



Planning Commission Meeting

Tuesday, September 2, 2025 at 7:00 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

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

Attachments:

- **2025-07-01 PC** (2025-07-01_PC.pdf)
- **2025-07-15 PC** (2025-07-15_PC.pdf)

- 3. Public Comment**
- 4. Review Resolution 2025-14: A Resolution Establishing Rules of Order And Procedure for the Governing Bodies Of Monticello City (discussion)**

Attachments:

- **Signed 2025-14 Rules of Order and Procedure** (Signed_2025-14_Rules_of_Order_and_Procedure.pdf)

- 5. Monticello City Code § 11 Subdivision Regulations (discussion/action)**
- 6. Monticello City Code § 10-15 Recreational Vehicle Parks (discussion/action)**

Attachments:

- **RV Code Sections with revisions 08.18.25** (RV_Code_Sections_with_revisions_08.18.25.pdf)

- 7. Monticello City General Plan Survey Questions (discussion/action)**

Attachments:

- **2025-08-26 Proposed Community Survey Questions for Monticello** (2025-08-26_Proposed_Community_Survey_Questions_for_Monticello.pdf)

- 8. Monticello City General Plan (discussion/action)**

Attachments:

- **GP outline** (GP_outline.pdf)

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

- 9. Permitted Uses/Zone Intentions (discussion/action)**
- 10. Administrative Communications**
- 11. Next Meeting Agenda**
- 12. Adjournment (action)**

Audio File

Notice of Special Accommodations

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

Contact: Melissa Gill (melissa@monticelloutah.org 435-587-2271) | Agenda published on 08/29/2025 at 11:58 AM



Planning Commission Meeting

Minutes

Tuesday, July 1, 2025 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Commissioner Bennett called the Monticello City Planning Commission meeting to order at 6:37 p.m. The following visitors were present: City Councilmember Kevin Dunn, Chet Johnson, L. Redd, Todd Randall

2. Minutes Review/Approval (action)

Minutes:

MOTION to approve the minutes of 06/03/25 was made by Commissioner Bailey and seconded by Commissioner Cokenour. The motion passed unanimously. MOTION to approve the minutes of 06/17/25 was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

3. Public Comment

Minutes:

There was no public comment.

4. Public Hearing: Monticello City Annexation Plan

Minutes:

Monticello City Annexation Plan: Assistant City Manager Gallegos explained the purpose of updating the Annexation Plan and asked the audience if they had any specific questions or concerns regarding the proposed plan. She projected the revised expansion area map for all to see. Commissioner Bennett explained the color key of the map and informed the audience of changes made based on comments received from previous public meetings/hearings. Bennett addressed the parcel north of the sewer lagoons which was requested to be removed from the expansion area. She stated it was to remain included due to the fact that an island would be created if removed from the map. There was discussion regarding utilities to that specific area.

Todd Randall asked the Planning Commission whether the proposed annexation area

was intended as the City's long-term expansion goal or simply to provide property owners the option to annex. Gallegos explained that the purpose was to allow property owners to request annexation into the City. He noted that he was unsure if his own property was within or adjacent to City limits, but after reviewing the map, he clarified its location. Randall then asked about the benefits of annexation, which Gallegos outlined.

Dunn asked whether homeowners insurance rates would decrease if a property were located within the municipality. Chet Johnson responded that his rates would only change if his home were within five miles of a fire station.

Johnson then requested clarification on Section A(4) of the Draft Annexation Policy Plan. Gallegos reviewed the draft with the audience and addressed their questions. She then asked if there were any additional questions or concerns. Randall inquired how annexation into the City would affect him in terms of zoning codes. Gallegos explained that such matters would be discussed prior to the actual annexation process.

Hearing no further comments: MOTION to close the public hearing for the Monticello City Annexation Plan was made by Commissioner Cokenour seconded by Commissioner Bailey. The motion passed unanimously and Chairperson Bennett closed the public hearing at 7:23 p.m..

Chairperson Bennett called for a 5 minute recess at 7:23 pm.

Vote results:

Ayes: 3 / Nays: 0

5. Annexation Policy Revisions (discussion)

Minutes:

Bennett led the discussion on the annexation policy revisions. She reviewed the preliminary response to public input at the 06/03/25 Planning Commission public hearing. Bennett asked the Commission to review the document and confirm that there were no errors. She further asked the Commission if they heard anything from the public hearing that would change the recommendations made. There were no corrections or changes in recommendations. Bennett will move all draft recommendations to final copies.

6. Permitted Uses/Zone Intent (discussion/action)

Minutes:

Gallegos led the discussion for the permitted uses/zone intents. She recommended the Commission check all definitions for the first few pages. They reviewed all definitions, zones allowed, and permitted uses listed in the Proposed Changes to Zones and Permitted Uses draft beginning at Accessory Buildings to Diagonal Parking. Gallegos and Bennett will work on the draft portion reviewed and bring it back to the next Planning Commission meeting.

7. Administrative Communications

Minutes:

Gallegos informed the Commission that the public hearing for a rezoning application was cancelled due to the fact of the parcel being rezoned in 2008 but not changed in the GIS system at that time. Gallegos will work administratively to resolve the issue. Gallegos informed the Commission she will not be in attendance at the regularly

scheduled meeting on August 5th.

Commissioner Bailey stated she will not be in attendance at the July 15th meeting. Gallegos provided an update on building permits submitted.

8. Next Meeting Agenda

Minutes:

July 15, 2025 Annexation Plan Recommendation To City Council - Incorporate Any Changes In the Annexation Plan - Permitted Uses

9. Adjournment (action)

Minutes:

MOTION to adjourn was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously and Commissioner Bennett adjourned the Planning Commission meeting at 8:50 p.m.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2025-07-01-planning-commission>

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



Planning Commission Meeting

Minutes

Tuesday, July 15, 2025 at 6:30 pm

Attendees: Chairperson Lee Bennett, Commissioner Mary Cokenour, Commissioner Julie Bailey, Assistant City Manager Megan Gallegos, City Recorder Melissa Gill (Excused), Deputy Recorder Jasmine Nielson

Meeting Location: 648 S Hideout Way

1. Call to Order

Minutes:

Chairperson Bennet called the meeting to order at 6:34 PM. There were no visitors present.

City Councilmember Dunn joined the meeting at 6:38 PM.

2. Public Comment

Minutes:

There was no public comment.

3. Annexation Policy Revisions (discussion)

Minutes:

Bennett explained the purpose of the special meeting was to review the annexation plan, determine if all agreed, and to send the draft to City Council for public hearing. There was discussion about the State requirements, and it was determined that all have been met, and the Planning Commission was happy with the plan.

4. Consider for Approval: Forward the Monticello City Annexation Policy Update to City Council for Public Hearing (action)

Minutes:

MOTION to forward the Annexation Policy Plan as completed was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously.

Vote results:

Ayes: 3 / Nays: 0

5. Permitted Uses/Zone Intentions (discussion)

Minutes:

Commissioners and Assistant City Manager Gallegos reviewed and discussed permitted use definitions.

6. Administrative Communications

Minutes:

The City Council and Planning Commission will meet for a discussion of the current General Plan.

7. Next Meeting Agenda

Minutes:

Permitted Uses – Subdivision Code Review

8. Adjournment (action)

Minutes:

MOTION to adjourn the Planning Commission meeting was made by Commissioner Cokenour and seconded by Commissioner Bailey. The motion passed unanimously, and Commissioner Bennett adjourned the meeting at 8:57 pm.

Vote results:

Ayes: 3 / Nays: 0

Audio File

<https://soundcloud.com/user-250815044/2025-07-15-planning-commission>

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

CITY OF MONTICELLO

RESOLUTION 2025-14

**A RESOLUTION ESTABLISHING RULES OF ORDER AND PROCEDURE FOR THE
GOVERNING BODIES OF MONTICELLO CITY**

WHEREAS, Monticello City recognizes the need to conduct the business of the City in an orderly, fair, and efficient manner; and

WHEREAS, the City Council and the Planning Commission are entrusted with making important decisions affecting the community and its citizens; and

WHEREAS, the establishment of clear rules of order and procedure promotes transparency, consistency, and efficiency in public meetings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Monticello City, that set rules of order and procedure are hereby established and adopted to govern the meetings of the Monticello City Council and the Monticello City Planning Commission; and

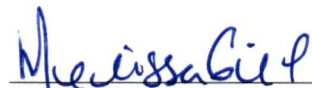
BE IT FURTHER RESOLVED that these rules shall guide the conduct of meetings, ensure orderly discussion, and provide a consistent framework for decision-making in accordance with state law and City ordinances.

This Resolution Shall Become Effective Upon Date of Passage.

PASSED, ADOPTED, AND APPROVED THIS 26TH DAY OF AUGUST 2025.


Bayley Hedglin, Mayor

ATTEST:


Melissa Gill, CMC, UCC



Rules of Order and Procedure for Monticello City Council and Planning Commission Meetings

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Section 1 – Role and Authority of the Council and Commission Chair

1.0 – Role of the Council Chair (Mayor) and Commission Chair

- A.** The Mayor shall serve as Council Chair and preside at all City Council meetings. The Planning Commission may choose a Commission Chair each January to reside at all Planning Commission meetings.
- B.** Shall determine that a quorum is present before transacting business.
- C.** Shall recognize and call upon speakers.
- D.** Shall determine if motions are in order.
- E.** Shall preserve order and enforce the rules of procedures and conduct.
- F.** Open discussion and introduce items listed on the agenda. The Mayor/Commission Chair reserves the right to change the order of the agenda at his/her discretion.
- G.** While the Mayor/Chair has the authority to preserve decorum in meetings, the City Manager is also responsible for the orderly conduct and decorum of all city employees under the City Managers direction and control.

Section 2 – General Information on Public Meetings

2.0 General Rules

- A. Quorum** – The minimum number of City Council members necessary to constitute a quorum is three (3), excluding the Mayor. The minimum number of Planning Commission members to constitute a quorum is two (2).
- B. Attendance** – Excused absence shall be granted to any Council/Commission member when requested in advance.
- C. Robert's Rules of Order** – Robert's Rules of Order, 12th Edition or newer, are adopted and incorporated herein by reference.

2.1 Regular Meetings

- A. Standing Location, Date and Time** – Regular City Council meetings shall be held on the second and fourth Tuesdays of each month beginning at 7:00 pm. Regular Planning Commission meetings shall be held on the first Tuesday of each month beginning at 6:30 pm. Meetings shall be convened in the Hideout Community Center, 648 S Hideout Way, in Monticello City.
- B. Alternate Location, Dates and Times** – The City Council/Planning Commission may elect to meet at alternate locations, dates, and times. Upon such election, public notice shall be given of the change in accordance with Utah State Law.
- C. Cancellation and/or Rescheduling of Meetings** – Any regular meeting may be canceled or rescheduled by a majority vote of the City Council/Planning Commission. The City Recorder shall ensure that any cancellation, alternate date/time or alternate location is published on the City's website or other generally accepted medium, as designated by city ordinance or State Law.

