designated as affordable housing: pay-to-own CROWN homes and a rent-subsidized apartment complex. Goals for addressing moderate income housing needs are found later in the chapter.

The four CROWN (Credits-to-Own) homes in Monticello were constructed in 2006 under the auspices of the Housing Authority of Southeastern Utah. Low-income Housing Tax Credits were used for the project. This program limits the occupants to households earning less than 60% of the area median income, and over a 15-year period the rent payments are applied toward the purchase of the house thus allowing the tenant to buy the house at a lower cost than the prevailing market.

The Abajo View Apartments in Monticello is the only designated low-income apartment complex in the city. It was constructed in the 1980s and has been recently remodeled. The complex was built, at least in part, with funds authorized by section 515 of the Rural Rental Housing program. Applicants for the 27-unit complex qualify if their income is very low, low, or moderate, if they are elderly, or if they have disabilities. Priority for placement is given to those living in substandard housing.

A. Home Ownership Assistance

The US Department of Agriculture maintains a Rural Development office in Monticello to make housing grants and loans to persons with very low, low, and moderate incomes. Limits are set on the maximum amount an applicant's household can earn in order to qualify (Table 10). These limits are adjusted periodically, and applications are considered on a case-by-case basis.

Table 10 - Household income limits for Rural Development programs as of June 2017

USDA Program	1-4 persons	5-8 persons
Very Low Income	$33,850	$44,700
Low Income	$54,150	$71,500
Moderate Income (Direct)	$59,650	$77,000
Moderate Income (Guaranteed)	$40,600	$53,600

The local Rural Development staff currently believes that there are sufficient vacant houses, houses on the market, and vacant lots in Monticello to supply the housing needs of people whose income levels would qualify them for one of the USDA programs. Currently, Rural Development

will not approve loans for houses that are less than 1,000 square feet or over 2,000 square feet in size, or for houses on lots larger than one acre, and they do not provide funds for mobile homes. They generally deny loans for houses that are priced higher than $220,532, and houses located in non-residential zones. In addition to these policies, some personal situations can disqualify an applicant, and these are seen recurrently in Monticello:

- Applicant has no or poor credit history. At least two years of good credit is generally required.
- Applicant has existing loans that aggregate to a significant amount of their annual income. Such loans could be, for example, college loans, automobile loans, loans for other real estate, business purchase contracts, or debt repayment agreements.
- Applicant is not currently employed or has an employment history of less than two years
- Applicant is not a US citizen or legal permanent resident.

In addition to loans for purchase of a house or to buy a lot and construct a home, Rural Development also has programs that assist existing homeowners to remodel and repair their homes. Some of these programs are designed specifically for senior citizens. Income is again the qualifying factor, and applications are considered on a case-by-case basis. Rural Development also cooperates with other lenders and can help direct an applicant to other appropriate funding sources.

Monticello has two banks and a credit union. The credit union does not make loans for housing, but the banks may issue loans to qualified persons for the construction, purchase, or remodeling of a house. At the present time it is common for the banks to expect the homebuyer to cover a down payment equal to 20% of the purchase price. Policies may limit the type or size of houses that can be financed, and applications are considered on a case-by-case basis.

B. Rental Housing Assistance

The US Department of Housing and Urban Development (HUD) offers several programs that can assist qualified applicants with rent payments:

- Privately owned subsidized housing
- Public housing
- Housing Choice Voucher Program (Section 8)
- Low Income Housing Tax Credits

Applications are reviewed on a case-by-case basis, and program standards periodically change. There are no privately owned housing units in Monticello subsidized through HUD programs.

Although there is no housing authority office in Monticello, the city is within the area served by the Housing Authority of Southeastern Utah, located in Moab, Utah. The Housing Authority develops, constructs, and administers affordable housing, including public housing, the Housing Choice Voucher Program, CROWN homes, and the Low Income Housing Tax Credit program. It is this agency that oversees the four CROWN homes in Monticello. At the present time, they have no affordable housing construction projects scheduled in Monticello and do not have plans to conduct a market survey to determine the need for such housing.

MODERATE INCOME HOUSING GOAL:

Improve availability of low and moderate income housing

Objectives	Expected Result
Develop and keep current a page on the City web site that provides information about programs that help low to moderate income persons	Citizens and potential residents have the information they need to find or build low/moderate income housing in the City
Consider a zoning classification for low and moderate income housing	City provides a cost effective opportunity with smaller lots for smaller homes
Expand areas zoned as R-1 and R-2	Developers have more land area for single-family and multi-unit housing
Obtain & retain a place on the board of the Housing Authority of Southeastern Utah	City interests are represented and City Council makes informed decisions affecting housing needs
Offer incentives for development of multiple-family rental units	City waives or reduces fees for construction of multiple-family rental units (apartments)
Review & revise as needed, City codes to facilitate construction of moderate income housing	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction

3.5 Community Promotion

Community promotion refers to how the city presents itself as a place to live and support a family. In many respects, the perception of Monticello as a place to live is closely related to the city's economy. To the extent practicable, the "feeling" of the city is discussed in this section, while the business climate is discussed in section 3.6 Economic Development.

