

## 1. Purpose of a General Plan

The purpose of a municipal general plan is to serve as a guide for a city's future development. The general plan is the city's official statement of policy on all land use related issues and is the reference manual on which the planning commission and the city council base all their decisions. The general plan expresses and prioritizes the preferences of the community based on professional analysis of available information about the city, and on public input. It is a document which aids the community in shaping its future, as well as understanding its past and present. Consequently, the creation and adoption of a general plan is not a task which should be undertaken lightly.

## 2. Authorization in State Legislation

To acknowledge and address the importance and lasting effects of a general plan, municipalities in Utah are granted the authority to conduct planning by Title 10, Chapter 9 of Utah Code Annotated. Section 10-9-102, "Purpose" reads:

To accomplish the purpose of this chapter, and in order to provide for the health, safety, and welfare, and promote the prosperity, improve the morals, peace and good order, comfort, convenience, 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 nonurban development, and to protect property values, municipalities may enact all ordinances, resolutions, and rules that they consider necessary for the use and development of land within the municipality, including ordinances, resolutions, and rules governing uses, density, open spaces, structures, buildings, energy efficiency, light and air, air quality, transportation and public or alternative transportation, infrastructure, public facilities, vegetation, and trees and landscaping, unless those ordinances, resolutions, or rules are expressly prohibited by law.

Additionally, Utah's incorporated cities and towns are required to conduct their planning activities according to a general plan which they have prepared and adopted as specified in state law. Section 10-9-301, "General Plan" reads:

1. In order to accomplish the purposes set forth in this chapter, each 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 the land within the municipality or any part of the municipality.
2. The 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 renewable energy resources;
  - e. the protection of urban development;
  - f. the protection and promotion of air quality; and
  - g. an official map, pursuant to Title 72, Chapter 5, Part 4, Transportation Corridor Preservation.
3. The municipality may determine the comprehensiveness, extent, and format of the general plan.

In order to emphasize the importance of implementing the community's general plan, Utah's planning enabling legislation requires that developing, or changing the use of public property must either conform to the provisions of the general plan, or be adopted by the legislative body as an amendment to the general plan. Section 10-9-305, "Effect of the plan on public uses" reads:

1. After the legislative body has adopted a general plan or any amendments to the 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:
  - a. it conforms to the plan; or
  - b. it has been considered by the planning commission and, after receiving the advice of the planning commission, approved by the legislative body as an amendment to the general plan.
2. a. Before accepting, widening, removing, extending, relocating, narrowing, vacating, abandoning, changing the use, acquiring land for, or selling or leasing any street or other public way, ground, place, property, or structure, the legislative body shall submit the proposal to the planning commission for its review and recommendations.
  - b. If the legislative body approves any of the items contained in Subsection (a), it shall also amend the general plan.

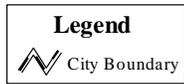
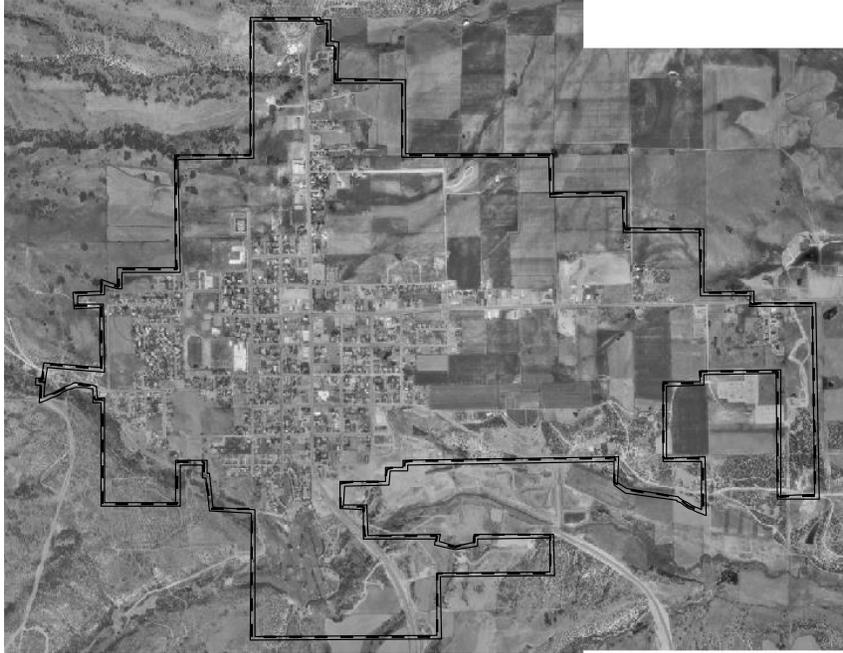
### **3. How the Monticello General Plan was Produced**

On June 14, 2000, the Monticello City Council adopted a resolution to participate in the 21<sup>st</sup> Century Communities program (21CC). The 21CC program was established by the Governor's Rural Partnership as a means of helping rural counties, cities, and towns, as well as Indian Tribes, prepare to meet the challenges of the new century. Enrollment in this program made the City eligible to receive technical assistance from the Southeastern Utah Association of Local Governments (SEUALG) in advancing through the various levels of the program. From July of 2000, to October of 2001, SEUALG provided the services of its community planner, who worked directly with the Monticello Planning Commission in developing this document.

The 21CC program provides a set of thirteen self-assessment tools that a community can use to gauge its performance in various dimensions. As the community completes assessments, it receives recognition and awards: any three assessments, bronze award; any six assessments, silver award; nine assessments, including Housing, Governance, and Planning Process, plus creation of a work plan, gold award; substantial progress toward implementing the work plan, 21<sup>st</sup> Century Community Status. A key feature of the 21CC program is that it allows a community to waive any assessment that is adequately addressed in a new or recently revised general plan. Because Monticello's existing general plan was over ten years old, the Planning Commission agreed that the most productive use of the 21CC technical assistance would be to create a new general plan, which addressed the same topics covered by the program's assessment tools.

The Planning Commission began by gathering a variety of technical information about the city, which was then analyzed and summarized, to help in recognizing past trends, and present conditions, as well as anticipating likely future directions. Some of this information was analyzed in the form of maps, showing the physical arrangement of such features as land uses and infrastructure systems throughout the City. In addition, the Commission distributed a survey among residents in an effort to solicit public input and participation in the planning process. The results of the survey, combined with the technical data, and the Commissioners' knowledge and experience as representatives of the public interest, were used in formulating an array of broad community goals, and subordinate to each goal, a series of more specific policy objectives. Within each goal, its policy objectives were arranged in a rank order to indicate their relative priority in achieving that goal. To ensure that implementation is initiated and coordinated effectively, a lead individual or group was designated.

**Map 1: Monticello City  
Aerial Photograph, July 3, 1997**



In the final phase of this process, the Planning Commission assembled a draft of the plan by integrating the various portions that had been completed previously. After debate and revision in a public hearing with the Planning Commission on September 18, 2001, this document was developed into a final draft, which was forwarded to the City Council. This plan was adopted by the Monticello City Council following a public hearing on November 14, 2001, and became official City policy immediately thereupon.

