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CITY OF MONTICELLO UTAH GENERAL PLAN

“The City of Monticello is dedicated to providing quality services and opportunities while being responsible stewards of community assets 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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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

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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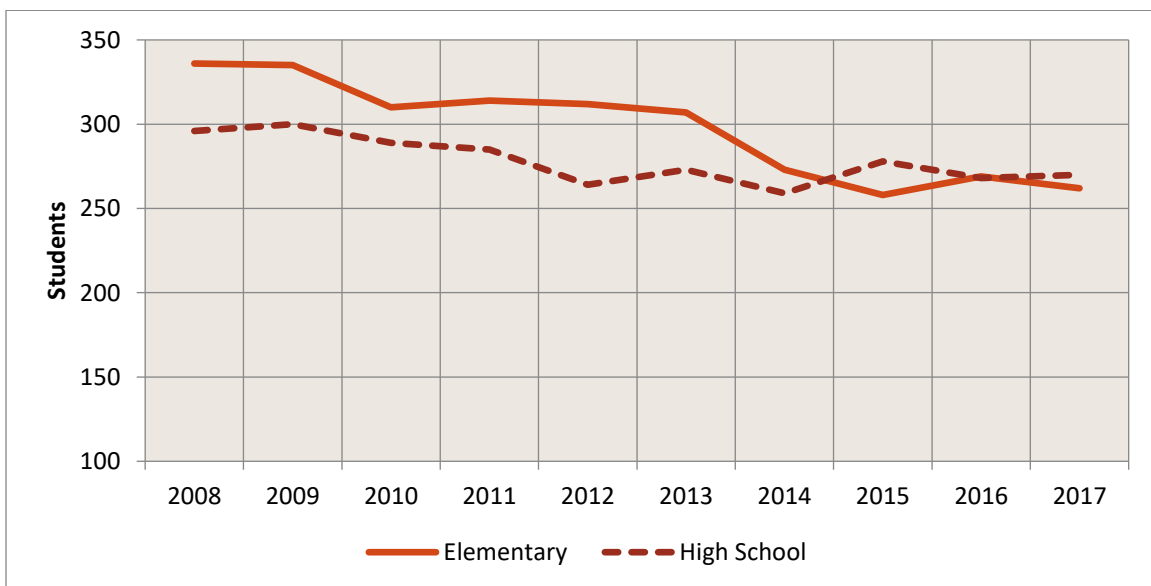
Age-group trends in Monticello, 2010-2015

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%

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%

Enrollment by year at Monticello schools, 2008-2017



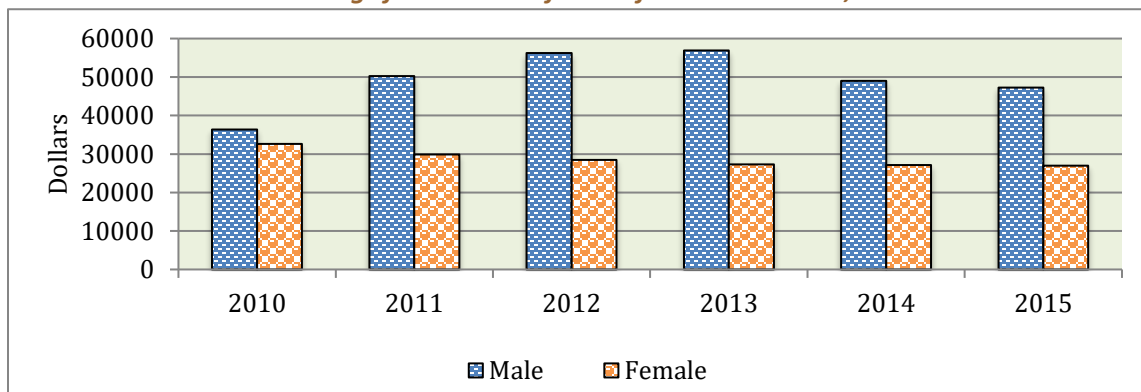


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Number of households per income bracket for the period 2010-2015

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%

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





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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



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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

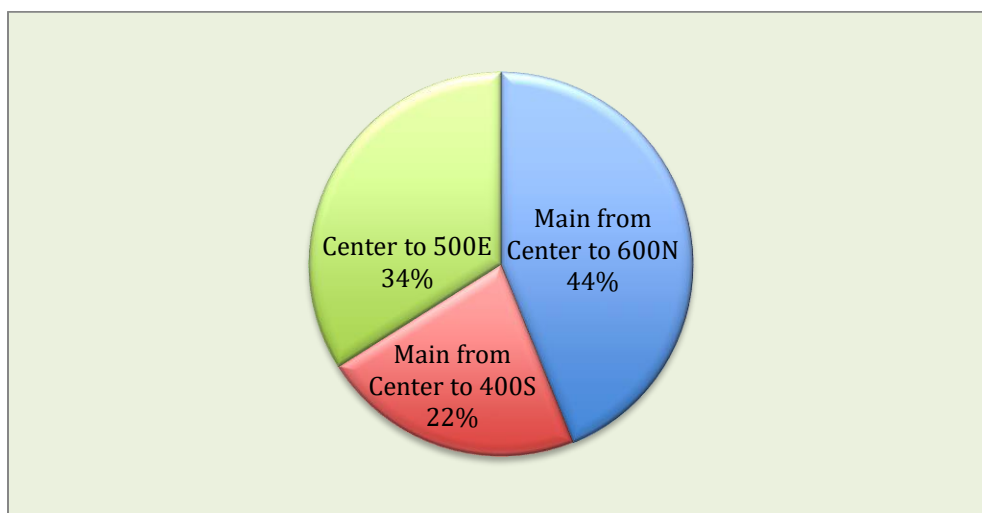


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Wage categories in Monticello, 2016