According to the Monticello Community Analysis completed by the Rural Planning Group in July 2016, 67% of the respondents are proud of Monticello, and appreciate its key characteristics:

Small-town feel	Friendly and safe
Lack of crime	Clean air
Quiet and peaceful	Beautiful setting

About 41% of the respondents expressed a desire for some growth, while 23% said they don't want any growth and 20% said they would like to see significant growth. Asked what they expected Monticello to be in ten years (by 2036), participants envisioned a city that has:

- A population large enough to support a stable economy
- A stronger economy with a diversity of businesses and industry
- A clean and prosperous appearance
- An atmosphere of acceptance and welcome for new and different people
- Tourism based on outdoor adventure
- Year-round employment opportunities with higher paying jobs

The attributes currently enjoyed and visions for the city's future are not mutually exclusive. The prospects for the city, therefore, lie in how it encourages a reasonable amount of growth while preserving the quality of life that locals currently enjoy (Table 11).

Table 11 - Survey responses pertaining to a sense of community, 2016

Issue or Concern	Agreement on importance
City reputation	92%
Capability of City leadership	84%
Look and feel of the city	83%
Limited local amenities	83%
Economic uncertainty	83%
Community identity	83%
Condition of City's capital assets	75%
Aging of population	75%
Population decline	66%
Land-use questions	41%
Desire some growth	41%
Need more jobs	29%
Affordable housing	26%
Don't want any growth	23%
Want significant growth	20%
Unchecked growth	11%
Crime	11%

There are many reasons to live in Monticello, including excellent schools with small class sizes, near-by outdoor and family recreation opportunities year-round, and an award-winning golf course. A quilting club, Boy Scout troops, Rotary Club, Lions Club, church groups, and Daughters of Utah Pioneers all foster social connections. Other clubs exist at the high school, and school teams enjoy enthusiastic support from families, friends, and local businesses. Senior citizens enjoy easy access to medical facilities. Churches for the Baptist, Catholic, Evangelical, and LDS faiths are found in Monticello, and services for other denominations are located in Dove Creek, CO, and Moab and Blanding, UT.

San Juan County operates the public library in Monticello, where regular programs for children and young readers are offered, speakers discuss a variety of subjects, and various art displays and seminars are held. The building has a meeting room with kitchen, free Wi-Fi, and an outdoor seating area. The County sponsors the Senior Center, located in the community center at the Hideout Golf Course, operates a van for seniors, and provides home delivery of meals. A meal is also prepared twice per week for seniors to gather. Other activities and programs are scheduled

which are well attended. City-provided amenities are discussed in sections 3.7 Parks and Recreation, and 3.9 Historic Preservation.

Monticello needs to continue to foster a welcoming environment where families relocate to the community. About one-half of the BLM and Forest Service full-time employees who work in Monticello live outside the city limits. Many seasonal employees of government agencies and local tourism-focused businesses also live outside the city because they cannot find affordable housing for the summer season. While reasons for choosing to live elsewhere are individual, there are common factors that are considered when making those decisions:

- Availability of suitable houses (cost, place for livestock, move-in ready, etc)
- Availability of suitable rental units (cost, size, condition, allow pets, etc)
- Employment opportunities for family members
- Preference for more shopping, services, and evening entertainment
- Religious affiliation
- Availability of rentals units for short-term use (seasonal job, or waiting for financing to buy a house)
- Separation between work and home life

The city benefits from the many talented artists and civic-minded people who contribute to the aesthetics of the community. Most community events are organized by non-profit and volunteer groups that are passionate about the quality of life in our city. Blue Mountain Entertainment, for example, is a community organization that brings world-class performers to Monticello at a very affordable price. Working with these and other volunteer groups to enhance arts and entertainment will be an important part of Monticello's ability to grow, diversify, and maintain a sense of community.

COMMUNITY PROMOTION GOAL:

Monticello welcomes and includes residents with a variety of backgrounds

Objectives	Expected Result
Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth	Conflicts between business and residential uses are minimal and areas are properly zoned for residential expansion
Create a way-finding system for the City	Signs clearly indicate how to reach specific places in the city.
Maintain and keep current a web site about City activities and events	Residents and visitors can find things to do and read minutes of committee and City Council meetings
Organize & host an inter-faith committee to improve inclusion in City events	All religions feel welcome and respected at City events
Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting	Under specified circumstances some farm animals are allowed within the city.

3.6 Economic Development

For economic development in Monticello to be successful, the city needs a mix of businesses that export products and services, bring new money to the city, and those that serve the local populace. It is also important for the business mix to include some that are not dependent on the seasonal variability of the tourism industry or the fluctuations of extractive industries. The idea is to avoid tying Monticello's economic base to any one sector; a mix helps the business community survive downturns and adapt to upticks in local, regional, and national markets (Table 12). It also helps support a shop-at-home strategy and will boost the number of jobs that provide a living wage (Table 13) for a full-time worker (data for Monticello are not available).