2.1 Monticello 101

A. When determined necessary, the City Council may conduct meetings prior to regular City Council meetings, or on other days approved by the city Council, to allow the City Council to informally review items of interest. The time of the workshop meeting will be posted in accordance with State Code. The City Council may not take formal action on items during the Monticello 101 meeting.

2.2 Special Meetings and Emergency Meetings

A. Consistent with State Law, special meetings may be called at any time by the Mayor, two or more members of the City Council, or the Planning Commission Chair. The City Recorder shall post notice thereof as provided by State Code. Special meetings may be held at any location, if such meetings are conducted in accordance with State Code.

1. At least three hours' notice will be given of any special meeting.
2. An order for the special meeting is to be entered in the minutes of that meeting.

2.3 Notice of Meetings

A. Posting in General Circulation – The City Recorder shall publish in at least one newspaper in general circulation within the city, a statement of dates, times and places of the City Council and Planning Commission meetings for the calendar year. Posting shall occur at least one week prior to the first regular meeting of the calendar year. One additional alternate posting shall be on the City's Website.

B. Posting of the Agenda – The regular City Council and Planning Commission meeting agendas shall be posted by 6:00 p.m., the Friday, four (4) calendar days prior to the next Tuesday regular scheduled meeting. However, urgent or time sensitive agenda items and agenda information may be posted up until 24 hours prior to the City Council/Planning Commission meeting as provided by law. Any emergency items may also be posted up until said 24 hours prior to the City Council meeting as provided by law.

C. Conformity – The City Recorder shall check at reasonable intervals to ensure that these postings remain accurate, are accessible to the public, and conform to State Code.

Section 3 – Agenda Submission Deadlines and Distribution

3.0 – Deadline for Submission and Removal of Agenda Items

A. Deadline for the General Public – All items submitted by the general public to be presented at regular City Council/Planning Commission meetings must be in writing and include all desired supporting documentation and material. The general public deadline for submitting an item to the City Recorder is 1:00 p.m., Tuesday, seven (7) days prior to the next Tuesday regularly scheduled meeting at which the item(s) are to be presented. As an alternative, the general public may raise any item with the City Council/Planning Commission that is not on the agenda, during a regular meeting's public comment section of the agenda.

B. Deadline for City Council – The deadline for a City Council Member/Planning Commissioner to submit an item to the City Recorder is 1:00 pm, Thursday, prior to the next Tuesday meeting, or five (5) days prior to the meeting if the meeting falls on an alternate day of the week. Items, including staff reports and supporting material, submitted by the City Council/Planning Commission to present at the regularly scheduled meeting must be in writing and submitted per the referenced deadlines to ensure sufficient time to complete internal administrative reviews of proposed agenda items.

C. Removal of Agenda Items –

1. Individuals may request the Mayor, Planning Commission Chair, or City Recorder to remove any item they submitted from the agenda at any time.
2. The Mayor, Planning Commission Chair, or City Manager, has the authority to remove agenda items.
3. In the event items are directed not to be placed on an agenda or removed from an agenda by the Mayor, Planning Commission Chair, City Manager, or City Recorder after posting, the governing body shall be informed of such removal, or directive. Additionally, any such removals after posting shall be reflected in the revised agenda as a redline strikeout notation.
4. Staff Reports are to be independent of edit or modification by members of the governing body prior to their submission to the Recorder and placement of the Council Agenda. If, however, a member of the governing body desires specific information be included in staff reports, such requests shall be directed to the City Manager.

3.1 – Agenda Posting and Material Upload

A. Posting of Agenda – Barring unavoidable difficulties or holidays, Meeting Agendas will be posted 6:00 p.m. Friday, prior to the next Tuesday meeting, or four (4) days prior to the City Council/Planning Commission meeting if the meeting falls on an alternate day of the week. The Meeting Agenda may not be changed, this includes but is not limited to adding, removing or modifying any individual item of the Agenda, within twenty-four (24) hours prior to the Meeting, pursuant to Utah Code 52-4-202, and the Public Notice Website.

B. Media Notification – Media notification shall be accomplished by the City's upload to the Utah Public Notice Website.

3.2 – Agenda Item Information

A. Support Material for Agenda Items – Each agenda item shall be accompanied with any support material needed for Councilmembers/Commissioners to take action.

B. Numbering and Indexing of Agenda Items – All items shall be numbered or lettered sequentially for purposes of consideration of the Agenda.

C. Non-Agenda Items – While matters not on the agenda may be discussed, no final action can be taken on any matter not on the written agenda.

Section 4 – Participation in Public Meetings

4.0 – Councilmembers’/Commissioners’ Right to Speak

A. Requesting to Speak – While each member has the right to speak, the Councilmember/Commissioner must request this right by addressing the Chair. The Chair must recognize any Councilmember/Commissioner who seeks the floor when appropriately entitled to do so. Upon being recognized, the Councilmember/Commissioner may proceed.

B. Staying on Topic – Councilmembers/Commissioners will limit their comments to the subject matter, time or motion being currently considered by the governing body.

C. Interrupting – A Councilmember/Commissioner, when given the floor, shall not be interrupted while speaking unless called to order by the Chair, unless a point of order is raised by another Councilmember/Commissioner, or unless the speaker chooses to yield a question from another Councilmember/Commissioner. Councilmembers/Commissioners shall not be interrupted in making a motion. Any motion shall be allowed to proceed for a second.

4.1 – City Employees’ Right to Speak

A. City Manager and Administrative Level Officials – The City Manager and any other appointed, administrative level official shall be entitled at all times to any privilege of the floor for the purpose of speaking upon any question that pertains to their duties, responsibilities and authority.

4.2 – General Participation in Public Meetings and Public Hearings

A. Invited to Attend – All are welcome to attend City Council and Planning Commission public meetings and hearings and will be admitted up to the fire safety capacity of the room.

B. Addressing City Council/Planning Commission – The Chair must first recognize any party representing an item on the agenda, desiring to address the governing body. When called upon, the person will approach the podium and state their name to be included in the meeting minutes. If speaking for groups, the name of the group should be stated.

C. General Public Comment to Agenda and non-Agenda Items – There shall be a portion of the City Council/Planning Commission Meeting designated as Public Comments for non-Agenda Items. During this time the public may address non-agenda items to the Council/Commission. Each speaker will be allowed three (3) to five (5) minutes to speak, depending on the amount of public comment requests. This segment shall be limited to twenty (20) minutes, total. Persons representing an agenda item shall confine their remarks to matters related to the agenda item (Please refer to Item 4.2 F).

D. Equitable Time to Speak – To guarantee all persons, on the agenda, and acting as presenters an opportunity to be heard, initially, all such speakers will be given the same amount of time to speak. Presentations shall be limited to twenty (20) minutes each but may be extended or shortened at the discretion of the Chair.

E. Rules of Conduct for the Governing Body – Subject to State Rules, Regulations, or Code, Councilmembers/Commissioners may expel any other Councilmember/Commissioner on a two thirds vote, for acts that in the governing bodies majority opinion, rise to a degree of substantially disrupting the orderly function of the Meeting.

F. Rules of Conduct for the General Public – All comments made must fall within the purview of Monticello City's Legislative or Administrative Bodies jurisdiction. Members of the audience shall not engage in disorderly or boisterous conduct including the utterance of loud, threatening, or abusive language, clapping, whistling, stamping, or other acts that disturb, disrupt, impede, or otherwise render the orderly conduct of the meeting unfeasible. Such demonstrations shall not be permitted and those engaged in such conduct will be removed from the meeting room at the discretion of the Chair.

G. Banners and Signs – No placards, banners, or signs will be permitted in the City Council/Planning Commission chamber or in any room in which the City Council/Planning Commission is meeting. Exhibits, displays, and visual aids used in connection with agenda items are permitted.

Section 5 – Motion Procedures

5.0 Motions

A. Any matter that requires a decision shall be brought before the Council/Commission by motion.

1. Other than a Motion to Adjourn, Motions are not permitted during Monticello 101 meetings.

B. A Council Member/Planning Commissioner may call for a motion at any time and shall be recognized by the Chair.

5.1 Allowed Motions

A. There are three basic forms of motions allowed: Initial Motions, Motions to Amend, and Substitute Motions.

1. Initial Motion – The initial motion is the one that puts forward an item for the City Councils/Planning Commissions consideration. An initial motion might be: "I move that we adopt...". The commencement of an initial motion suspends debate. The Chair shall recognize the motion and allow for the opportunity of a second, at which point, there may be discussion on the motion by the Council/Commission, but no further public comment. If there is not second, or a motion is defeated, debate may continue unless, or until there is another motion offered.

2. Motion to Amend – If a Councilmember/Commissioner wants to change the initial motion that is before the City Council/Planning Commission, they would move to amend it. A motion to amend might be: "I move that we amend the motion to adopt ordinance number 10-1 with changes in paragraph 1 as follows...". A motion

to amend takes the initial motion that is before the Council/Commission and seeks to change it in some way. The motion to amend must be germane to the initial motion. The motion to amend must not be the same as a negative vote on the initial motion.

3. Substitute Motion – If a Councilmember/Commissioner wants to completely do away with the initial motion that is on the floor and put a new motion before the Council/Commission, they would make a substitute motion. A substitute motion might be: “I move that we refer ordinance number 10-1 to the Planning Commission for its recommendation”.

5.2 Allowed Number of Motions on the Floor at the Same Time

A. There can be up to three motions on the floor at the same time and no more than three. The Chair can reject a fourth motion until the Chair has dealt with the three that are on the floor and has resolved them.

5.3 Motions Not Debatable

A. The following motions are not debatable – a motion to adjourn; a motion to recess; a motion to fix a time to adjourn; a motion to table; and a motion to limit debate.

5.4 Reconsidering a Motion

A. A motion to reconsider any item requires a majority vote to pass, but there are special rules that apply only to the motion to reconsider.

1. Timing – A motion to reconsider must be made at the meeting where the item was first voted upon or at the very next meeting of the City Council/Planning Commission if the item is properly placed on the agenda.

2. A motion to reconsider cannot be made at a special meeting of the Council/Commission unless the number of members present at the special meeting equals or exceeds the number present at the meeting when the action was approved.

3. A motion to reconsider can only be made by a member who voted in the majority on the original motion.

Section 6 – Voting Procedures

6.0 Council/Commission Voting

A. Methods of Voting – As prescribed by State Law, a roll call vote is to be taken for all ordinances, resolutions, and any action that creates a liability to the City. Each Councilmember’s/Commissioner’s vote must be clearly set for the record. No member shall address the Chair or demand the floor while a vote is being taken. Every resolution or ordinance shall be in writing before the vote is taken.