**4. Location and Surroundings**

The city of Monticello, Utah is located at 37° 52' north latitude, 109° 20' west longitude, at an elevation of 7,066 feet above mean sea level. Monticello is situated along South Creek, just east of the Abajo Mountains in San Juan County. According to the 2000 decennial census, Monticello has a population 1,958. At present, Monticello’s total land area is 2.54 square miles. Map 1 shows the City’s current incorporated limits superimposed over a recent aerial photograph.

**5. History**

This area was first inhabited by various native peoples, including the Fremont and Utes. Later, Spanish missionaries, explorers, hunters and railroad survey parties passed through. Several natural springs in the vicinity provided motivation for early settlements here. An exploration party was organized by the Bluff LDS Stake in 1886 to survey the area. Despite the fact that a cattle-ranching outfit was already established in the area, several men from the Bluff party proceeded to plant crops, plat a townsite, and dig an irrigation ditch. These actions soon precipitated violent clashes with the ranchers, that continued intermittently until 1895. The perseverance of the Mormon settlers eventually prevailed and the community, known initially as both North Montezuma and Hammond, slowly grew. By 1890, the town had changed its name to Monticello (meaning “little mountain”), in honor of Thomas Jefferson’s Virginia estate.

In 1895, Monticello was designated the seat of San Juan County government. The creation of the Blue Mountain Irrigation Company was instrumental in the early development of Monticello, as was the Utah State Agricultural College’s establishment of a dry-land agriculture experimentation facility in 1903. The Enlarged Homestead Act, passed in 1909, was an additional stimulus to the growth of the new community, and agriculture provided the primary source of income in Monticello through the mid-1930s. Table 1 lists some of the key events in Monticello’s history.

**Table 1: Significant Landmarks in Monticello’s History**

1897	A brick schoolhouse is built to replace the log cabin school of nine years earlier.
1906	The first telephone lines are installed, connecting Monticello with several western Colorado communities.
1908	Monticello’s telephone system connects to Moab.
1910	Monticello incorporates as a third class city on December 5th.
1915	The <i>San Juan Record</i> newspaper is established by Oscar McConkie.
1917	The Blue Mountain Irrigation Company completes an integrated water delivery and electric power generation system.
1930s	The Great Depression hits the nation; Monticello is sustained by its agricultural operations.

1942	The Vanadium Corporation of America (VCA) opens a vanadium processing mill in Monticello.
1949	The VCA mill begins processing uranium in addition to vanadium.
1960	The Atomic Energy Commission permanently closes the VCA plant.
1989	Work begins on the Superfund cleanup project at the site of the VCA mill, as well as surrounding privately owned properties. Monticello adopts an earlier general plan.
2001	Superfund restoration of contaminated sites in Monticello is scheduled to be completed. Monticello adopts and begins implementing its new general plan.

Sources: Powell, Allan Kent. Utah History Encyclopedia. Salt Lake City: University of Utah Press, 1994; and Van Cott, John W. Utah Place Names. Salt Lake City: University of Utah Press, 1990.

## 6. Climate and Environmental Quality

With four distinct seasons, along with the potential for both thunderstorms during the late summer and snow accumulations during the winter, Monticello’s climate can present challenges for appropriate site design and maintenance. Sudden storms or rapid snowmelt can accelerate soil erosion, soil swell, and land subsidence. All these processes can result in structural damage to buildings, roads, and subsurface utility lines. Thorough consideration of these factors should be included in analysis of development proposals. Table 2 presents climate data typical of Monticello’s seasonal pattern of temperature and precipitation, as recorded between July 1, 1948 and July 31, 2000, at the Monticello weather station.

**Table 2: Monticello Seasonal Climate Summary**

	<b>January</b>	<b>April</b>	<b>July</b>	<b>October</b>
Average High Temperature (°F)	35.6	57.9	84.0	62.3
Average Low Temperature (°F)	14.0	30.2	52.7	33.8
Average Precipitation (in.)	1.48	0.95	1.55	1.68

Source: National Weather Service, Western Regional Climate Center

Monticello is located in the northeastern portion of the Montezuma Watershed (Hydrologic Unit Code #14080203), which extends to the east, past Dove Creek, Colorado, and as far south as the confluence of Montezuma Creek and the San Juan River. Currently, the Montezuma Watershed is classified as having More Serious Problems with water quality, but Low Vulnerability to future water quality degradation. Among the waters closer to Monticello, several are listed as impaired waterways, since their water does not meet the pollutant standards of Section 303(d) of the Clean Water Act. Loyd’s Reservoir has experienced low levels of dissolved oxygen, which is a health threat to aquatic life. North Creek has elevated levels of sediment, and total dissolved solids. South Creek has elevated levels of salinity, total dissolved solids, chlorides, and sediment. Finally, Montezuma Creek suffers from elevated levels of lead, salinity, total dissolved solids, chlorides, sediment, zinc, fecal coliform bacteria, biochemical oxygen demand, and total suspended solids, as well as low levels of dissolved oxygen, and non-neutral pH. While these conditions may take many years to reverse, proactive efforts on the part of residents of Monticello and other communities in the Montezuma watershed will eventually improve the quality of its waters. Table 3 summarizes the available data about the Montezuma Watershed.

**Table 3: Montezuma Watershed Index of Watershed Indicators**

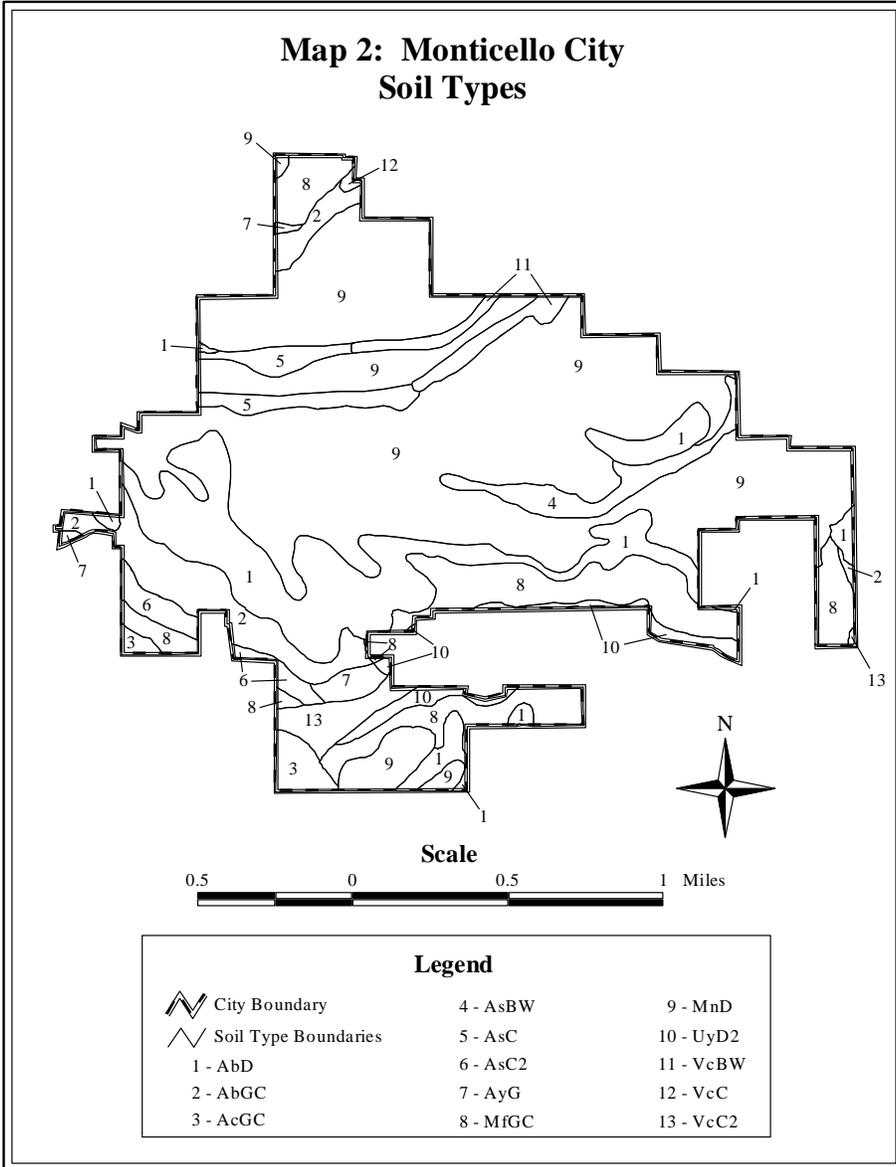
<b>Condition Indicators</b>	<b>Assessment</b>
Designated Use Attainment .....	More Serious Problems
Fish & Wildlife Consumption Advisories .....	Insufficient Data
Sources of Drinking Water .....	Better
Contaminated Sediment .....	Better
Ambient Water Quality Data (Toxic Pollutants) .....	Insufficient Data
Ambient Water Quality Data (Conventional Pollutants) .....	Better
Wetlands Loss Index .....	Less Serious Problems
<b>Vulnerability Indicators</b>	
Aquatic & Wetlands Species at Risk .....	Insufficient Data
Toxic Pollutant Loads Discharged Above Limits .....	Better
Conventional Pollutant Loads Discharged Above Limits .....	Better
Urban Runoff Potential .....	Better
Agricultural Runoff Potential .....	Less Serious Problems
Population Change .....	Better
Hydrologic Modification .....	Less Serious Problems
Atmospheric Deposition .....	Better
<b>Candidate Indicators</b>	
Nitrogen Export .....	Better
Soil Permeability .....	Better
Risk of Groundwater Nitrate Contamination .....	Better