Table 12 - Typical Salaries for jobs in San Juan County, 2016

Occupational Group	Annual Salary	Hourly Wage
Management	$79,740	$38.34
Computers & Mathematical	$70,760	$34.02
Architecture & Engineering	$70,180	$33.74
Legal	$61,960	$29.79
Healthcare Practitioners & Technical	$57,660	$27.72
Business & Financial Operations	$57,470	$27.63
Life, Physical & Social Science	$53,090	$25.52
Installation, Maintenance & Repair	$43,000	$20.67
Education, Training & Library	$42,620	$20.49
Construction & Extraction	$38,250	$18.39
Arts, Entertainment, Sports, Media	$38,160	$18.35
Community & Social Service	$37,170	$17.87
Protective Service	$35,570	$17.10
Transportation & Material Moving	$31,710	$15.25
Production	$31,680	$15.23
Office & Administrative Support	$30,130	$14.49
Healthcare Support	$26,290	$12.64
Sales & Related	$25,580	$12.30
Farming, Fishing & Forestry	$24,410	$11.74
Personal Care & Service	$21,590	$10.38
Building-Grounds Cleaning & Maintenance	$21,340	$10.26
Food Preparation & Serving	$19,220	$9.24

Table 13 - Wage categories in Monticello, 2016

Householder	Living Wage	Poverty Wage
1 Adult	$9.97	$5.00
1 Adult, 1 Child	$21.13	$7.00
1 Adult, 2 Children	$27.38	$9.00
1 Adult, 3 Children	$35.42	$11.00
2 Adults	$8.33	$3.00
2 Adults, 1 Child	$12.19	$15.10
2 Adults, 1 Working	$16.65	$7.00
2 Adults, 1 Working part-time, 1 Child	$12.19	n/a
2 Adults, 1 Working, 1 Child	$21.05	$9.00
2 Adults, 1 Working, 2 Children	$23.74	$11.00
2 Adults, 1 Working, 3 Children	$26.71	$13.00
2 Adults, 2 Children	$15.10	$5.00
2 Adults, 3 Children	$18.16	$6.00

Businesses need incentives to invest and re-invest in their own buildings. Monticello was designated an Enterprise Zone by the State of Utah in 2002, and the designation was renewed in 2017. An Enterprise Zone gives businesses a tax advantage for investing in our community. The City also has a business development program that targets capital improvements and job creation. This program gives businesses a break on building permits, connection fees, and property tax rebates for investing in Monticello. This is intended to spur initial growth and enhance or replace some of the buildings (redevelopment) in the commercial zones.

Promoting tourism is also important to Monticello, which has several attractive assets:

- The city is close to National Forest and Bureau of Land Management land where hiking, mountain biking, ATV, and horseback riding trails are available.
- Monticello is less crowded and cooler during summer months than nearby communities.
- The city is located only a few miles from the Indian Creek Unit of Bear's Ears National Monument

Combined, these elements provide local businesses the opportunity to foster outdoor recreation in an expanded season from April to October. A marketing survey conducted in 2017 identified key factors for tourism promotion:

- Tourists will spend about 80% of their time shopping
- Preferred shopping areas are pedestrian friendly, compact, welcoming, and well maintained.
- Most tourists are out for dining, shopping, and walking the town between 6 pm and 10 pm.

Promotion of winter recreation would help round out the tourism cycle, so motels, RV Parks, and restaurants can have more consistent sales. Monticello should encourage destination type accommodations for entire families and emphasize activities over assets. More residents and tourists year-round could also support a variety of restaurants that are open late and serve adult beverages. Monticello has an opportunity to attract a family style restaurant with a bar to cater to a greater variety of customers.

Diversifying the local economy will also be important in the future. Currently many of the jobs are in the governmental and healthcare sectors. Service related jobs will increase with tourism and population growth, but City government can contribute to economic diversity through land use and policies that encourage business recruitment, expansion, and retention. Areas where the City may make a difference can be drawn from the Area Sector Analysis completed in 2017 for San Juan County. This study examined the importance of 47 infrastructure and quality of life factors within 14 industries identified for their development potential in the county. Table 14 reflects only those factors that the City can directly manage or control.