B. Abstention – Every Councilmember/Commissioner present has the right to abstain from voting. Abstentions are the equivalent to a no vote when determining the outcome of the vote since it takes three (3) votes to pass any matter in City Council meetings and two (2) votes to pass any matter in Planning Commission meetings.

C. Voting Results – The Chair shall announce the results of the voting, and state whether the matter voted upon passed or failed.

D. Minimum Vote Required – The minimum number of yes votes required for passing of any ordinance or resolution or to take any action, unless otherwise prescribed by State Law, is a majority of the voting members of the Council/Commission. Any ordinance, resolution or motion of the City Council/Planning Commission having fewer favorable votes than required is defeated and invalid.

E. Voting by the Mayor – The Mayor is a non-voting member of the City Council except as provided by State Law: Utah State Code 10-3b-302

1. The Mayor by State Law may vote on each matter for which there is a tie vote of the other Councilmembers present; or when the Council is voting on:

- a. Whether to appoint or dismiss a municipal manager; or
- b. An ordinance that enlarges or restricts the Mayor's powers, duties, or functions.

F. Tie Vote – A tie vote results in a lost motion. In such an instance, any member of the City Council/Planning Commission may offer a motion for further action. If there is no affirmative vote, the result is no action. A vote of 2-2 with one abstention in City Council and a vote of 1-1 with one abstention in Planning Commission means the motion fails. Only when one City Councilmember is absent and the vote is 2-2, the Mayor is entailed to vote.

Section 7 – Order of Business for Regular Meetings

7.0 General Order for City Council

A. City Council Meetings will be generally conducted in the following order, unless otherwise specified.

1. Call to Order
2. Invocation/Opening Remarks/Pledge of Allegiance
 - a. Approval of the minutes of previous meetings (1st meeting of each month)
 - b. Approval of bills as paid (1st meeting of each month)
3. Public Comment
4. General Business/Action Items
5. Follow Up Items
6. Administrative Communications
7. Consider Upcoming Agenda Items
8. Adjournment

7.1 General Order for Planning Commission

A. Planning Commission Meetings will be generally conducted in the following order, unless otherwise specified.

1. Call to Order
2. Approval of the minutes of previous meetings
3. Public Comment
4. General Business/Action Items
5. Administrative Communications
6. Consider Upcoming Agenda Items
7. Adjournment

7.2 Standard Adjournment

A. The hour of adjournment is 10:00 p.m. and will not continue beyond that time without a majority vote of the City Council/Planning Commission.

1. To assist in making the determination to continue past the hour of adjournment, the Council/Commission may determine if deliberation could be concluded by 10:30 p.m. and continue to that time. Otherwise, all items remaining after the hour of adjournment will be deferred until the next scheduled meeting.

Order of Business for Public Hearings

8.0 – General Order

A. Public Hearings will generally be conducted in the following order, unless otherwise specified by Council/Commission.

B. Notice of statutory Public Hearings will be posted as required by Law. Additional or voluntary Public Hearings should be noticed as practicable or as can be reasonably accommodated.

C. The members of the City Council/Planning Commission will receive a staff report on the matter in the agenda packet prior to the meeting. This provides the Council with an opportunity to study the staff report, which will become part of the Public Hearing record, and to become familiar with the item prior to the Public Hearing.

D. When the Public Hearing is called, staff will summarize the matter as contained in the staff report or request a continuation to a future meeting. The City Council may ask staff questions for clarification.

E. The Chair opens the Public Hearing.

F. Subject to reasonable administrative procedures, all members of the public should be given the opportunity to speak during the Public Hearing. General comments and questions from the public may be limited to a maximum of five (5) minutes per person, however, the spokesperson for larger groups may be allowed up to ten (10) minutes (time permitting).

Individuals or groups shall not be allowed to defer any portion of their time to other speakers.

G. No repetitive or redundant testimony is allowed.

1. A speaker shall not present the same or substantially the same items or arguments to the Council/Commission repeatedly or be repetitious in presenting their oral comments.

2. To expedite matters and to avoid repetitious presentations, the designation of a spokesperson is encouraged. Any group of individuals wishing to address the Council/Commission on the same subject matter is encouraged to designate a spokesperson. With the consent of the Council/Commission, the Chair may extend the time allocations for a designated spokesperson as needed.

H. Following each presentation, members of the City Council/Planning Commission may question the speaker(s).

I. When all parties have been heard and there are no additional requests to speak the Chair shall close the Public Hearing.

J. Upon completion of public comment, the Council/Commission shall be allowed to deliberate and discuss without interruption.

K. If the Council/Commission raises new issues through deliberation and seeks in its discussion to take additional public testimony, the Public Hearing may be reopened. At the conclusion of additional public testimony, the Chair shall again close the Public Hearing.

L. Any member of the Council/Commission may make a motion to:

1. Continue the Public Hearing to a future date to allow for further study/discussion; or

2. Close the Public Hearing and do one of the following:

a. Approve the matter as submitted,

b. Conditionally approve the matter with certain revisions,

c. Deny the matter, or

d. Deny the matter without prejudice (this action will allow the applicant to re-file without waiting a specified time period and will permit the waiver of any required fees).

M. The applicant may withdraw the matter at any time before a vote is taken by the City Council/Planning Commission.

CHAPTER 15

RECREATIONAL VEHICLE PARKS

SECTION:

10-15-1: STANDARDS AND REQUIREMENTS:

The development of a recreational vehicle park shall conform to the following standards and requirements unless modified by an approved planned development plan:

An RV Park shall be adapted to individual site conditions and the plat should use terrain, natural drainage conditions when possible, existing trees, shrubs and rock formations with a minimum of disturbance to the land. Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property of the health or safety of the occupants or adjoining neighbors. Recreational vehicle parks shall be located in the C-1 commercial zone.

A Park Area Requirements: One acre minimum, not more than twenty (20) spaces.

B Space Area Requirements: Eight hundred (800) square feet minimum for full hookups. (No RV Park shall have a density greater than 20 units per acre.) Four hundred (400) square feet minimum for those spaces not having hookups. Minimum rental space size shall not include any area required for access roads, off street parking, service buildings, recreation areas, office and similar RV park needs.

C Open Space: Open space for common areas, playgrounds and other recreational uses shall be provided at the rate of at least ten percent (10%) of the gross area of the RV park and shall be of sufficient size and distribution as to be a functional part of the entire development plan. Open space shall not include any area designated as a roadway, RV rental space, storage area, or any area required for setbacks as set forth in subsection F of this section.

D Rental Pad Requirements: Spaces containing hookups for water, sewer and electricity shall be equipped with a surface area of not less than ten feet by forty feet (10' x 40'). Surfacing shall consist of gravel, asphalt or concrete. Where gravel surfacing is used, the design of the gravel pad shall be approved by the city engineer to maintain proper drainage and minimize dust. Where provided, each RV unit shall be parked entirely on the surface area so that no part thereof obstructs any roadway or walkway within the RV park. Those spaces not equipped with such a surface area, intended for occupancy by recreational vehicles not having self-contained toilets, lavatory or bathing facilities, shall be equipped with a gravel pad, the design of which shall be approved by the city engineer, of not less than ten feet by twenty five feet (10' x 25') for RV unit parking and a hookup for water. Electricity shall be provided with at least one hundred ten (110) volts, or 110/220 volts, installed in accordance with applicable state electrical codes.

~~No individual space in a recreational vehicle park shall be used by one individual for more than one hundred eighty (180) days consecutively, nor shall such space be rented or leased to any one individual for a period longer than one hundred eighty (180) days in any one calendar year.~~

No individual space in a recreational vehicle park shall be used by any one individual for more than three (3) consecutive years, nor shall such space be rented or leased to any one individual for a period longer than three (3) years in any calendar period. Any recreational vehicle occupying a space for more than fourteen (14) consecutive calendar days shall be required to utilize full utility connections, including water, sewer, and electrical service. Recreational vehicle parks accommodating individuals from October through March must be

equipped for winter conditions, including adequate utility infrastructure to prevent freezing. Any recreational vehicle placed in a space for more than three (3) calendar months shall be skirted in a manner sufficient to protect utility connections and promote energy efficiency.

E Space Width Requirements: Twenty feet (20') minimum. There shall be a minimum distance of ten feet (10') provided between RV units parked side by side. There shall be a minimum distance of ten feet (10') between RV units parked end to end. There shall be a minimum distance of twenty feet (20') between any RV space and any building.

F Park Setback Requirements: Each recreational vehicle park shall have the following setbacks:

1 Side Setback and Rear Setback: Ten feet (10') minimum from adjacent property other than R-1 and R-2. In R-1 and R-2 setback shall increase to twenty feet (20'). The side setback shall be a drainage swale without any utilities. An additional five feet (5') shall be provided if utilities are to be included in the development.

2 Front Setback: Twenty feet (20') minimum from a state highway and ten feet (10') from a city street.

G Allowed Vehicle Requirements: Only recreational vehicles, as defined in section 10-1-4, "Definitions", of this title, may be located in an RV park.

H Parking Requirements: Parking shall be provided for each RV in the park in addition to one automobile for each RV space. RV parking spaces need not be hard surface but should be of a gravel type material and be kept weed free. Each recreational vehicle (RV) shall be able to park in designated spaces, and no portion of a driveway or roadway may be used for recreational vehicle parking. All RVs shall maintain at least ten feet (10') spacing between RV units.

I Access and Roadway Requirements: Each RV Park shall have access roads as follows:

1 For One-Way Traffic: Roadways with no parking: Eighteen feet (18') in width;

2 For Two-Way Traffic: Roadways with no parking: Thirty-two feet (32') width;

3 For Entrance Roadways: The city requires thirty-two feet (32') in width. Each RV Park greater than three (3) acres shall have at least two (2) accesses to city streets. On state highways, meet the UDOT requirements.

4 Road Design: Streets or roadways and parking areas within the RV park shall be designed to provide safe and convenient access to all spaces and to facilities for common use by park occupants, and shall be constructed and maintained to allow free movement of emergency and service vehicles at all times, and shall be graded to drain and surfaced with gravel, asphalt or concrete, the design of which shall be approved by the city engineer, to maintain proper drainage and minimize dust. A forty-five foot (45') turning radius shall be required on all curves, to allow access by emergency vehicles.

5 Lighting: All roadways and walkways within the park shall be adequately lit at night, to provide safe access. All lights shall be shielded to keep the light from leaving the property. (0 foot-candles at the property line.)

J Outdoor Living Space Requirements: Each RV space shall provide an "outdoor living" space adjacent to the vehicle parking space. The outdoor living space shall be a minimum of two hundred (200) square feet and shall be maintained in a clean and weed free manner.

K Landscaping Requirements: A landscape plan, to be approved by the plan commission of the city of Monticello, shall be required for all RV parks. Landscape shall be designed to perform the following conditions:

- 1 Provide an attractive entrance and street frontage;
- 2 Provide dust and erosion control;
- 3 Provide a neat, attractive and aesthetically pleasing appearance.