Source: U. S. Environmental Protection Agency

Of far greater concern for the health of Monticello residents is the quality of culinary water service currently provided in the City. Between 1990 and 1995, Monticello’s culinary water system incurred 42 violations of the Safe Drinking Water Act. However, none of these violations resulted from exceeding maximum contaminant levels. All of these violations were recorded for improper monitoring and reporting procedures on 39 different organic and inorganic contaminants. Since the time of these violations, Monticello has made significant improvements to its culinary water system, including the reporting and monitoring procedures used.

In general, air quality in Monticello is quite good. Currently all of San Juan County meets the National Ambient Air Quality Standards. The City can help to maintain and prevent significant deterioration of this resource by carefully recruiting only those new businesses that do not release significant amounts of airborne contaminants. However, in some instances, indoor air quality may pose a significant health threat due to concentrations of Radon gas. Long-term tests in Monticello have indicated an average of 3.2 pCi/L (pico Curies per liter of air), whereas short-term tests have detected an average level of 21 pCi/L. The target level established by the Environmental Protection Agency is 4 pCi/L. Prolonged exposure to concentrations of Radon can cause serious illness or death.

The ground on which Monticello is situated consists of a variety of soil types, each with different characteristics. The combination of characteristics in a particular soil type will give that soil a degree of suitability for agriculture, construction, and other uses. The types of soils and their approximate arrangement within Monticello are displayed in Map 2. Table 4 summarizes the general characteristics



of these soils and their proportions of surface area in the City. The column “Agricultural Suitability” is an index that has been derived from a weighted average of the following soil characteristics: erodibility, productivity loss due to erosion, pH, salinity, drainage, and USDA capability class. The higher the number, the greater the soil’s potential agricultural suitability. The column “Construction Hazard” is an index that has been derived from a weighted average of the following soil characteristics: erodibility, drainage, slope, shrink-swell potential, and frost heave potential. The greater the number, the greater the hazards for permanent structures due to soil properties.