Table 14 - Factors important to business recruitment, expansion, and retention

City Managed or Controlled Factor	Apparel Mfg	Hardware Mfg	Agri-Mining Machinery Mfg	Industrial Machinery Mfg	Communications Equip Mfg	Electrical Equip Mfg	Aerospace Parts, Products Mfg	Medical Equip, Supplies Mfg	Food Product Wholesalers	Other Telecom	Research and Development	Outpatient Care Centers	Economic Programs Admin
High volume water supply	20%	11%	38%	29%	0%	10%	55%	13%	0%	0%	24%	25%	50%
High volume wastewater disposal	20%	11%	15%	14%	0%	10%	55%	13%	17%	0%	12%	19%	50%
Solid waste disposal	0%	22%	16%	29%	0%	10%	22%	13%	33%	0%	20%	27%	0%
Future expansion at site	20%	33%	76%	57%	17%	40%	55%	38%	83%	50%	46%	51%	0%
Favorable business tax rates	100%	44%	76%	86%	84%	80%	100%	75%	100%	50%	58%	60%	100%
Local government incentives	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Lenient environmental regulations	60%	0%	16%	29%	0%	10%	55%	38%	0%	0%	2%	0%	50%
Low crime rate	100%	100%	69%	100%	17%	60%	66%	76%	50%	50%	73%	81%	0%
Affordable housing	60%	55%	69%	71%	17%	60%	55%	63%	83%	50%	78%	67%	50%
Clean air and water	60%	66%	54%	100%	50%	70%	89%	88%	33%	0%	68%	65%	0%
Public safety services	40%	89%	62%	85%	34%	90%	100%	51%	100%	0%	83%	87%	50%

The same study also identified high-speed internet connections as a need in all of the industries listed in Table 14, and access within 30 minutes to a package freight service was important to many. Although these two factors are not within the City's control, City officials may be able to exert influence through various development plans and contacts.

The City needs a new industrial space that would help expand the diversity of businesses situated locally. One possible location is the City's land at the airport north of town; it has highway access,

is close to electrical and telephone service, and is away from residential developments. Water and sanitation development would need to be addressed as the location is far enough from existing City infrastructure that connections may be infeasible. Other areas may be found in the northeast part of the city, and on privately owned land within the City's expansion area.

ECONOMIC DEVELOPMENT GOAL:

Monticello supports a viable and diverse economy

Objectives	Expected Result
Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth	Commercial, industrial, and residential uses are separated and have room for growth
Develop & implement a business recruitment plan	City has planned growth and an expanded tax base
Develop & implement a downtown master plan	City retains a business district that is inviting and viable
Develop & implement a marketing plan for Monticello as a year-round destination for tourists	City is consistent in promotions and new businesses come to provide year-round service
Coordinate with the Manti-La Sal National Forest to maintain the vegetation feature called Horsehead	Outline of the Horsehead is maintained and remains recognizable
Prepare & implement an economic development plan	City helps business owners to connect with funding sources
Recruit a variety of new businesses and install the infrastructure to suit in a new industrial park	City has a suitable development for new industry or relocation of existing industries.
Retain the services of a building inspector for residential and commercial construction	Builders have prompt inspections and City is assured that buildings are constructed to standards
Review & revise as needed, City codes to favor business growth and retention	City codes are business friendly to the extent compatible with other goals in this plan
Review & revise as needed, City sign ordinance to maximize a business owner's options for making the business easily seen	City sign ordinance supports the way-finding system and visitors and residents can quickly find the business they seek
Waive sign and fence permit fees for new businesses and expansion of existing businesses	City demonstrates support for business development while still upholding standards

3.7 Parks and Recreation

Public parks and recreation areas are essential to the quality of life enjoyed by Monticello's residents. These facilities (Table 15) are also important for economic development. The general location of the areas is described in the table using Main and Center Streets as the reference point. For example, a park located in the NE quadrant would be north of Center Street and east of Main Street.

Table 15 - City parks and recreation areas

Facility	Year built/ remodeled	Approx Acres	Location	Amenities
Ballfield Park		9.55	West central	Covered pavilion-basketball court, indoor restrooms, City water, concessions, picnic tables, playground, 2 baseball diamond with field lights, 1 baseball diamond without lights, batting cage
Veterans Memorial Park		3.2	NE	Covered pavilion, indoor restrooms, City water, playground, picnic tables, skate park, commemorative display
Circle Park	1960s	1.7	SW	Covered pavilion, picnic tables, playground, single basketball hoop
Loyd's Lake Recreation Area	1986/ 2000	161	SW	Gravel walking path with benches, vault toilets, picnic area with grills, picnic tables, sand volleyball pit
Millsite Park	2001	350	SE	Gravel walking path, single track trail, picnic table, interpretive display
Swimming Pool (summer only)	1980s/ 2010	n/a	SW	Indoor pool, indoor restrooms, changing areas, lockers, pickleball court, climbing wall, diving board, water basketball hoop, water volleyball net, water slide, water toy, accessibility chair
Hideout Golf Course	2002		SW	18-holes and driving range; club house, pro shop, and community center with conference room, indoor restrooms, outside deck, and commercial kitchen
Pioneer Park		0.4	SW	Gazebo, outdoor electrical plug-ins, bench, restored pioneer buildings, replica pioneer church, interpretive display

The City offers several sports programs for residents, including softball, soccer, golf tournaments, and endurance races. They also organize the Pioneer Day festivities each July. The swimming pool is open from May through September but closed winters because the building is not insulated. In addition, San Juan County hosts the annual County Fair at the fairgrounds in Monticello, and stages portions of their ATV Safari from trailheads located just outside of town.