Drought tolerant grass and ornamental landscaping shall be required in all RV parks, together with adequate water outlets to maintain all landscaping. The RV Park shall be screened from R-1 residential properties by means of fences or walls six feet (6') in height. All other adjacent properties may be screened by hedges or other landscaping.

L Utility Requirements: All RV parks shall be served by a public water supply and public sewer system (including dump stations). All utilities shall be placed underground. City utilities shall be metered as determined by the city codes. Installation of backflow valves and dump stations shall be in accordance with the applicable codes.

M Fire Protection: Fire hydrants shall be installed throughout all RV parks in accordance with the specifications of the city of Monticello fire department.

N Sanitary Facility Requirements: All RV parks shall meet all sanitary facilities required by the Utah state department of health code for RVs and shall provide a dump station for dependent recreational vehicles. Parking around the service building shall be hard surfaced. Recreational vehicles shall meet all requirements of the recreational vehicle sanitation code, R392-301, as adopted by the Utah state board of health in 1993, which code is hereby adopted by reference.

O Refuse Disposal: The storage, collection and disposal of refuse shall be performed so as to minimize accidents, fire hazards, air pollution, odors, insects, rodents or other nuisance conditions. All refuse shall be stored in durable, washable and nonabsorbent metal or plastic containers with tightfitting lids. Such containers shall be provided at the rate of at least one 30-gallon container, secured in a rack or holder, for each rental space, or an equivalent storage capacity in a centralized storage facility. Adequate refuse collection and removal shall be the responsibility of the park owner and contracted with the city.

P Tents: Tents shall be permitted within RV parks. Areas for group tent camping may be established, with the following provisions:

- 1 The area set aside for such group use is not part of any designated open space;
- 2 An adequate number of parking spaces is provided;
- 3 The area is served by one or more water outlets; and
- 4 The area is located no further than three hundred feet (300') from a service building.

Q Structural Additions: Temporary structures such as canvas awnings, screened enclosures, or platforms, which are normal camping equipment, may be erected but must be removed when the rental space is vacated. No other structural additions shall be built onto or become a part of any RV.

R Storage Sheds: No storage sheds shall be allowed within an RV rental space.

S RV Storage: Recreational vehicles may be stored where permitted but not used for permanent living quarters.

T Stormwater Management: Storm drainage facilities shall be so constructed as to protect visitors to the RV park as well as adjacent property owners. Such facilities shall be of sufficient capacity to ensure rapid drainage and development and shall be connected to the city's storm drainage facilities.

U Application Requirements And Procedures: The proponent of a recreational vehicle park, or an expansion thereof, shall make written application for special review for a recreational vehicle (RV) park, in accordance with title 11 of this code, subdivision requirements and the following shall also be submitted with such application to the planning commission and city council:

1 A preliminary site development plan designating rental spaces, utility easements, roadways, open space, accessory buildings and special features.

2 Upon receiving an affirmative review by the city council and the plan commission for the project, a complete and comprehensive development plan, including the following:

a Detailed land use plan, drawn to a scale of one inch equals one hundred feet (1" = 100'), unless larger scale is necessary, including the dimensions and location of each RV rental space, service buildings, common and recreation areas, surrounding land uses and zoning districts prepared by an architect or civil engineer;

b Typical Street cross sections;

c Location and widths of roadways, sidewalks and pedestrian ways;

d Topography of site, at two-foot (2') contours;

e Grading and drainage plans;

f Utility plans;

g Legal description of property, including acreage;

h Copy of title commitment;

i Landscaping, screening and fencing plans;

j Fire protection plan;

k Location and description of all permanent structures and common facilities;

l Acreage and percentage of land to be set aside as open space;

m Density of RV rental spaces per acre;

n Vicinity map drawn to a scale of one-inch equals one thousand feet (1" = 1,000') or one-inch equals five thousand feet (1" = 5,000');

o Location of all areas subject to inundation or stormwater overflow and the location, area and direction of flow of all water sources, including the 100-year floodplain boundaries;

p Location and principal dimensions of all existing or proposed easements, watercourse boundaries, public utilities, monuments, pins, benchmarks and other significant features;

q Proposed surface treatment and design of all interior roadways and rental pads.

3 A listing of all names and addresses of all owners of the property located, in whole or in part, within three hundred feet (300') of the property line.

4 A time schedule for the development.

5 Information regarding abutting properties and land uses.

6 An application fee for special review, as set forth in title 11 of this code.

7 A fee for establishing or expanding a recreational vehicle park.

(Ord. 2016-2, 1-12-2016)

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

A. Intent: The intent of this section is to define locations for the parking and storage of recreational vehicles such that neighborhood quality and character are maintained.

1. "Recreational vehicle" as defined in section [10-1-4](#) of this title.
2. "Residential areas" as used in this section means property located within a residential zone and property used for residential purposes located in zone of the city.
3. "Parking" as used in this section means the temporary parking of a recreational vehicle for a limited period of time as specified in subsection B or D of this section.
4. "Storage" as used in this section means the parking of a recreational vehicle when it is not in use off site.
5. Exemptions:
 - a. Pickup or light truck of ~~ten thousand (10,000)~~ [twenty-five thousand \(25,000\)](#) pounds' gross weight or less with or without a mounted camper unit that is used primarily by the property owner or tenant for transportation purposes.
 - b. Travel trailer, camp trailer, or motor home when temporarily located on a lot or parcel on which a ~~building~~ [dwelling](#) is being constructed and said vehicle is connected to approved water and sewer facilities for a period of one (1) year or less. [If a building permit has been applied for and approved this includes the loss, damage or renovation of a dwelling that causes the dwelling to be inhabitable.](#)

B. Parking Restrictions:

1. No recreational vehicle may be parked on a city street for longer than ~~twenty-four (24)~~ [forty-eight \(48\)](#) consecutive hours.
2. A recreational vehicle may not be parked on a city street in a manner that obstructs visibility from adjacent driveways or street corners.
3. While parked on a city street no pop outs or other lateral extension of the recreational vehicle shall be deployed.
4. No recreational vehicle parked on a city street may be used as a dwelling.
5. A recreational vehicle may be parked in the front setback area of a residential dwelling for no more than ~~fourteen (14)~~ [thirty \(30\)](#) days per vehicle in any one (1) calendar year, provided:
 - a. The recreational vehicle is parked on a driveway.
 - b. The residential parking requirement at subsection [10-2-5C](#) of this chapter is still satisfied.
 - c. No portion of the recreational vehicle may extend into the city street or sidewalk.
 - d. No portion of the vehicle may extend beyond the property line of the lot or parcel upon which it is parked.
 - e. No effluent, petroleum product, or wastewater is discharged from the recreational vehicle.

C. Storage Requirements:

1. No recreational vehicle may be stored upon a city street or sidewalk.
2. A recreational vehicle may be kept in a side or rear yard at the owner's residence, provided:
 - ~~a. The vehicle is screened from adjacent properties by vegetation, or a fence built in compliance with section [10-2-14](#) of this chapter.~~
 - ~~b.~~ [a.](#) The vehicle is maintained in a clean, well-kept condition that does not detract from the appearance of the surrounding area.
 - ~~c.~~ [b.](#) The vehicle is operational and currently registered and licensed.
 - ~~d.~~ [c.](#) No effluent, petroleum product, or wastewater is discharged from the vehicle.

D. Recreational Vehicle as A Temporary Dwelling Unit:

1. It is unlawful for any person to use any parked or stored recreational vehicle as a permanent dwelling.
2. A recreational vehicle may be used as a temporary dwelling when the vehicle is used by guests who travel in it, provided:
 - a. The recreational vehicle is situated on the host's property in conformance with subsection B4 or C of this section.
 - b. The vehicle is equipped for sleeping.
 - c. The stay does not exceed fourteen (14) days per vehicle in any one (1) calendar year.
3. A stored recreational vehicle may be used for temporary sleeping space, provided:
 - a. The vehicle is stored on the owner's property in conformance with subsection C of this section.
 - b. The vehicle is equipped for sleeping.
 - c. No effluent or wastewater is discharged from the vehicle.
 - d. No portion of the vehicle may extend beyond the property line of the lot or parcel on which it is situated.
 - e. Use does not exceed thirty (30) days in any one (1) calendar year. (Ord. 2016-6, 6-28-2016; amd. Ord. passed 11-29-2022; Ord. 2024-02, 2-27-2024)

Proposed Community Survey Questions for Monticello's General Plan Update

Name (Optional)

Gender

Age

Income

Household Size

Do you live in Monticello full time, seasonal, or in San Juan County but are invested in our city?

1) Are you interested in local government and what would you like to know?

2) Do you regularly participate in activities in Monticello and if so, which ones and how?

Volunteer (Fire Department, Youth Sports, Adult Sports, Rec Committee, Parks and Beautification, Golf Course, City Clothing Drive, Other) – Participant – Organizational

3) Please rank the following city services in order of importance to you:

Sewer	Water	Sanitation	Streets	Tourism
Economic Development	Youth Recreation	Adult Recreation	Landfill	
Parks	Community Events	Code Enforcement		
Pool	Golf Course	Walking/Biking Trails	Emergency Services	

4) Why did you choose your top 3?

5) What do you enjoy about our community?

6) What do you feel is missing in our community?

7) Do you feel the City is transparent regarding all public meetings and actions?

8) What is your preferred method of communication from the City?

Social Media (Website/Facebook)	Text Messaging	Email
Public Postings (Library/Post Office/City Office/Hideout Community Center)		

9) Do you know how to read your secondary water meter and do you understand the format of your utility bill?

10) How would you like to see the City change within the next ten (10) years?

Business Housing Educational Opportunities

11) What type of growth would you like to see?

Business Oriented Family Oriented

12) Would you prefer we stay as we are?

TENTATIVE OUTLINE FOR GENERAL PLAN

Red = Applicable section of Utah Code

Blue = PC suggestions

Green Highlight = Items not required but which the city may want to include

PREPARATION AND EFFECT OF PLAN

Intent is to summarize the steps taken to prepare the GP and to identify any additional elements the CC wants to include. The following three conditions help sort out the portions of Utah code that apply to Monticello.

- Monticello is a 5th class municipality with a population less than 5,000
- San Juan County is a 4th class county
- Monticello is not a "specified municipality" as defined at 10-9a-408(1)(f)

10-9a-204 Notice of public hearings and public meetings to consider general plan or modifications.

- (1) Each municipality shall provide:
 - (a) notice of the date, time, and place of the first public hearing to consider the original adoption or any modification of all or any portion of a general plan; and
 - (b) notice of each public meeting on the subject.
- (2) Each notice of a public hearing under Subsection (1)(a) shall be at least 10 calendar days before the public hearing and shall be:
 - (a) published for the municipality, as a class A notice under Section 63G-30-102, for at least 10 days; and
 - (b) mailed to each affected entity.
- (3) Each notice of a public meeting under Subsection (1)(b) shall be at least 24 hours before the meeting and shall be published for the municipality, as a class A notice under Section 63G-30-102, for at least 24 hours.