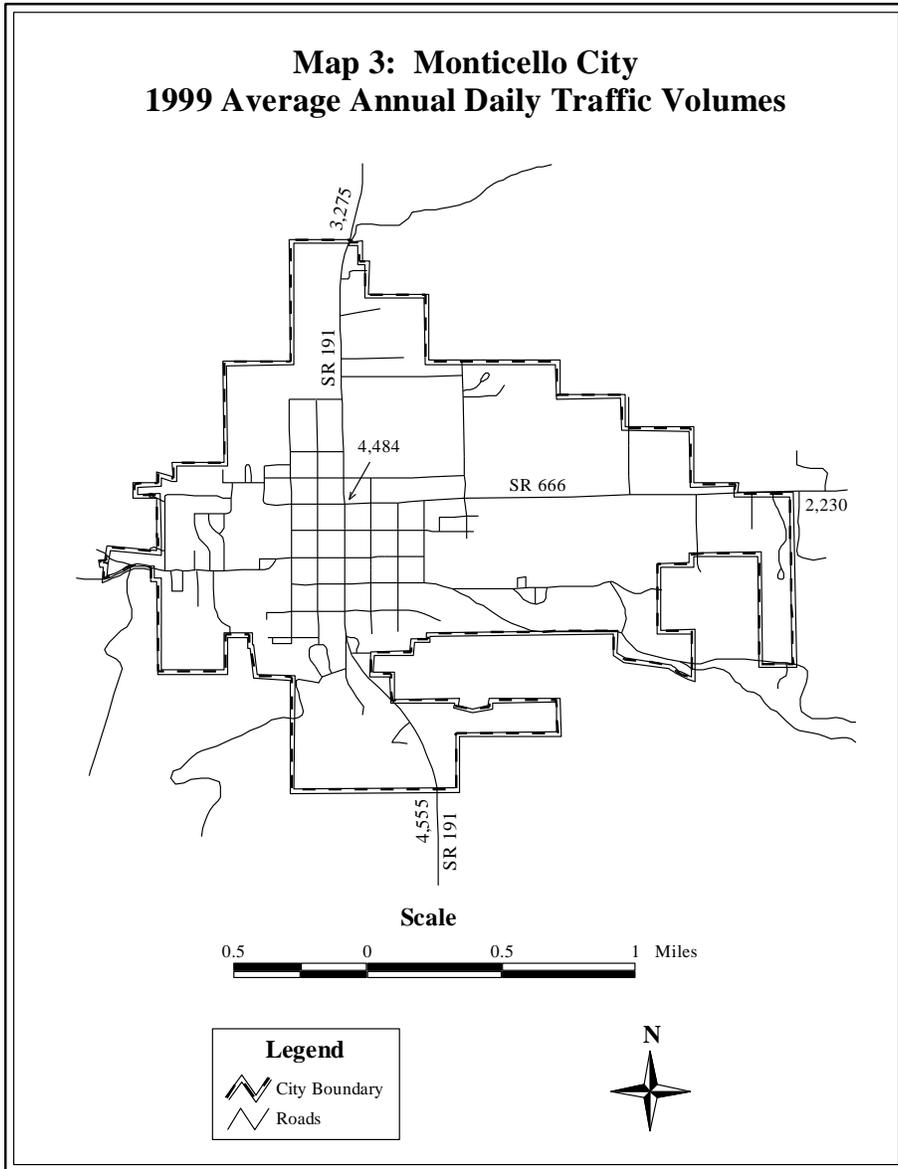
**Table 4: Monticello Soil Types**

#	Soil Type	Soil Name	Agricultural Suitability	Construction Hazard	Area in Acres	Percent of Acreage
1	AbD	Abajo Loam, 0 to 10% Slopes	3.67	3.67	247.4	15.2%
2	AbGC	Abajo Cobbly Loam, 2 to 25% Slopes	3.20	3.83	89.8	5.5%
3	AcGC	Abajo Cobbly Clay Loam, 10 to 25% Slopes	3.20	3.83	21.6	1.3%
4	AsBW	Ackmen Silt Loam, Moderately Deep Water Table, 0 to 3% Slopes	4.00	3.00	38.5	2.4%
5	AsC	Ackmen Silt Loam, 0 to 6% Slopes	4.00	3.00	39.8	2.5%
6	AsC2	Ackmen Silt Loam, 0 to 6% Slopes, Moderately Eroded	4.00	3.00	23.5	1.4%
7	AyG	Ackmen Silty Clay Loam, Moderately Deep Over Gravel, 2 to 25% Slopes	3.56	4.17	14.5	0.9%
8	MfGC	Menefee Cobbly Clay Loam, 4 to 40% Slopes	1.60	5.00	190.4	11.7%
9	MnD	Monticello Very Fine Sandy Loam, 0 to 10% Slopes	4.00	2.67	870.9	53.6%
10	UyD2	Ucolo Silty Clay Loam, 2 to 10% Slopes, Moderately Eroded	0.87	4.33	29.8	1.8%
11	VcBw	Vega Clay Loam, Moderately Deep Water Table, 0 to 3% Slopes	2.64	3.67	30.9	1.9%
12	VcC	Vega Clay Loam, 0 to 6% Slopes	3.84	3.17	0.9	0.1%
13	VcC2	Vega Clay Loam, 0 to 6% Slopes, Moderately Eroded	3.24	3.67	26.6	1.6%

Source: United States Department of Agriculture, Soil Conservation Service, *Soil Survey, San Juan Area, Utah*.

## 7. Traffic Conditions

Monticello experiences fairly large volumes of traffic on its arterial roadways. Recent trends indicate that the traffic volumes entering and exiting Monticello via State Route 666 to the east, and State Route 191 to the south have been increasing substantially during the period 1994 to 1999. It is not known why traffic is growing more rapidly at these points than at others. Another unexplained aspect of these traffic counts is that incoming and outgoing traffic is heaviest at the City’s southern border. Data from this period is presented on Map 3 and in Table 5, which follow.



**Table 5: Monticello Area Traffic Volumes, 1994 to 1999**

Location Description	Average Annual Daily Traffic						AARC*
	1994	1995	1996	1997	1998	1999	94 to 99
SR 191 at Monticello South Incorporated Limits	3,935	4,085	4,150	4,274	4,274	4,555	2.9%
SR 191 at Monticello North Incorporated Limits	3,250	3,385	3,385	3,450	3,380	3,275	0.2%
SR 666 at Junction with SR 191	4,285	4,020	4,070	4,175	4,283	4,484	0.9%
SR 666 at Monticello East Incorporated Limits	1,865	1,925	1,950	2,075	2,130	2,230	3.6%

Source: *Traffic on Utah's Highways*. Utah Department of Transportation.  
\*AARC = Average Annual Rate of Change

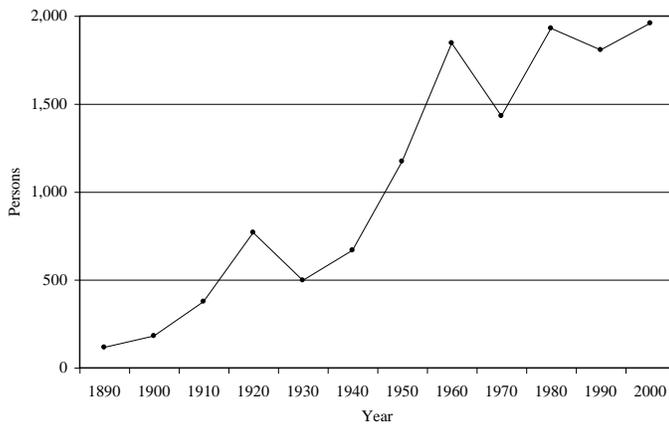
At present, there are approximately 25.6 miles of paved public roadways in Monticello. State Routes 191 and 666, which are maintained by UDOT, account for 3.6 miles of this total. The remaining roads are maintained by Monticello City. These existing roads should be adequate to serve the current and

probable future volumes of traffic that Monticello will experience, although some changes may be necessary to improve the level of access and mobility provided. To facilitate orderly future development, and promote a safe, efficient and convenient vehicular circulation system within its boundaries, Monticello may adopt an Official Map, designating and protecting proposed future transportation corridors.

Map 4 shows the recommendations of the Planning Commission for corridors that should be included in an Official Map, if the City adopts one. One of the primary points of concern is that the existing system of roadways does not allow continuous circulation through the City, and that much of the City’s land area is currently inaccessible and consequently undevelopable. The new corridors proposed in this map are intended to provide access to currently undeveloped areas within the City, as well as improve the flow of vehicular traffic by providing alternate paths.

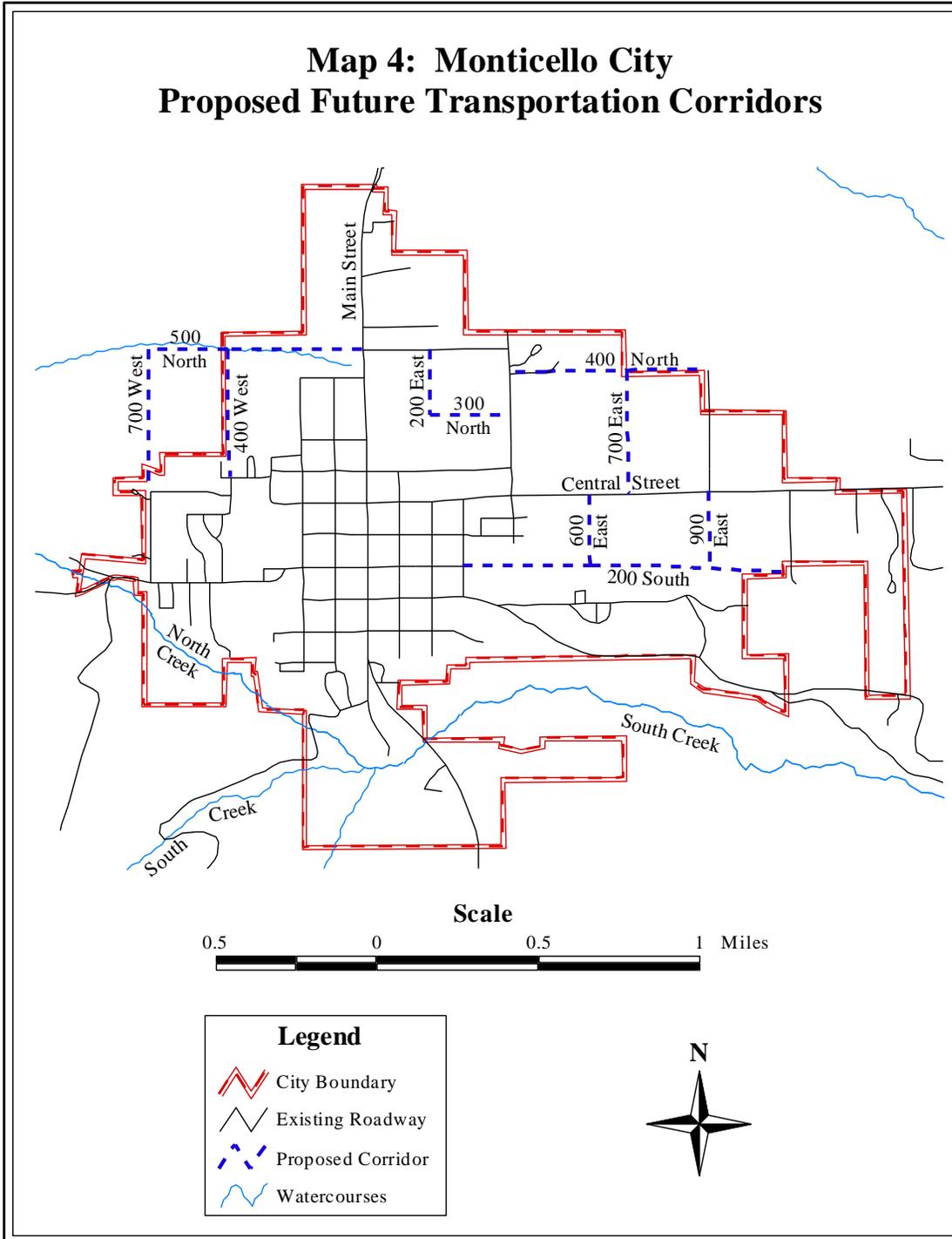
## 8. Demographic Analysis and Projections