PARKS & RECREATION GOAL:

City parks and recreation areas are safe, appealing, and suited to year-round use

Objectives	Expected Result
Complete & implement a master plan for parks and recreation assets	City makes informed decisions about maintenance, improvements, and upgrades
Complete a feasibility study for year-round operation of the swimming pool	City makes most effective use of asset
Develop & implement a plan to connect parks and facilities by trail	Residents and visitors can move safely among the City facilities
Develop & implement an events plan to expand recreation to year-round activities and events	City actively drives more business to the town and makes effective use of recreational assets
Keep events calendar up to date on City website	Participants, families, and visitors find complete and current information about events
Maintain an event registration page on the City web site	Participants can register and pay for events on-line

3.8 Community Aesthetics

Monticello's tree-lined streets earned the city designation as a Tree City USA, by the National Arbor Day Foundation in 2008, a distinction the city still enjoys. In 2015, the Main and Center Street Revitalization/Curb Appeal Incentive was instituted, allowing business owners and private residents the opportunity to spruce up the exterior of their buildings. The City's Parks and Beautification Committee, an all-volunteer group, does a great job creating banners and maintaining flower arrangements on Center and Main Streets.

In 2017, an assessment of Monticello was conducted along Main Street and a short segment of Center Street east of Main. The entries to the city are its gateways and they define the arrival and departure points to Monticello. The core area is the heart of the city, a place that encourages people to get out of their vehicles and explore what the city has to offer. In between these two areas are transitions, the stretches of the principal streets where traffic slows when entering town or speeds up when leaving, and where signs help drivers with directions to important destinations. However, the location, size, and number of directional and information signs placed on Main and Center streets is regulated by UDOT and not the City. Transition areas also help generate impressions of the town. Scores run from low (0) to high (10) and the higher the score the better (Table 16).

Table 16 - Summary of Main Street survey, 2017

Assessment criteria	Score
MAIN STREET GATEWAYS	
Defined sense of arrival	6
Reduction in speed upon arrival	8
Attractive/inviting upon arrival	3
First impression of community	3
Defined sense of departure	5
Increase in speed at departure	10
Visual quality upon leaving	2
Last impression of community	5
MAIN & CENTER TRANSITION AREAS	
North transition to core area	5.5
South transition from core area	8
Vacant or abandoned buildings or empty lots north of Center	3.5
Vacant or abandoned buildings or empty lots south of Center	5.5
Development concentrated toward core area	6
Clear directions to important destinations	6
Actual traffic speed transitions to posted speed	6
MAIN STREET CORE AREA	
Defined sense of arrival	5
Cohesive look and feel	3
Inviting building height to road width ratio	4
Sidewalk width	4
Buildings set close to sidewalk	6

The same survey also considered whether the highway corridor was safe to enjoy and imparted a sense of security, if Main Street was a pleasant place to be, and whether people could come and go easily. The responses were also ranked from low (0) to high (10), with a higher score being the desired outcome (Table 17).

Table 17 - Summary of aesthetic considerations from Main Street survey, 2017

Assessment Criteria	Score	Assessment Criteria	Score
SAFE TO ENJOY		**SECURE FEELING**	
Safe walking space	7	Evidence of decay or neglect	6
Safe for bicycles	1	Visible by others & businesses	4
Safe to cross road	4	Good night lighting	7
Safe to drive through	7	Blind spots & areas to hide	5
PLEASANT STREET		**EASY TO COME & GO**	
Street noise	7.5	Accessible & convenient parking	7
Trees, plantings, vegetation	7	ADA standards met	3
Readily available shade	3	Sidewalks connect to other areas	4
Places to sit	2.5	Clear directional signs to points of interest	4
Length of core area	4	Businesses are pedestrian oriented	3.5

The final element considered during the 2017 Main Street survey was whether the street was alive with activity and interesting (Table 19). Like the prior survey data, a higher score was desirable.

Table 18 - Activities and interest factors from Main Street survey, 2017

Assessment Criteria	Score
Clear anchor business or attraction	2.5
Areas for public gatherings	9
Effective use of public art	3
Reasons to visit Main & Center streets	4.5
Effective use of historic buildings	3

COMMUNITY AESTHETICS GOAL:

Monticello is an appealing place to live and do business

Objectives	Expected Result
Coordinate with UDOT to replace old street lights on Main & Center to match those installed most recently	Street lighting on principal highways is uniform and inviting
Create a theme or brand for the City	Citizens are united in how the city appears
Develop & implement a City Center master plan	City has new space for businesses in a pedestrian friendly setting, and large truck traffic may diminish
Develop a picnic area or/and vendor booths at the Welcome Center complex	The area will be used by locals and visitors and will no longer be an empty lot on Main Street.
Develop a Master Streetscape Plan for Main & Center Streets	Coordinated and planned/designed sidewalks, lighting, curb & gutter, and intersection control.