10-9a-401 General plan required-- Content.

- (1) To accomplish the purposes of this chapter, a municipality shall prepare and adopt a comprehensive, long-range general plan for:
 - (a) present and future needs of the municipality; and
 - (b) growth and development of all or any part of the land within the municipality.
- (2) The general plan may provide for:
 - (a) health, general welfare, safety, energy conservation, transportation, prosperity, civic activities, aesthetics, and recreational, educational, and cultural opportunities;
 - (b) the reduction of the waste of physical, financial, or human resources that result from either excessive congestion or excessive scattering of population;
 - (c) the efficient and economical use, conservation, and production of the supply of:
 - (i) food and water; and
 - (ii) drainage, sanitary, and other facilities and resources;
 - (d) the use of energy conservation and solar and clean energy resources;

- (e) the protection of urban development;
- (f) if the municipality is a town, the protection or promotion of moderate income housing;
- (g) the protection and promotion of air quality;
- (h) historic preservation;
- (i) identifying future uses of land that are likely to require an expansion or significant modification of services or facilities provided by an affected entity; and
- (j) an official map.

10-9a-402 Information and technical assistance from the state.

- (1) Each state official, department, and agency shall promptly deliver any data and information requested by a municipality unless the disclosure is prohibited by Title 63G, Chapter 2, Government Records Access and Management Act; and
- (2) furnish any other technical assistance and advice that they have available to the municipality without additional cost to the municipality.

10-9a-403 General plan preparation.

- (1)
 - (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of the planning commission's intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing the planning commission's recommendation.
 - (b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.
 - (c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.
 - (d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.
- (2)
 - (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:
 - (i) Land Use
 - (ii) Transportation and traffic circulation
 - (iii) Moderate income housing
 - (iv) Water use and preservation (except for 5th class municipalities and towns)
- (3) The proposed general plan may include:
 - (a) an environmental element that addresses:
 - (i) the protection, conservation, development, and use of natural resources, including the quality of:

(A) air;	(F) harbors;
(B) forests;	(G) fisheries;
(C) soils;	(H) wildlife;
(D) rivers;	(I) minerals; and
(E) groundwater and other waters;	(J) other natural resources; and
 - (ii)
 - (A) the reclamation of land, flood control, prevention and control of the pollution of streams and other waters;

- (B) the regulation of the use of land on hillsides, stream channels and other environmentally sensitive areas;
- (C) the prevention, control, and correction of the erosion of soils;
- (D) the preservation and enhancement of watersheds and wetlands; and
- (E) the mapping of known geologic hazards;
- (b) a public services and facilities element showing general plans for sewage, water, waste disposal, drainage, public utilities, rights-of-way, easements, and facilities for them, police and fire protection, and other public services;
- (c) a rehabilitation, redevelopment, and conservation element consisting of plans and programs for:
 - (i) historic preservation;
 - (ii) the diminution or elimination of a development impediment as defined in Section 17C-1-102; and
 - (iii) redevelopment of land, including housing sites, business and industrial sites, and public building sites;
- (d) an economic element composed of appropriate studies and forecasts, as well as an economic development plan, which may include review of existing and projected municipal revenue and expenditures, revenue sources, identification of basic and secondary industry, primary and secondary market areas, employment, and retail sales activity;
- (e) recommendations for implementing all or any portion of the general plan, including the adoption of land and water use ordinances, capital improvement plans, community development and promotion, and any other appropriate action;
- (f) provisions addressing any of the matters listed in Subsection 10-9a-401(2) or (3); and
- (g) any other element the municipality considers appropriate.

**10-9a-404 Public hearing by planning commission on proposed general plan or amendment--
Notice--Revisions to general plan or amendment--Adoption or rejection by legislative body.**

- (1)
 - (a) After completing the planning commission's recommendation for a proposed general plan, or proposal to amend the general plan, the planning commission shall schedule and hold a public hearing on the proposed plan or amendment.
 - (b) The planning commission shall provide notice of the public hearing, as required by Section 10-9a-204.
 - (c) After the public hearing, the planning commission may modify the proposed general plan or amendment.
- (2) The planning commission shall forward the proposed general plan or amendment to the legislative body.
- (3)
 - (a) The legislative body may adopt, reject, or make any revisions to the proposed general plan or amendment that the legislative body considers appropriate.
 - (b) If the municipal legislative body rejects the proposed general plan or amendment, the legislative body may provide suggestions to the planning commission for the planning commission's review and recommendation.
- (4) The legislative body shall adopt:
 - (a) a land use element as provided in Subsection 10-9a-403(2)(a)(i);
 - (b) a transportation and traffic circulation element as provided in Subsection 10-9a-403(2)(a)(ii);
 - (c) for a specified municipality as defined in Section 10-9a-408, a moderate income housing element as provided in Subsection 10-9a-403(2)(a)(iii); and
 - (d) except for a city of the fifth class or a town, on or before December 31, 2025, a water use and preservation element as provided in Subsection 10-9a-403(2)(a)(iv).

10-9a-405 Effect of general plan.

Except as provided in Section 10-9a-406, the general plan is an advisory guide for land use decisions, the impact of which shall be determined by ordinance.

10-9a-406 Public uses to conform to general plan.

After the legislative body has adopted a general plan, no street, park, or other public way, ground, place, or space, no publicly owned building or structure, and no public utility, whether publicly or privately owned, may be constructed or authorized until and unless it conforms to the current general plan.

10-9a-407 Effect of official maps

(1) Municipalities may adopt an official map.

(2)

(a) An official map does not:

- (i) require a landowner to dedicate and construct a street as a condition of development approval, except under circumstances provided in Subsection (2)(b)(iii); or
- (ii) require a municipality to immediately acquire property it has designated for eventual use as a public street.

(b) This section does not prohibit a municipality from:

- (i) recommending that an applicant consider and accommodate the location of the proposed streets in the planning of a development proposal in a manner that is consistent with Section 10-9a-508;
- (ii) acquiring the property through purchase, gift, voluntary dedication, or eminent domain; or
- (iii) requiring the dedication and improvement of a street if the street is found necessary by the municipality because of a proposed development and if the dedication and improvement are consistent with Section 10-9a-508.

LAND USE ELEMENT (mandatory)

Since 2018 the CC has changed zoning in a few areas, but we don't have updated figures for how many acres are now in each zone. If the zone changes currently under discussion by the PC are acceptable, then the acreage will change again. In addition, the San Juan County housing assessment (2024) by Points Consulting contains recommendations for building density that the PC has yet to discuss.

10-9a-403 General plan preparation

(1) (a)

(i) a land use element that:

- (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, agriculture, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate;
- (B) includes a statement of the projections for and standards of population density and building intensity recommended for the various land use categories covered by the plan;
- (C) except for a city of the fifth class or a town, is coordinated to integrate the land use element with the water use and preservation element; and
- (D) except for a city of the fifth class or a town, accounts for the effect of land use categories and land uses on water demand;

(2)(d) In drafting the land use element, the planning commission shall:

- (i) identify and consider each agriculture protection area within the municipality;

- (ii) avoid proposing a use of land within an agriculture protection area that is inconsistent with or detrimental to the use of the land for agriculture; and
- (iii) consider and coordinate with any station area plans adopted by the municipality if required under Section 10-9a-403.1.

17-41-101 Definitions

(3) "Agricultural protection area" means a geographic area created under the authority of this chapter that is granted the specific legal protections contained in this chapter.

TRANSPORTATION AND TRAFFIC CIRCULATION ELEMENT (mandatory)

The City has a future streets map that was adopted with the 2018 plan but some developments have happened since that conflicted. An official map is optional under the state's GP code (10-9a-401(2)(j)) but the PC may want to include a new map that includes future streets within the corporate boundary, maybe add a goal to fund purchase of ROWs for future streets. Might want to talk with Bruce Adams on the state road commission about future UDOT plans that could affect Monticello.

10-9a-403 General plan preparation

(2) (a)

(ii) a transportation and traffic circulation element that:

- (A) provides the general location and extent of existing and proposed freeways, arterial and collector streets, public transit, active transportation facilities, and other modes of transportation that the planning commission considers appropriate;
- (C) for a municipality that does not have access to a major transit investment corridor, addresses the municipality's plan for residential and commercial development in areas that will maintain and improve the connections between housing, transportation, employment, education, recreation, and commerce; and
- (D) correlates with the population projections, the employment projections, and the proposed land use element of the general plan;

(2)(e) In drafting the transportation and traffic circulation element, the planning commission shall:

(i)

- (B) consider and coordinate with the long-range transportation plan developed by the Department of Transportation, if the municipality is not within the boundaries of a metropolitan planning organization

MODERATE INCOME HOUSING ELEMENT (mandatory)

Monticello participated in the county-wide housing assessment by Points Consulting and their report (2024) contains population and housing needs projections and some economic information. It also has recommendations for zoning and density standards and other tools to make more housing available.

10-9a-403 General plan preparation

(2)(a)

(iii) a moderate income housing element that:

- (A) provides a realistic opportunity to meet the need for additional moderate income housing within the municipality during the next five years;
- (B) **for a municipality that is not a specified municipality, may include** a recommendation to implement three or more of the moderate income housing strategies described in Subsection (2)(b)(iii);

(2)(b) In drafting the moderate income housing element, the planning commission:

- (i) shall consider the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:
 - (A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and
 - (B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;
- (ii) **for a municipality that is not a specified municipality, may include,** and for a specified municipality as defined in Section 10-9a-408, shall include, an analysis of how the municipality will provide a realistic opportunity for the development of moderate income housing within the next five years;
- (iii) **for a municipality that is not a specified municipality, may include,** and for a specified municipality as defined in Section 10-9a-408, shall include a recommendation to implement the required number of any of the following moderate income housing strategies as specified in Subsection (2)(a)(iii):
 - (A) rezone for densities necessary to facilitate the production of moderate income housing;
 - (B) demonstrate investment in the rehabilitation or expansion of infrastructure that facilitates the construction of moderate income housing;
 - (C) demonstrate investment in the rehabilitation of existing uninhabitable housing stock into moderate income housing;
 - (D) identify and utilize general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the municipality for the construction or rehabilitation of moderate income housing;
 - (E) create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones;
 - (F) zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers;
 - (G) amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors;
 - (H) amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
 - (I) amend land use regulations to allow for single room occupancy developments;
 - (J) implement zoning incentives for moderate income units in new developments;
 - (K) preserve existing and new moderate income housing and subsidized units by utilizing a landlord incentive program, providing for deed restricted units through a grant program, or, notwithstanding Section 10-9a-535, establishing a housing loss mitigation fund;
 - (L) reduce, waive, or eliminate impact fees related to moderate income housing;
 - (M) demonstrate creation of, or participation in, a community land trust program for moderate income housing;
 - (N) implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality;
 - (O) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity, an entity that applies for affordable housing programs administered by the Department of Workforce Services, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public

housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing;