**Chart 1: Monticello Historic Population Trend, 1890 to 2000**



Source: U. S. Bureau of the Census

### Map 4: Monticello City Proposed Future Transportation Corridors



Note: This map does not constitute an Official Map of Monticello City, pursuant to §72-5-401, et seq., UCA. A copy of the Official Future Transportation Corridors Map, adopted by the Monticello City Council November 12, 2003, is available in the office of the City Recorder.

Understanding trends of population and growth, along with reasonable projections of future conditions, are important in anticipating a community’s needs for infrastructure and municipal services. Chart 1 shows the fluctuations of Monticello's population over the last 110 years. Since 1980, the population of Monticello has remained comparatively stable, despite significant changes in local economic conditions. This suggests that Monticello has a certain degree of innate resilience to endure economic instability. As Table 6 indicates, population growth in Monticello is projected to be a very modest 1% per year, over the next twenty years. The projections produced by GOPB were developed before the population counts of Census 2000 were released. GOPB projected a 2000 population of 1,906, while the Census Bureau counted 1,958 residents, a difference of more than 2.5%. If the GOPB projections are adjusted to account for this difference and current trends continue unchanged, Monticello could expect to have a population of approximately 2,400 by 2020 assuming that no significant changes occur in the area. However, even if these projections are accurate, demand for new public infrastructure and services is likely to be minimal. On the other hand, current trends could be directly altered by the active program of economic development strategies that Monticello intends to initiate with this general plan. It will be important for the administrators of Monticello's infrastructure systems to closely monitor changes in demand, and to inform elected and appointed officials of trends which suggest that existing capacities will be inadequate.

**Table 6: Monticello Projected Population, 2000 to 2020**

<u>Year</u>	<u>Persons</u>
2000	1,906
2001	1,923
2002	1,946
2003	1,973
2004	2,001
2005	2,024
2010	2,154
2020	2,339

Source: Governor's Office of Planning and Budget

## **9. Poverty**

According to the 1990 census, 222 Monticello residents, or 12.3% of the city’s population, lived in households whose total income was at or below the nationally designated poverty levels. In the remainder of San Juan County, 4,301 persons, or 34.1% of the county’s population, were living in poverty. Statewide, 11.1% of Utahns lived in poverty in 1990.

The U. S. Census Bureau also produces intercensal county-level estimates of poverty. In 1997, there were estimated to be 4,107 persons (30.3%) in poverty in all of San Juan County. Using these figures, it is reasonable to estimate that in 1997, there were approximately 200 persons (10.6%) in Monticello who were living in poverty. For comparison, approximately 10% of all Utahns were living below the poverty level in 1997.

## 10. Education

The average score for the Monticello High School class of 1999 seniors taking the American College Test (ACT) was 19.8. The average score in 1999 was 21.0 for Utah, and 20.4 for the Nation. These scores indicate that collectively, graduates of Monticello may be at a disadvantage educationally, and consequently will have fewer opportunities for higher education and career advancement.

Based on data from the 1990 decennial census, the level of educational attainment for residents of Monticello is significantly higher than for the rest of San Juan County. Nearly 72% of the adult population have at least completed high school. Of those with high school diplomas, over 18% also hold bachelor's degrees or higher. For San Juan County as a whole, the same figures are 52% and 11% respectively. At the state level, over 85% of adults had completed high school, and over 22% had earned bachelor's degrees or higher in 1990. With this relatively well-educated population, Monticello is an excellent source of quality employees for area businesses.

Monticello currently has two public school facilities. Monticello Elementary School, which includes Kindergarten through sixth grade, has a capacity of approximately 400 students, and current enrollment of 320 students. The elementary school recently received improvements to its grades K-3 playground equipment, and its gymnasium, and upgrades to its computer lab will be made in the coming year. Some of the elementary school's other facilities are in need of improvement, including the pavement on its parking lot, the sinks in the classrooms, and the grades 4-6 playground equipment.

Monticello High School, which includes grades seven through twelve, has a capacity of approximately 450 students, and current enrollment of 307 students. The high school recently received improvements to its band/choir room and its computer room. There are no major facility deficiencies at the high school at this time. In light of the recent trend of declining school enrollment in Monticello, and the generally good condition of the school facilities, it would be advisable for the San Juan County School District to concentrate on improving the quality of teaching staff and materials, rather than significant improvements to the school buildings or grounds.

## 11. Capital Facilities and Infrastructure

Currently most of Monticello's infrastructure systems are meeting or exceeding the current and projected future demands. So 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.

Overall, the City's water and sewer systems are in excellent condition. Average water usage in Monticello is approximately 750 acre-feet per year, while the City has access to approximately 1,250 acre-feet of water per year; easily enough to accommodate current and anticipated future demand. A new culinary water treatment plant was recently constructed, capable of treating up to 1.5 million gallons of water per day. At present, average delivery is around 300,000 gallons per day during the winter, and 1 million gallons during the summer. The City has two water storage tanks with a combined capacity of 1.25 million gallons. The culinary water delivery system is considered adequate for at least the next 10 years. Monticello's secondary water system was also recently upgraded. Perhaps the one weakness of the City's water system is that the roughly 14 miles of pipes that convey raw water from the source springs and creeks are between 50 and 70 years old.

Wastewater treatment in Monticello is handled at a sewer lagoon facility built during the early 1980s, which was designed to serve a population of 3,000 residents. At the lagoons, wastewater is chlorinated and most is discharged into nearby creeks, although a portion is sold to irrigators as secondary water. This facility should be adequate to serve the City’s projected needs through 2020.