3.9 Historic Preservation

Today there are few known archaeological sites in the City that date to the period before Anglo cowboys and settlers arrived. This lack of prehistoric evidence reflects both the development activities that lead to the modern community as well as the paucity of archaeological inventories within the city boundary. The only recorded prehistoric archaeological site within Monticello is a small concentration of rocks that may be the remains of an Ancestral Puebloan (Anasazi) dwelling. At the time it was documented in 2003, archaeologists believed the site to be eligible for the National Register of Historic Places.

The National Register of Historic Places is America's catalog of districts, sites, buildings, structures, and objects that are considered significant to our history, architecture, archaeology, engineering, and culture. Eligibility for listing on the National Register is determined by federal regulations and the Utah Division of State History. Evaluation of eligibility for the National Register is a key component of federally funded or sanctioned projects regardless of land ownership and is required for some projects funded or sanctioned by the State of Utah.

The Utah Division of State History holds more than 300 records for potentially historic buildings or structures. The records are incomplete, many don't have street addresses or are duplicates, and at least some records may be incorrect. The information was compiled during several inventories conducted by the State, but the City does not have copies of the reports or records. Neither the State of Utah nor the City has identified historically important themes and few efforts

have been made to address preservation of local history. National Register evaluations have been conducted for only at a few properties within the city, all at the request of the property owners. Nonetheless, some extant homes and commercial buildings in town reflect the city's historic qualities (Table 19).

Table 19 - Examples of historic buildings highlighting Monticello's past

Property	Date	Address	Historical Notes
F.I. Jones House	1896	117 E 200 S	F.I. and Mary Mackelprang Jones were owners of the original Monticello townsite and responsible for parceling out the town lots. The house is constructed of locally fired brick. Their home was listed on the National Register of Historic Places in 2003.
Nephi Bailey House	1896	180 E 200 S	The first lumber house in Monticello, it was also the first in town to have gas lights in 1909. It has been refurbished and remains a family home.
Brick Schoolhouse	1897	200 S 100 W	Made from locally fired brick, enlarged in 1908, but too small for the local school population by 1916. It later housed a newspaper office before a fire damaged the structure and resulted in its current stucco exterior and new roofline. Converted to an apartment, it is now used by an adjacent business for storage.
Martinez Johnson House	1905	80 E 200 S	Constructed of logs by "Tenas" Johnson, a Danish immigrant, for his family home, and later remodeled and converted by Nephi Bailey into a shop repair shop. Today it is used for storage.
Martinez Johnson Store	1910	92 E 200 S	The large rock building was the second structure built for "Tenas" Johnson's mercantile business. In 1926 the "rock store" as it was called, was remodeled as the State Bank of San Juan. Since 1938 it has housed several businesses, including a tavern, pool hall, and apartments. It is currently used for storage.
San Juan Garage Building	1917	64 S Main	Erected when auto travel was still new, the building was first a repair shop and service station. Later it was a lumber store with gas pumps, before being remodeled in 1962 as an auto parts and hardware store.
Hyland Hotel	1918	116 S 100 W	Initially a family residence for Joseph Henry Wood, it was adapted for use as a hotel in 1924 and at times housed the local doctor's office, before again becoming a family home. It is made from locally fired brick and was listed on the National Register of Historic Places in 1994.
Young's Theater	1918	275 S Main	Constructed by Alfred Young to replace an earlier building, it served as a movie theater. Today it is used for storage.
L.H. Redd III House	1919	64 S 100 W	Constructed by James Decker and occupied by the Lemuel H. and Lovina Mickelson Redd family, this house was one of the first in town to have a full bathroom.
County Courthouse	1927	117 S Main	Made of locally fired brick and sandstone quarried in Montezuma Canyon, it was expanded in the 1950s during the

			uranium boom. The original jail cell, formerly in the basement, can be seen in Veterans' Memorial Park. The building now houses the county's administrative offices and is eligible for listing on the National Register of Historic Places.
Palmer's Confectionary	1939	140 S Main	Constructed during renovation of Main Street, the brick-walled store sold ice cream, soda, and other items. Today it houses a pharmacy and gift shop.
Little Theater	1939	132 S Main	Part of renovating Main Street, the brick building housed the town's movie theater, later converted into a law office. A credit union and meeting space occupy the theater building today.
Bailey & Wood Market	1939	124 S Main	Constructed during renovation of Main Street, the wood-frame grocery store also had the town's first frozen food lockers. It has housed several businesses in the years since.
Joe Adams House	1940	117 N Main	The English Tudor style was popular at the time this house was built for Joe and Dora Black Adams. Later family members added the garage and changed the entry but retained most of the original design. It is eligible for listing on the National Register of Historic Places
Lawrence Black House	1941	Corner of 300 S &100 E	The Lawrence and Eva Black family all participated in making the bricks for their new home and lived in the basement until the upper rooms were finished. A stucco finish hides their brickwork.
Fletcher Bronson House	1953	365 Abajo Drive	Fletcher and Eva Butt Bronson had this brick home constructed by a local contractor and paid for it with proceeds from the Happy Jack uranium mine.
Monticello Library	1961	80 N Main	Commissioned by San Juan County as one of two libraries in the county system, the building demonstrates the modernization that swept in with the uranium boom. Ralph Edwards, award-winning Utah architect, designed the building; rocks for the library were quarried from Indian Creek.