- (P) demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing;
- (Q) eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530;
- (R) create a program to transfer development rights for moderate income housing;
- (S) ratify a joint acquisition agreement with another local political subdivision for the purpose of combining resources to acquire property for moderate income housing;
- (T) develop a moderate income housing project for residents who are disabled or 55 years old or older;
- (U) develop and adopt a station area plan in accordance with Section 10-9a-403.1;
- (V) create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones;
- (W) demonstrate implementation of any other program or strategy to address the housing needs of residents of the municipality who earn less than 80% of the area median income, including the dedication of a local funding source to moderate income housing or the adoption of a land use ordinance that requires 10% or more of new residential development in a residential zone be dedicated to moderate income housing;
- (X) create a housing and transit reinvestment zone pursuant to Title 63N, Chapter 3, Part 6, Housing and Transit Reinvestment Zone Act;
- (Y) create a home ownership promotion zone pursuant to Part 10, Home Ownership Promotion Zone for Municipalities;
- (Z) create a first home investment zone in accordance with Title 63N, Chapter 3, Part 16, First Home Investment Zone Act;
- (AA) approve a project that receives funding from, or qualifies to receive funding from, the Utah Homes Investment Program created in Title 51, Chapter 12, Utah Homes Investment Program;
- (BB) adopt or approve a qualifying affordable home ownership density bonus for single-family residential units, as described in Section 10-9a-403.2; and
- (CC) adopt or approve a qualifying affordable home ownership density bonus for multi-family residential units, as described in Section 10-9a-403.3; and
- (iv) shall identify each moderate income housing strategy recommended to the legislative body for implementation by restating the exact language used to describe the strategy in Subsection (2)(b)(iii). *[applies if city chooses 3 or more of A-CC above]*
- (c) *[applies if city chooses 3 or more of A-CC above]*
 - (i) In drafting the implementation plan portion of the moderate income housing element as described in Subsection (2)(a)(iii)(C), the planning commission shall recommend to the legislative body the establishment of a five-year timeline for implementing each of the moderate income housing strategies selected by the municipality for implementation.
 - (ii) The timeline described in Subsection (2)(c)(i) shall:
 - (A) identify specific measures and benchmarks for implementing each moderate income housing strategy selected by the municipality, whether one-time or ongoing; and
 - (B) provide flexibility for the municipality to make adjustments as needed.

10-9a-403.2 Affordable home ownership density bonus for single-family residential units

(1)As used in this section:

- (a) "Affordable housing" means a dwelling:
 - (i) offered for sale to an owner-occupier at a purchase price affordable to a household with a gross income of no more than 120% of area median income for the county in which the residential unit is offered for sale; or
 - (ii) offered for rent at a rental price affordable to a household with a gross income of no more than 80% of area median income for the county in which the residential unit is offered for rent.
- (c) "Owner-occupier" means an individual who owns, solely or jointly, a housing unit in which the individual lives as the individual's primary residence.
- (d) "Qualifying affordable home ownership single-family density bonus" means:
 - (i) for an area with an underlying zoning density of less than six residential units per acre, municipal approval of a density at least six residential units per acre; or
 - (ii) for an area with an underlying zoning density of six residential units per acre or more, municipal approval of a density at least 0.5 residential units per acre greater than the underlying zoning density for the area.

(2) If a municipality approves a qualifying affordable home ownership single-family density bonus, either through a zoning ordinance or a development agreement, the municipality may adopt requirements for the qualifying affordable home ownership single-family density bonus area to ensure:

- (a) at least 60% of the total single-family residential units be deed-restricted to owner-occupancy for at least five years;
- (b) at least 25% of the total single-family residential units qualify as affordable housing;
- (c) at least 25% of the single-family residential units per acre to be no larger than 1,600 square feet; or
- (d) the applicant creates a preferential qualifying buyer program in which a single-family residential unit is initially offered for sale, for up to 30 days, to a category of preferred qualifying buyers established by the municipality, in accordance with provisions of the Fair Housing Act, 42 U.S.C. Sec. 3601.

(3) A municipality may offer additional incentives in a qualifying affordable home ownership single-family density bonus area approved for single-family residential units to promote owner-occupied, affordable housing.

10-9a-403.3 Affordable home ownership density bonus for multi-family residential units

(1) As used in this section:

- (a) "Affordable housing" means the same as that term is defined in Section 10-9a-403.2.
- (b) "Owner-occupier" means the same as that term is defined in Section 10-9a-403.2.
- (c) "Qualifying affordable home ownership multi-family density bonus" means municipal approval of a density of at least 20 residential units per acre.

(2) If a municipality approves a qualifying affordable home ownership multi-family density bonus, either through a zoning ordinance or a development agreement, the municipality may adopt requirements for the qualifying affordable home ownership multi-family density bonus area to ensure:

- (a) at least 20% more residential units per acre than are otherwise allowed in the area;
- (b) at least 60% of the total units in the multi-family residential building be deed-restricted to owner-occupancy for at least five years;
- (c) at least 25% of the total units in the multi-family residential building qualify as affordable housing;
- (d) at least 25% of the total units in a multi-family residential building to be no larger than 1,600 square feet; or
- (e) the applicant creates a preferential qualifying buyer program in which a unit in a multi-family residential building is initially offered for sale, for up to 30 days, to a category of preferred qualifying buyers established by the municipality, in accordance with provisions of the Fair Housing Act, 42 U.S.C. Sec. 3601.

(3)A municipality **may offer additional incentives** in a qualifying affordable home ownership multi-family density bonus area for multi-family residential units to promote owner-occupied, affordable housing.

WATER USE AND PRESERVATION (optional)

San Juan Water Conservancy District has a water management plan prepared by Jones & DeMille in 2022. Perhaps it will suffice if the CC wants to add this element.

10-9a-403 General plan preparation

- 2(a)
- (iv) except for a city of the fifth class or a town, a water use and preservation element that addresses:
 - (A) the effect of permitted development or patterns of development on water demand and water infrastructure;
 - (B) methods of reducing water demand and per capita consumption for future development;
 - (C) methods of reducing water demand and per capita consumption for existing development; and
 - (D) opportunities for the municipality to modify
- 2(f) In drafting the water use and preservation element, the planning commission:
- (i) shall consider:
 - (A) applicable regional water conservation goals recommended by the Division of Water Resources; and
 - (B) if Section 73-10-32 requires the municipality to adopt a water conservation plan pursuant to Section 73-10-32, the municipality's water conservation plan;
 - (ii) shall include a recommendation for:
 - (A) water conservation policies to be determined by the municipality; and
 - (B) landscaping options within a public street for current and future development that do not require the use of lawn or turf in a parkstrip;
 - (iii) shall review the municipality's land use ordinances and include a recommendation for changes to an ordinance that promotes the inefficient use of water;
 - (iv) shall consider principles of sustainable landscaping, including the:
 - (A) reduction or limitation of the use of lawn or turf;
 - (B) promotion of site-specific landscape design that decreases stormwater runoff or runoff of water used for irrigation;
 - (C) preservation and use of healthy trees that have a reasonable water requirement or are resistant to dry soil conditions;
 - (D) elimination or regulation of ponds, pools, and other features that promote unnecessary water evaporation;
 - (E) reduction of yard waste; and
 - (F) use of an irrigation system, including drip irrigation, best adapted to provide the optimal amount of water to the plants being irrigated;
 - (v) shall consult with the public water system or systems serving the municipality with drinking water regarding how implementation of the land use element and water use and preservation element may affect:
 - (vi) water supply planning, including drinking water source and storage capacity consistent with Section 19-4-114; and
 - (vii) water distribution planning, including master plans, infrastructure asset management programs and plans, infrastructure replacement plans, and impact fee facilities plans;

- (viii) shall consult with the Division of Water Resources for information and technical resources regarding regional water conservation goals, including how implementation of the land use element and the water use and preservation element may affect the Great Salt Lake;
- (ix) may include recommendations for additional water demand reduction strategies, including:
 - (x) creating a water budget associated with a particular type of development;
 - (xi) adopting new or modified lot size, configuration, and landscaping standards that will reduce water demand for new single family development;
 - (A) providing one or more water reduction incentives for existing development such as modification of existing landscapes and irrigation systems and installation of water fixtures or systems that minimize water demand;
 - (B) discouraging incentives for economic development activities that do not adequately account for water use or do not include strategies for reducing water demand; and
 - (C) adopting water concurrency standards requiring that adequate water supplies and facilities are or will be in place for new development; and



Photo credit: Sjrnews.com

CITY OF MONTICELLO UTAH GENERAL PLAN

“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.”

Adopted November
14,2001, Revised April
2018



GENERAL PLAN

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GENERAL PLAN

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



GENERAL PLAN

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.



GENERAL PLAN

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



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- 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.





GENERAL PLAN

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 37° 52' North and -109° 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.