Monticello City is currently in the process of acquiring Empire Electric Association’s power generation facility and distribution system within the City, although legal proceedings have delayed progress on this transaction. Monticello also operates a small single-runway airport in unincorporated San Juan County, north of the City. The airport has a 4,800-foot runway, though the facility is in generally poor condition.

**12. Public Safety**

Monticello’s police service is currently provided by the Monticello Police Department, which employs 4 full-time officers. Fire protection in Monticello is provided by the Monticello Fire Department, which maintains two pumper trucks and one first response truck. The Department is staffed by 12 volunteer firefighters, including its chief, and carries a fire protection rating of ISO Class 7. Both the police department and fire department are accessible by Emergency 911 service.

**13. Recreation and Parks**

Currently Monticello’s recreational facilities consist of a swimming pool, horseshoe pits, San Juan County Fairgrounds, the Hideout Golf Course, three public parks, a sports field, and tennis courts. At Loyd's Lake to the southwest, the City maintains a fourth park with a hiking trail, picnic area, volleyball court, and horseshoe pits. The age and condition of these facilities is as shown in Table 7, below.

**Table 7: Condition of Monticello Recreational Facilities**

Facility	Year Built	Condition
Swimming Pool	1960s	Excellent
Golf Course	1960	Good – Under Expansion
Ball Fields	1960s	Excellent
City Park	1960s	Excellent
Circle Park	1960s	Excellent
Loyd’s Lake Park	1986	Excellent
Millsite Park	2001	Excellent

**14. Current Zoning**

Monticello’s current zoning ordinance provides for seven different zone classifications: A – 1, Agricultural; C – 1, Commercial; C – 2, Commercial; G – 1, Governmental; I – 1, Industrial; R – 1, Residential; and R – 2, Residential. Map 5, shows the approximate arrangement of these zone types within the City. Table 8 summarizes the amount of land area in each zone.

**Table 8: Monticello City Acreage of Current Zoning**

<u>Zone</u>	<u>Acreage</u>	<u>Percent of Total</u>
A – 1	625.92	38.5%
C – 1	288.67	17.8%
C – 2	34.56	2.1%
G – 1	192.07	11.8%
I – 1	58.30	3.6%
R – 1	253.30	15.6%
R – 2	171.80	10.6%
<b>Total</b>	<b>1,624.62</b>	<b>100.0%</b>

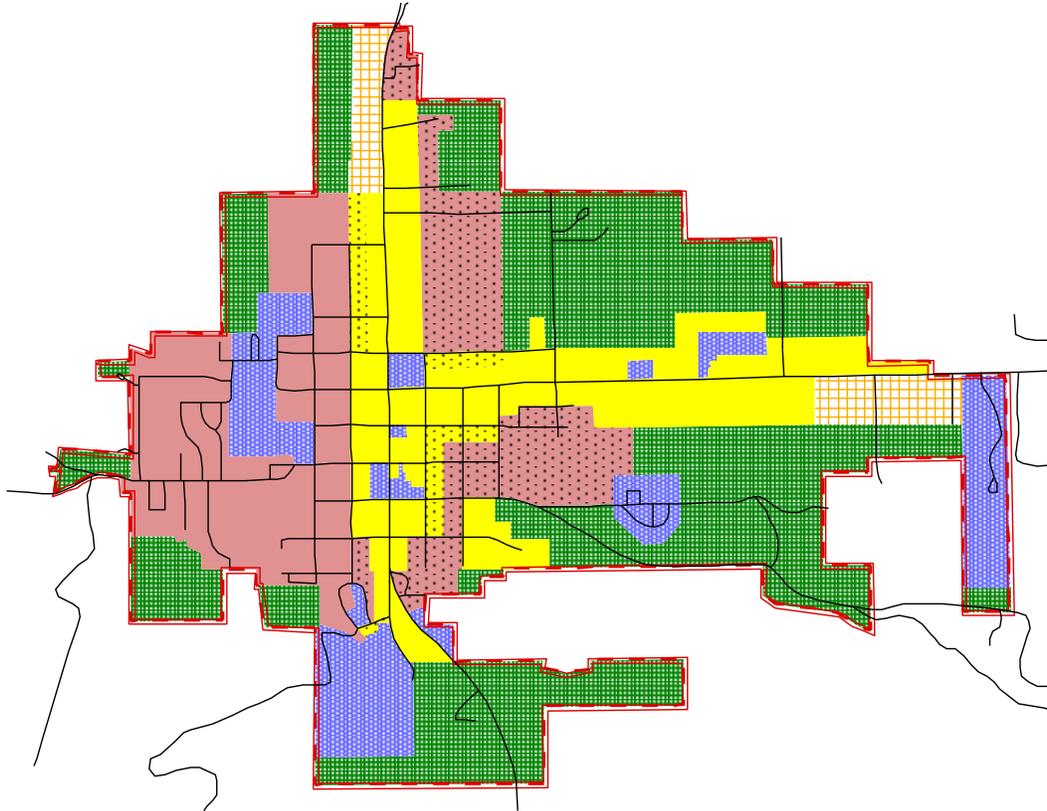
To facilitate economic growth in Monticello, it would be advisable to rezone additional portions of the town to the I – 1 designation where appropriate. Ideally, any rezonings for commercial or industrial use would occur in areas of the A – 1 zone which are not suitable for agricultural production. Also, the City may want to consider adding a flood plain overlay zone to better regulate development in flood prone areas.

**15. Economic Analysis**

In order to engage in effective economic development, it is important to understand the principles of economic base theory. This widely accepted theory states that in any given area, there are essentially two categories into which all businesses may be classified, the basic sector, and the non-basic sector. A basic sector business is defined as any firm that exports goods or services to other areas, and brings new money into the local area, such as an auto manufacturer, or a tourist resort. A non-basic sector business is any business which primarily provides its goods or services directly to the local area, such as a grocery store or dental office. In actual practice, very few firms conduct their business exclusively in one sector or the other; most are partially involved in both sectors. The economic health of an area (and hence its viability as a place to live) is strongly dependent upon the success of its basic sector businesses.

The presence of basic sector businesses initiates migration into an area from elsewhere, stimulating the production of housing and other residential amenities. The income provided by basic sector employment enables workers to support non-working family members. Workers’ income also presents incentive for private entrepreneurs to move into the region in the hope of earning a portion of that income by providing non-basic sector goods or services. These business people further increase the demand for homes and social and commercial services. The availability of jobs with these secondary employers prompts additional workers to enter the region, forming a continuing cycle which can become an attractor of people and business from beyond the area’s boundaries—if its inherent capacity for supporting basic sector business is great enough. Similarly, if an area’s ability to provide basic employment diminishes or ceases, its economic vitality and its appeal as a center of population will dwindle or disappear.