In addition to these buildings, there are reproductions and relocated historic structures in Pioneer Park on South Main Street. A self-guiding walking tour of selected historic buildings is available at the Southeastern Utah Welcome Center and is designed to complement the model of Monticello during its early years.

The Frontier Museum, located in the Welcome Center complex contains artifacts and information about historic Monticello and is housed in a small remodeled barn that was once storage for the L.H. Redd Company Store, which operated on the site from 1910 to 1956. The Emerson-Brantingham Big Four antique tractor, one of only a few operable tractors of its type in the world, is also sheltered at the Welcome Center complex. The tractor is not a museum object, and is driven for special events such as parades, tractor pulls, and fund-raising activities.

The Monticello Community Foundation was organized in 2003 as a non-profit corporation focused on preserving historic buildings and objects in Monticello. In addition to holding fund-raising events to fund the maintenance and operation of the Big Four tractor, the foundation acquired Young's Theater, had a new roof installed, and made minor repairs to the interior of the vacant building. The foundation allowed its Utah business license and IRS certification to expire in 2010. Thus, the future of Young's Theater is uncertain, although the City has assumed responsibility for the tractor.

HISTORIC PRESERVATION GOAL:

Elements of the past are an important part of the City's future

Objectives	Expected Result
Become a Certified Local Government	City is eligible for funds to be used for a variety of historic preservation actions.
Complete an inventory of historic buildings in Monticello	City assists property owners to find tax incentives and funds for preserving identified buildings
Prepare & implement a collections management plan for the Frontier Museum	City and owners of the objects at the museum make informed decisions about the preservation of artifacts.
Prepare & implement an operations & maintenance plan for the Big Four tractor	Tractor continues to be operable and its historic qualities are maintained
Prepare & submit nomination of the Big Four tractor to the National Register of Historic Places	Tractor is nationally acknowledged and draws visitors to the city. City uses the tractor's status for advertising and grant leverage.
Prepare a self-guided walking tour of town, highlighting places of historical importance	Visitors can see more of the town and enjoy its history

3.10 Energy Conservation

Conservation of energy includes alternative sources for power, strategies to reduce water consumption, provision for non-vehicular travel, and helping the residents of Monticello to understand and use landscaping, building materials, and site design as a means to achieve energy conservation at the personal level.

ENERGY CONSERVATION GOAL:

Provide leadership for city-wide energy conservation

Objectives	Expected Result
Review & revise zoning ordinances to allow small wind turbines within the City	Residents and business will use wind energy and reduce their consumption of electricity from the grid
Implement an award program to recognize residents, business people, and institutions that are leaders in energy conservation	Conservation measures are appreciated and recognized
Add solar panels to City buildings	Reduce consumption of electricity from the grid and provide an example for energy conservation
Review & revise building permit requirements to encourage energy efficient remodeling and rehabilitation of existing residences and businesses	Energy conservation is part of all remodels and building rehabilitations
Develop & implement an energy conservation plan for City-owned building and vehicle fleet	City leads the community in energy conservation, reduces electrical costs and gas and diesel consumption.
Update the City web site to include energy conservation strategies for home owners	Residents have a current and reliable source for how they can reduce their own energy consumption
Review & revise subdivision & PUD ordinances to encourage energy efficient design	Energy conservation is part of all new residential construction