GENERAL PLAN

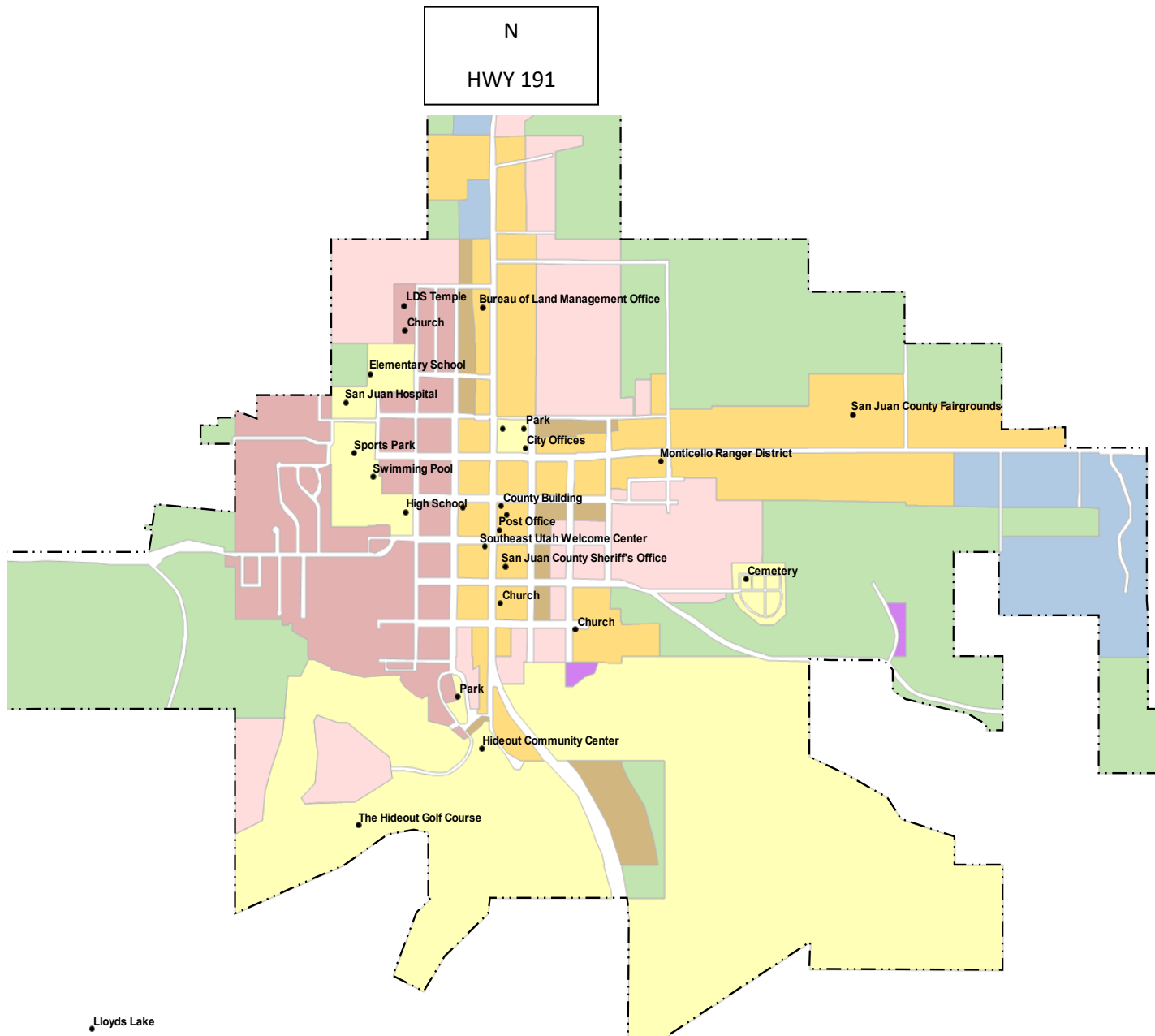


Figure 1 - Map of Monticello City, 2017

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



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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).



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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



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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

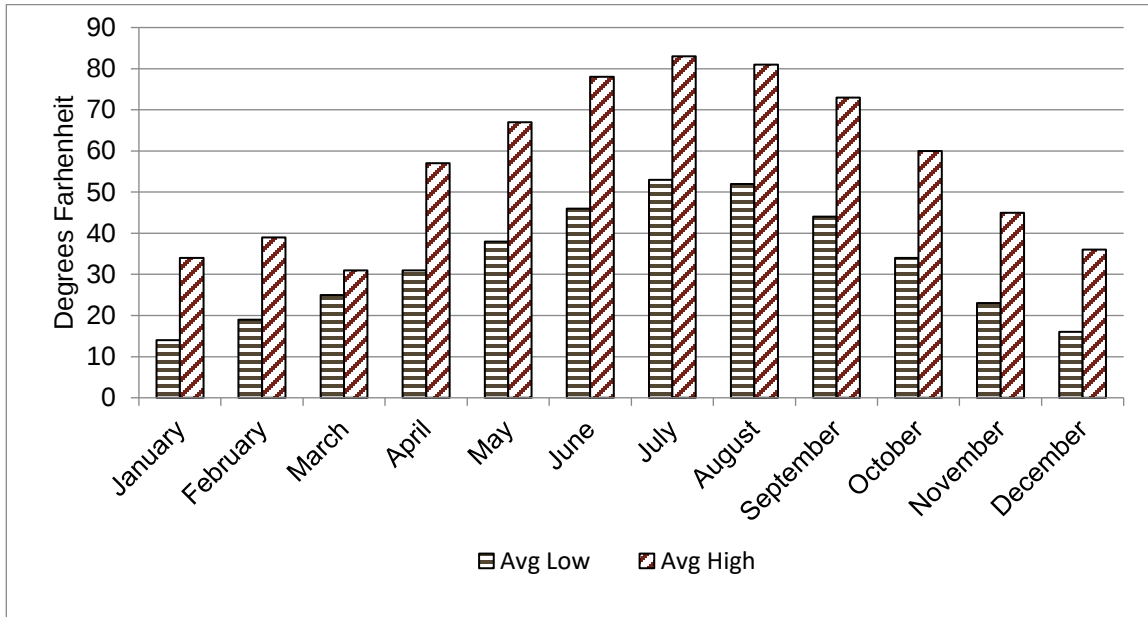
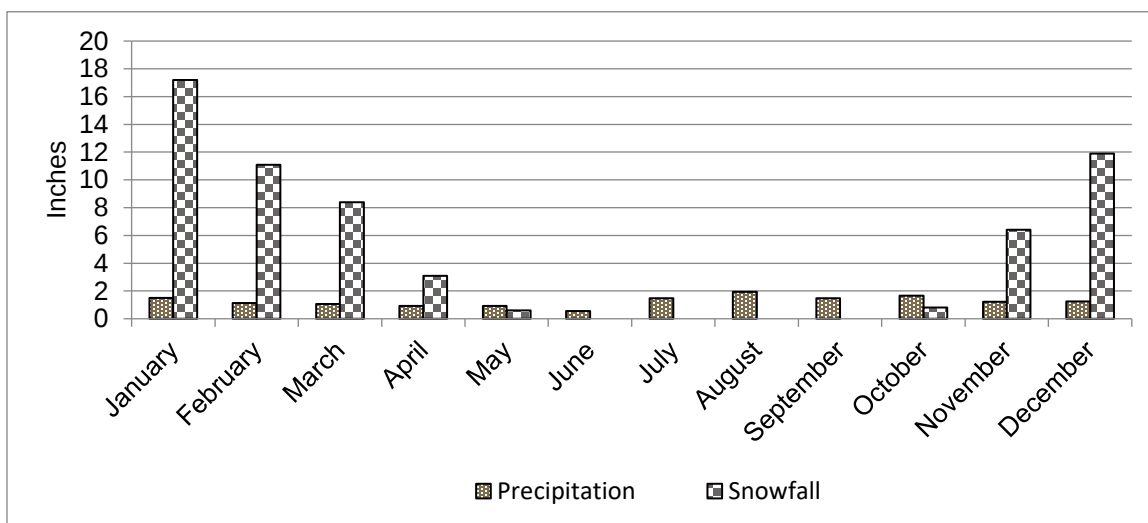


Figure 3 * - Average monthly precipitation



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



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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.

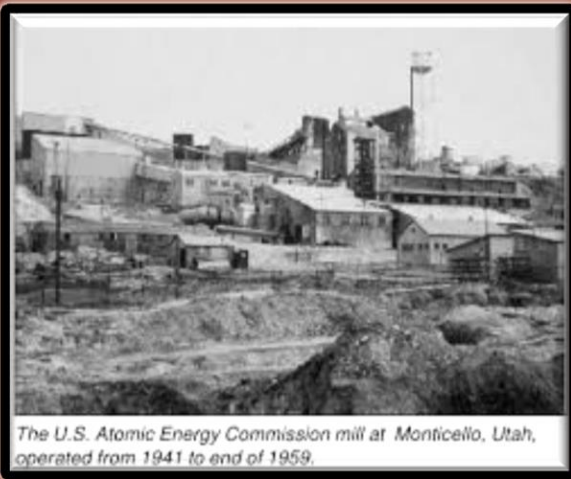
The town grew slowly but steadily until World War II when the vanadium mill went into full production and later expanded to recover uranium. By the mid-1950s, uranium mining led to rapid population growth and a notable expansion of businesses. These were the years that Monticello formalized its zoning 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



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

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.

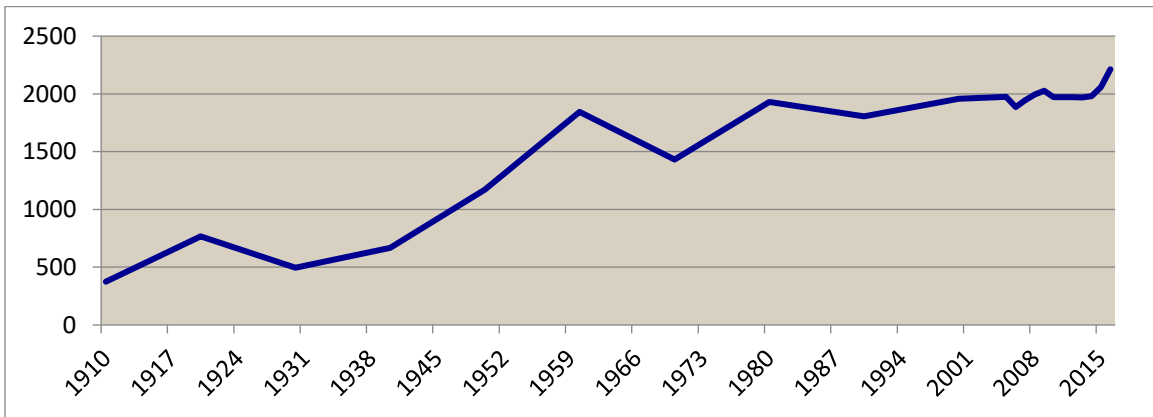
In 2015-16, the Latigo Wind Farm was constructed with 27 giant wind turbines along the foothills of the Abajo Mountains, just northwest of Monticello. The windmills are aligned in three rows along a series of undulating ridges on 3,600 acres of private land that SPower leases from a group of landowners. 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 the 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



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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%

Monticello: The Genesis of Hispanic Communities



The first Hispanic families arrived in San Juan County in 1900. They came from New Mexico to herd sheep. Soon, they were central to the surging sheep industry in the state.

By 1920 the Hispanic population was large enough to create several distinct neighborhoods in Monticello, La Sal, Blanding, and Moab.



Cosme Chacon, his wife Filomena, and his daughters Marina and Jesusita. 1900.
Photo courtesy: Utah State Historical Society.



Las primeras familias Hispánicas llegaron al municipio de San Juan en 1900. Arribaron de Nuevo México para pastorear ovejas. Pronto se convirtieron en pilares de la economía pastoril del Estado.

En 1920, la población Hispánica era ya numerosa y crearon barrios en pueblos como Monticello, La Sal, Blanding, y Moab.