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

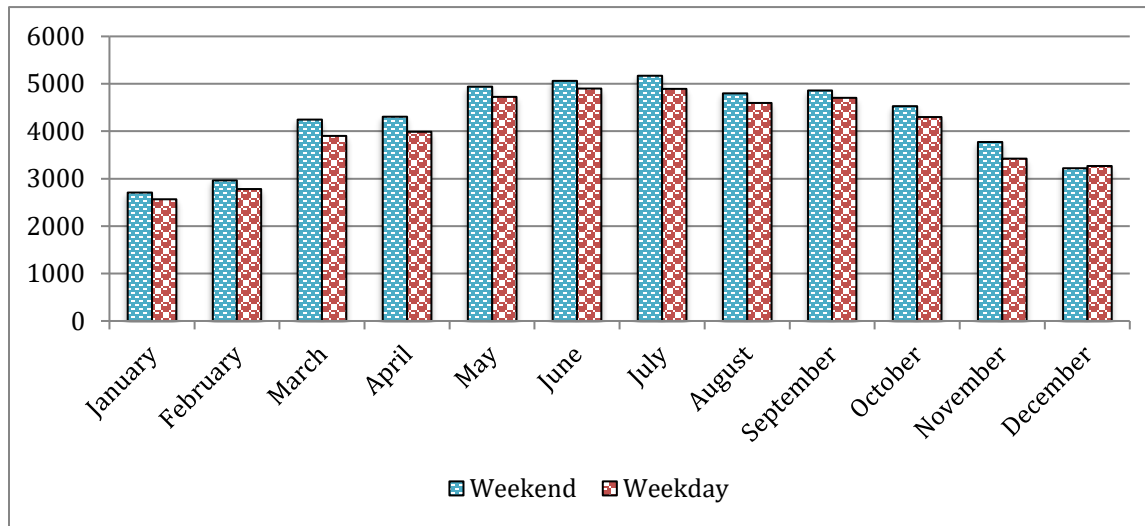
Average daily traffic volume in Monticello, 2015





GENERAL PLAN

Monthly traffic patterns on Main Street north of Center Street, 2016





GENERAL PLAN

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.



GENERAL PLAN

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



GENERAL PLAN

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 rescue 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



GENERAL PLAN

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%



GENERAL PLAN

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

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.



GENERAL PLAN

Factors important to business recruitment, expansion, and retention

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



GENERAL PLAN

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



GENERAL PLAN

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



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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



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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



GENERAL PLAN

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.



GENERAL PLAN

Examples of historic buildings highlighting Monticello's past

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



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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.



GENERAL PLAN

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

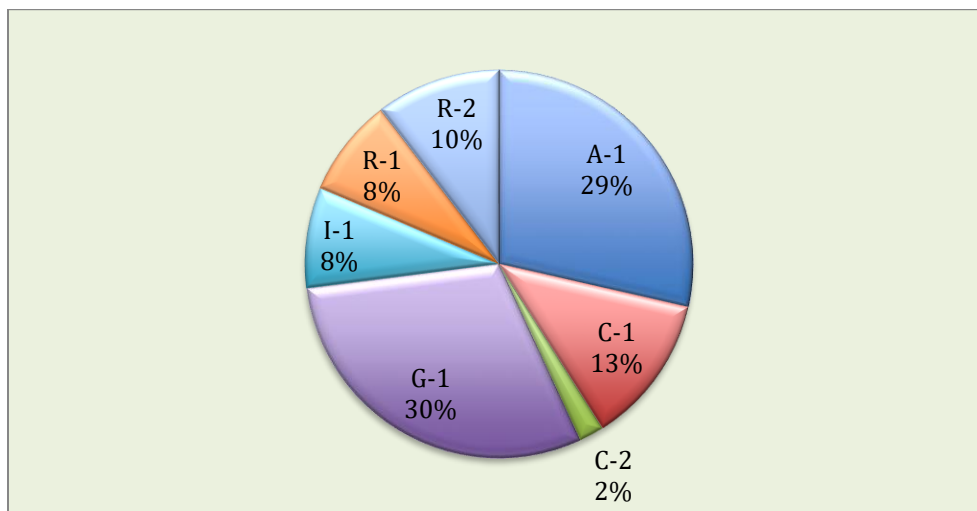


GENERAL PLAN

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

Land allocation by zone, 2017





GENERAL PLAN

LAND USE & ZONING GOAL:

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

Objectives - Housing	Expected Result
Analyze A-1, R-1 and R-2 zones, revise as needed to assure adequate room for housing growth (from 3.5)	Conflicts between business and residential uses are minimal and areas are properly zoned for residential expansion
Consider a zone for low and moderate income housing (from 3.4)	City provides a cost effective opportunity with smaller lots for smaller homes
Expand areas zoned as R-1 and R-2 (from 3.4)	Developers have more land area for single-family and multi-unit housing
Review & revise as needed, City codes to facilitate construction of moderate income housing (from 3.4)	City codes are not barriers to development of moderate income and affordable housing, and sufficient area is available for new construction
Revise animal keeping ordinances and residential zoning to be consistent with the City's rural setting (from 3.5)	Under specified circumstances some farm animals are allowed within the city
Objectives - Economy & Business	Expected Result
Analyze existing A-1, C-1, C-2, and I-1 zones, revise as needed to foster business growth (from 3.6)	Commercial, industrial, and residential uses are separated and have room for growth
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

ENERGY CONSERVATION GOAL:



GENERAL PLAN

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