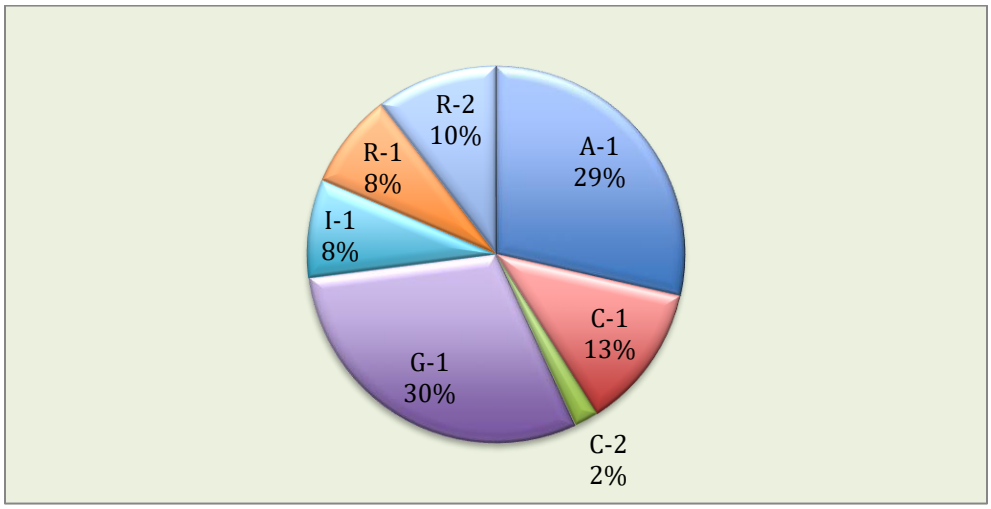
3.11 Land Use and Zoning

Monticello's current zoning ordinances provide for seven different land use classifications and two overlay zones. The intent of each land use zone (Table 20) and approximate land areas with the City's corporate boundary (Figure 10) are summarized below.

Table 20 - Current land use allocations in Monticello, 2017

Zone	Intent of zone	Acreage
A-1 Residential-Agricultural	Residential areas are integrated with agricultural production and livestock for family food and personal pleasure	611.9
C-1 Commercial	Retail and services for the city and surrounding areas in a business district in the heart of the city	266.9
C-2 Light commercial	Offices and services for the city and surrounding areas, and a buffer between C-1 and R-2 zones	44.3
G-1 Government	Unavailable for private development	640.5
I-1 Industrial	Operation of industry where impacts to residential areas are minimized	180.6
R-1 Single family residential	Single-family detached dwellings with attractive landscaping in an environment that favors family life	176.0
R-2 Multi-family residential	Single-family and multiple-family dwellings coexist, and Planned Unit Developments are allowed	221.98

Figure 10 - Land allocation by zone, 2017



Monticello's zoning ordinances favor single-family dwellings in the R-1 Residential Zone and allow both single and multi-family units in the R-2 Residential Zone. Residential uses are also permitted

in the C-1 and C-2 commercial zones and A-1 Agriculture Zone, although housing units must conform to residential zone standards.

There are two overlay zones within the city that have some special considerations in addition to those in the underlying land use zone. The OL-1 Zone includes locations that are believed to have residual radiation contamination left over after the cleanup of the uranium mill and tailings. Requirements for the OL-1 Zone were provided by the US Department of Energy. The OL-2 Zone includes the flood areas defined by the Federal Emergency Management Agency and the drainage corridors identified by the City and needed for storm water control. The overlay zones have stipulations that may affect building in these areas.

As identified in several goals noted in preceding sections of this plan, the City will reconsider its zoning ordinances. Hence the goals for this section of the plan include restatements of zoning objectives found elsewhere in the plan.

LAND USE & ZONING GOAL:

Assure that land use allocations (zones) support all General Plan objectives

Objectives - Housing	Expected Result
Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth (from 3.5)	Conflicts between business and residential uses are minimal and areas are properly zoned for residential expansion
Consider a zone for low and moderate income housing (from 3.4)	City provides a cost effective opportunity with smaller lots for smaller homes
Expand areas zoned as R-1 and R-2 (from 3.4)	Developers have more land area for single-family and multi-unit housing
Review & revise as needed, City codes to facilitate construction of moderate income housing (from 3.4)	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction
Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting (from 3.5)	Under specified circumstances some farm animals are allowed within the city
Objectives - Economy & Business	**Expected Result**
Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth (from 3.6)	Commercial, industrial, and residential uses are separated and have room for growth
Implement an ordinance to protect the city's dark sky (from 3.6)	Lighting within the city does not adversely impact the dark sky, and dark skies become a promotional feature for city businesses
Review & revise subdivision & PUD ordinances to encourage energy efficient design (from 3.10)	Energy conservation is part of all new residential construction
Revise as needed the City sign ordinance to maximize a business owner's options for making the business easily seen (from 3.6)	City sign ordinance supports the way-finding system and visitors and residents can quickly find the businesses they seek
Objectives - Energy Conservation	**Expected Result**
Revise City code to allow alternative hard surfaces for driveways and off-street parking (from 3.8)	Land owners and City have less costly options, and storm water runoff may decrease
Revise zoning ordinances to allow small wind turbines within the City (from 3.10)	Residents and business will use wind energy and reduce their consumption of electricity from the grid
Objectives - Zoning Administration	**Expected Result**
Consider revising ordinances for accessory buildings and portable storage units	Ordinance is clear, consistent, and easier to administer
Revise future streets map to conform with zoning changes necessitated by implementation of this plan	Future street corridors are appropriate to zones and clearly defined
Revise the City zoning map to conform with zoning changes necessitated by implementation of this plan	City and citizens have access to a map that is current and accurate with zones clearly identified