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

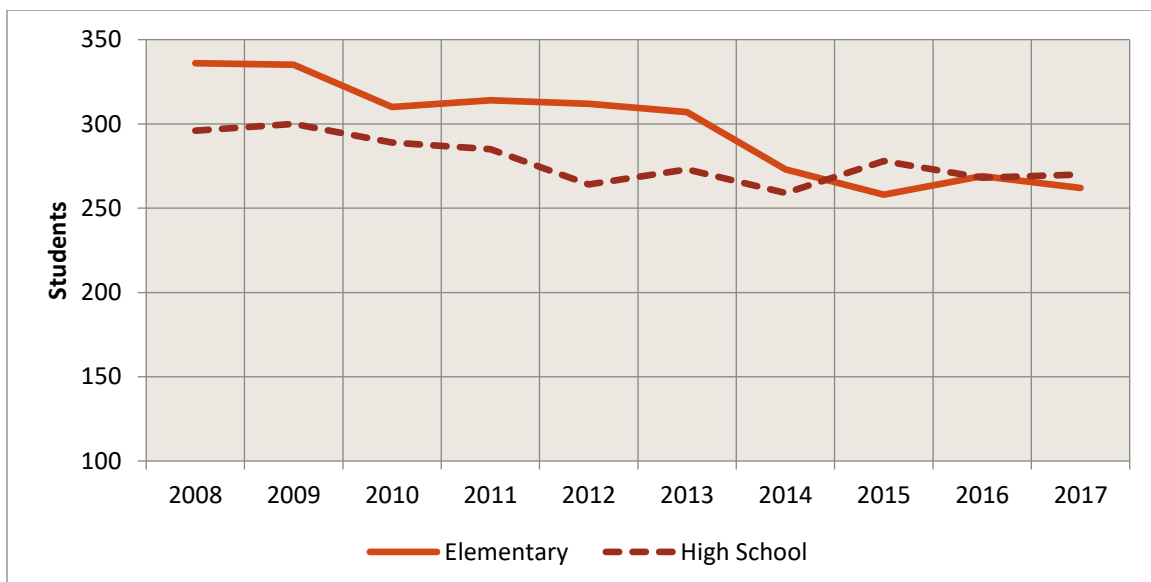
Monticello currently has two public schools, both part of the San Juan School District that



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



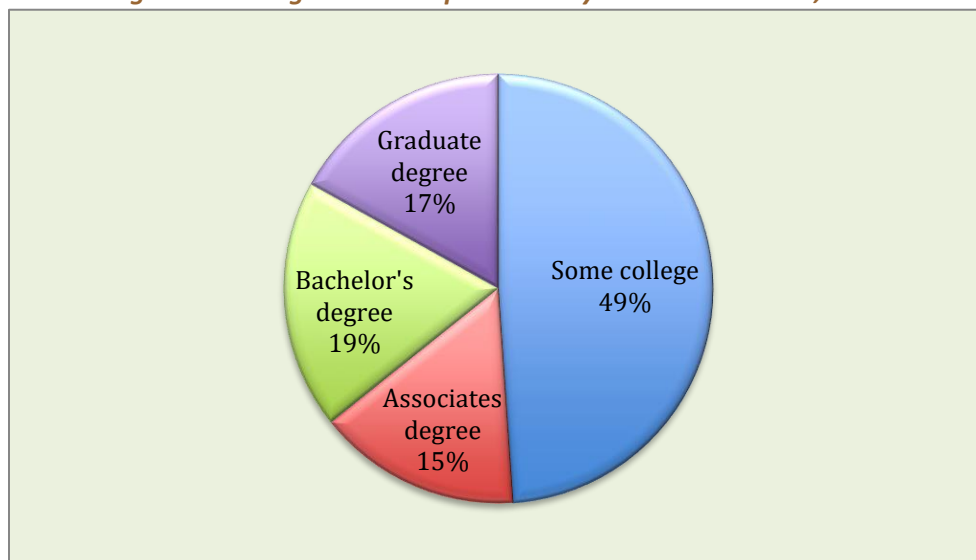
Vocational and technical training courses are available through the Utah State University (USU) campus at Blanding, only 23 miles south of Monticello. Course offerings may change by year or quarter, but the college catalog currently lists:

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

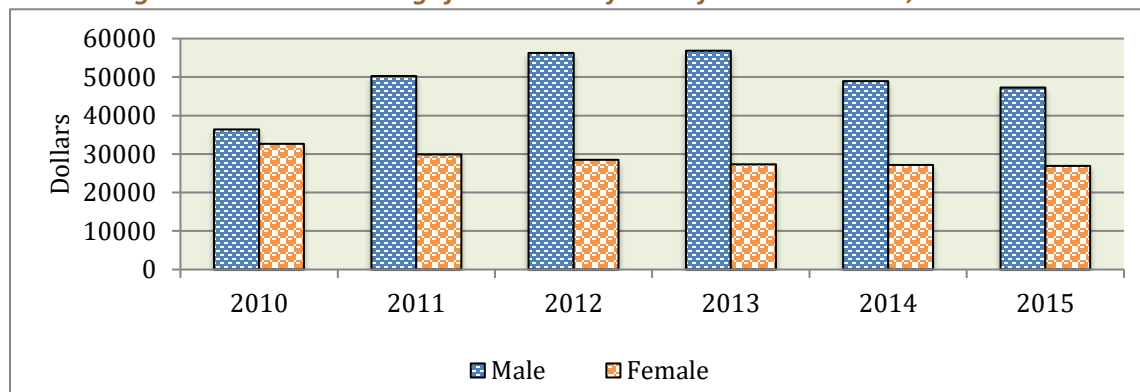
Monticello had 741 households in 2015, including 74.5% in which income was generated by earnings (wages or salaries). These households had an average annual income of \$55,010. Another 32.9% of the households relied on Social Security payments for income, which averaged \$21,869 per annum, and 20.9% 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





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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



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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.



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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.

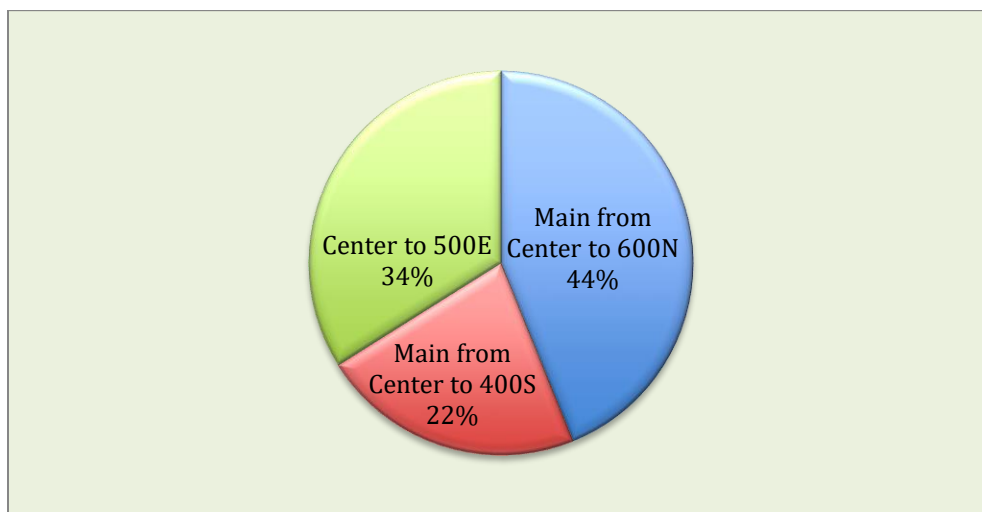
3.1 Transportation Network

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-



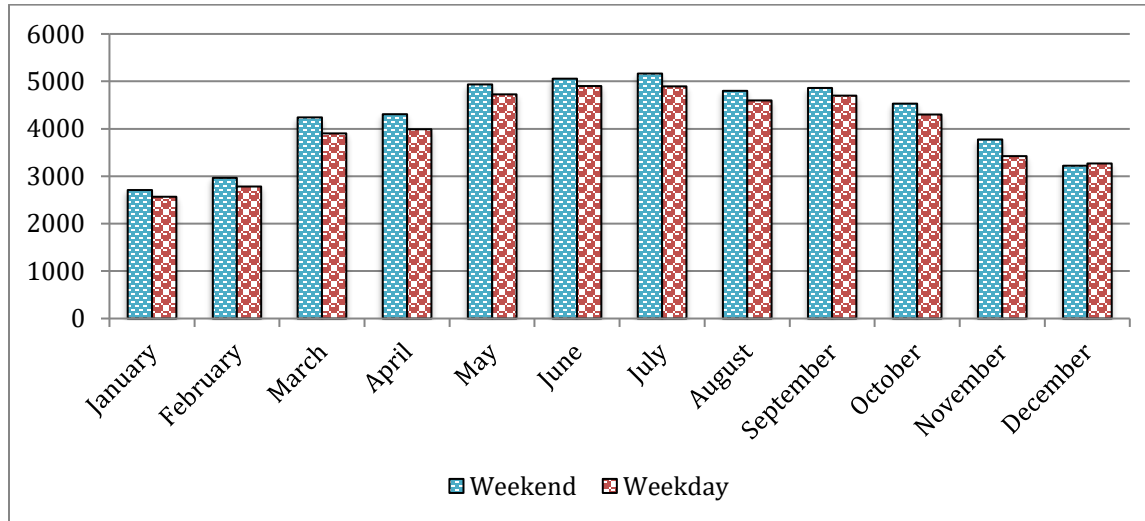
quarter of the traffic through the intersection. Traffic counts for 2015 indicate the distribution of use on Main and Center Streets within the City's central area (Figure 8).

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 hangars 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



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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 thoroughways 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.



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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



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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.



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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.



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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



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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



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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



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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:



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Small-town feel
Lack of crime
Quiet and peaceful

Friendly and safe
Clean air
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%



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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.



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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.



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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



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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



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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



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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,



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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



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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.



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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).



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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).



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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



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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



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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



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			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.



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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

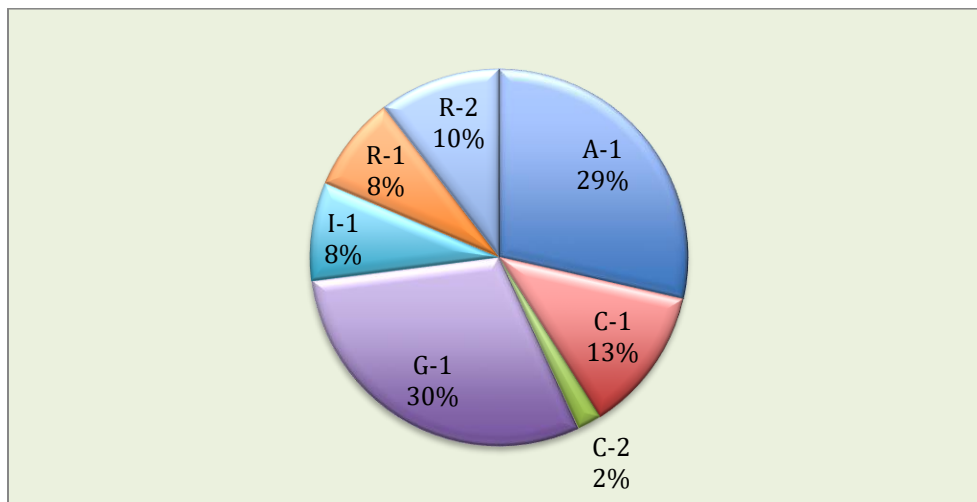
3.11 Land Use and Zoning

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



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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.



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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