### Map 5: Monticello City Current Zoning



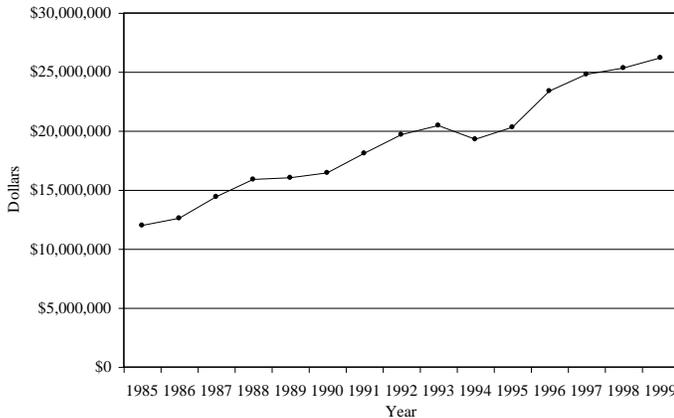
Legend	
City Boundary	G - 1, Governmental
Roads	I - 1, Industrial
A - 1, Agricultural	R - 1, Residential
C - 1, Commercial	R - 2, Residential
C - 2, Commercial	



Disclaimer: This is not an Official Zone Map of Monticello City and is not considered accurate for determining actual zone boundaries.

Monticello, along with much of southeastern Utah, continually faces the challenge of maintaining adequate economic health. During the period 1993 to 1999, San Juan County has enjoyed a relatively stable economy. This vitality presents an excellent opportunity for Monticello to lay the foundation for long-term economic growth in the region, and prevent or reduce the impact of another boom-bust cycle. However, the City must act quickly, since the latest indicators of national economic health suggest a significant reduction in economic growth. Ideally, any new basic sector businesses would be those which are not susceptible to the transitory nature of resource extraction industries, nor to the seasonal variability of the tourism industry.

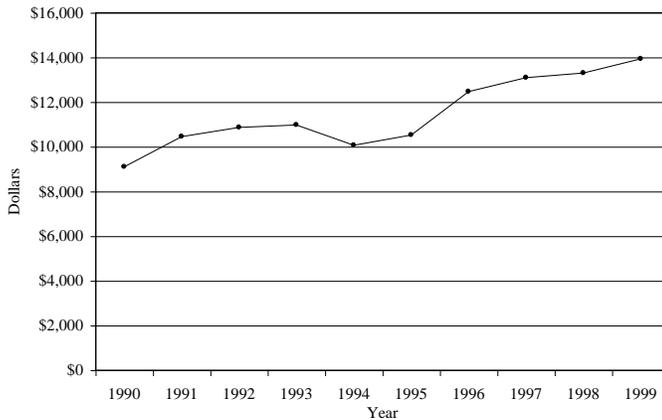
**Chart 2: Monticello Aggregate Adjusted Gross Income, 1985 to 1999**



Source: Utah State Tax Commission

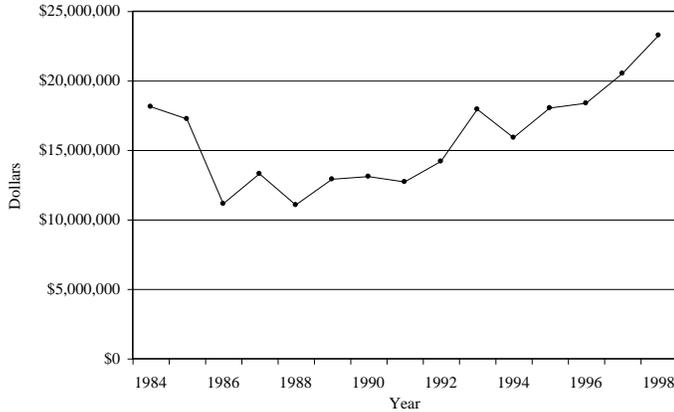
Monticello has experienced favorable economic conditions during the past ten to fifteen years. Chart 2 indicates that aggregate adjusted gross income in Monticello has grown by an average of 5.3% per year between 1985 and 1999. Per capita gross income, which is tracked in Chart 3, has also grown steadily, but at a slightly slower rate of about 4.7% per year between 1990 and 1999. Arguably the strongest of Monticello's economic indicators is taxable retail sales, which is tracked in Chart 4. This area of the City's economy experienced a significant downturn in the early 1980s, but over the period 1988 to 1998 taxable retail sales grew at an average annual rate of 7.25%.

**Chart 3: Monticello Per Capita Gross Income, 1990 to 1999**



Sources: Derived from Utah State Tax Commission and Governor's Office of Planning and Budget data

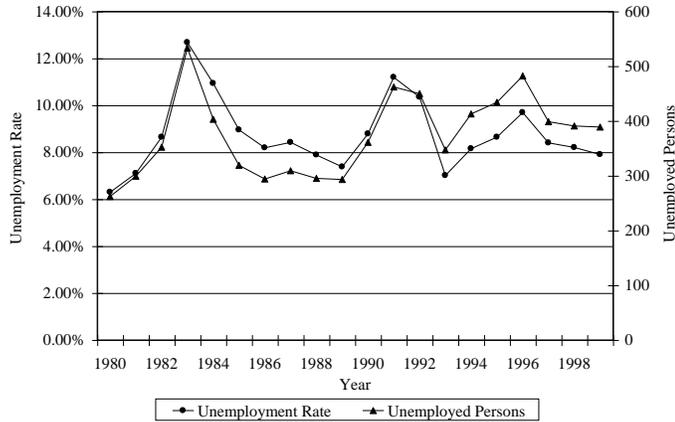
**Chart 4: Monticello Taxable Retail Sales, 1984 to 1998**



Source: Utah State Tax Commission

As Chart 5 indicates, employment is the weakest segment of Monticello's local economy. This chart displays both the unemployment rate, and the total number of unemployed persons in San Juan County from 1980 to 1999. The data shows that twice in the 1990s, the unemployment rate has approached or exceeded 10%. Currently the unemployment rate is around 8%, and appears to be on a declining trend; however, this is still quite high compared to the state and national rates.

**Chart 5: San Juan County Unemployment Data, 1980 to 1999**



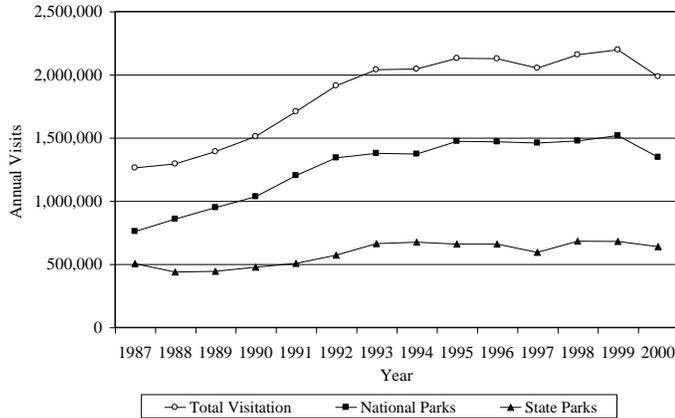
Source: Governor's Office of Planning and Budget

Historic trends in tourist visitation in southeastern Utah suggest that the level of tourism has reached a plateau, and may be on a decline. Chart 6 displays the total annual visitation levels for all state and national parks located in the southeast multi-county district (Carbon, Emery, Grand, and San Juan Counties). From 1987 to 1993, tourism grew at an average annual rate of approximately 8%, but from 1993 to 1999, this growth rate dropped to just over 1%. More alarmingly, tourism levels dropped by 10% in 2000, compared with the previous year. This condition is at least partly attributable to recent increases in the price of gasoline, a significant limiter on tourism and recreational travel. Another possible explanation is that many international tourists may be postponing their visits to coincide with the 2002 Winter Olympiad, which will be held in the Salt Lake City / Park City areas. While Monticello has not traditionally had a large tourism sector, the Planning Commission recommends avoiding unnecessary reliance on tourism for the long-term stability and growth of the City's economy. Instead, Monticello should concentrate on promoting the expansion, creation, and/or relocation of primary sector businesses in the city or its immediate surroundings.

Although economic development is typically the driving force behind the vitality of a community, economic development is just one aspect of community development. Often, economic development programs and activities have limited success because the community does not have adequate resources available to support the businesses it wants to promote or attract. The possibility of such unfulfilled expectations illustrates the importance of engaging in economic development as an integral part of overall community development, rather than as an isolated, self-sufficient program.

So it should be evident then, that building Monticello's base of community assets will have the dual effect of improving the quality of life for current residents, and encouraging economic development activities, which can then produce further gains in quality of life.

**Chart 6: Southeastern Utah, State and National Parks Visitation, 1987 to 2000**



Sources: Utah Division of State Parks and National Park Service

### 16. Moderate Income Housing

Title 10, chapter 9, section 307 of Utah code annotated requires all incorporated cities and towns in the state to complete an annually updated plan for moderate income housing. In Monticello, as well as within nearly every other community in southeastern Utah, housing costs are low enough in comparison to the median income, so as to present few, if any obstacles to the availability of an adequate supply of affordable housing. The supply of housing units available at affordable levels substantially exceeds the current and projected number of low to moderate income households in Monticello. Relevant data is shown in Tables 9 and 10. Nevertheless, Monticello should continue to identify and reduce, to the extent possible, any existing barriers to the availability of affordable housing within its boundaries. To continue to promote an adequate supply of affordable moderate income housing, Monticello intends to implement the Goals and policy objectives stated in Section 18, Part B.

**Table 9: Monticello Housing Unit Data**

Years	Units Built	Single Family	Multi-Family
1990 to 99	57	49	8
1980 to 89	74		
1970 to 79	241		
1960 to 69	60		
1950 to 59	96		
before 1950	228		
<b>Total</b>	<b>756</b>		

Sources: U. S. Census Bureau and University of Utah, Bureau of Economic and Business Research

As the data in Table 9 shows, approximately 30% of all dwelling units in Monticello were built before 1950, while the state average is 16%. In addition, when compared to the state average of 63%, Monticello has a smaller share (50%) of dwelling units that were constructed during the past 30 years. Together, these figures suggest that Monticello’s housing stock is somewhat dated and that some homes may be in need of historic preservation, rehabilitation, or replacement. A much clearer assessment of the City's housing stock should be possible when the housing conditions data from the 2000 decennial census is released.

Low to moderate income is generally defined as at or below 80% of the median income of the local housing region. The local housing region for a rural city or town is usually the county in which the municipality is located. The U. S. Department of Housing and Urban Development (HUD) produces annual estimates of the median income levels for all rural counties in the nation. Based on data from HUD, the U. S. Bureau of the Census, and the Governor's Office of Planning and Budget (GOPB), Monticello's low to moderate income housing conditions have been analyzed using a model developed by the Southeastern Utah Association of Local Governments. The results of this analysis are summarized in Table 10, below. A complete description of the model, as well as the full details of the analysis can be found in Appendix A.

**Table 10: Monticello Low to Moderate Income Housing Summary**

	<b>2000 (estimated)</b>	<b>2005 (projected)</b>
San Juan County Median Income	\$41,000	\$48,444
Monticello Average Household Size	2.96	2.75
Monticello Moderate Income Limit for Average Size Household	\$29,379	\$33,900
Monticello Monthly Affordable Housing Cost Limit	\$734	\$847
Monticello Number of Low to Moderate Income Households	242	243
Monticello Housing Units At or Below Affordable Cost Limit		
By Percentage of Income	380	380
By Actual Cost	378	374

Sources: Derived from data of the U. S. Department of Housing and Urban Development, U. S. Bureau of the Census, and Governor’s Office of Planning and Budget

**17. Plan Implementation**

Implementation of the Monticello City General Plan will be accomplished over a period of 15 to 20 years, through the ongoing activities of the City’s elected and appointed officials. Some aspects of the plan will be implemented by current planning activities, while others will be achieved through long-range planning activities. Current planning includes reviewing and making recommendations on specific development proposals, subdivision requests, and other items that involve applying the land use ordinances, or policies of the general plan, to decisions about the conditions on specific parcels of land in the immediate future. Long-range planning includes the development of the general plan or subsequent amendments, a capital facilities plan, the zoning ordinance, the subdivision ordinance, the annexation policy plan, and others, that typically involve making decisions on policy and regulation that apply to the entire community over an extended period of time. These two functions, current planning and long-range planning, are connected in a kind of feedback loop. It is important then, that the City

Council, Planning Commission, and Board of Adjustment carry out their duties with the knowledge that long-range planning serves as a guide for current planning activities, and that the trends observed in current planning activities should be considered in making amendments to redirect long range planning decisions.

## 18. Policy Elements

### A. Economic Development

**Goal:** Inventory the City's business resources.

**Objectives:**

1. Identify the size, owners, and nearest utilities for undeveloped lots in the C-1, C-2, and I-1 zones.
2. Assess the City's civilian labor force and its level of skill. [Note: This information can help focus business recruitment efforts.]
3. Survey local businesses (store front and home-based) to learn what the City can be doing differently to promote business vitality, and involve them in future goal-setting and decision-making efforts.
4. Identify locally available services and products. [Note: This information can help keep local dollars in Monticello.]
5. Conduct a survey of the surrounding area to evaluate competition for local businesses, as well as the City's strengths and weaknesses as a place to establish, relocate, or expand a business.
6. Identify the types of businesses suited to locally available resources, and suited to Monticello's community character. [Note: This information can help focus business recruitment efforts.]

**Goal:** Promote the economic vitality of the City's businesses and business climate.

**Objectives:**

1. Actively promote the development of the City's existing industrial park site, to achieve full occupancy. [Note: This City-owned property can become a significant catalyst for local economic growth.]
2. Establish and maintain an Economic Development Specialist position to coordinate and promote the City's economic stability and growth.
3. Establish focus group(s) to help develop strategies for economic development and advise the Economic Development Specialist as needed.
4. Establish a position or contract with a private consultant to provide grant-writing expertise.
5. Follow up on relocation referrals obtained from the County's Office of Community Development and other sources.
7. Coordinate with the Monticello Chamber of Commerce and the County's Office of Community Development.
8. Utilize State, Federal, and private non-profit economic development programs and grants whenever possible, including but not limited to: the Utah Enterprise Zone Program, the Utah Recycling Market Development Zone Program, the Utah Main Street Program, Rural Community Assistance Corporation, Economic Development Corporation of Utah, U. S. Department of Agriculture's Rural Development Office. [Note: SEUALG can provide information on these and other funding sources.]
9. Consider establishing a Redevelopment Agency, pursuant to §17B-4, "Redevelopment Agencies Act," UCA to enable the City to establish a tax increment financing program for various economic development and redevelopment activities. [Note: RDAs are used to redevelop areas classified as "blighted." SEUALG can provide more information.]
10. Recruit suitable businesses from other than the resource extraction and tourism industries, with emphasis on basic sector firms. [Diversification can help to build economic stability.]
11. Provide relocation or expansion incentives.
12. Obtain and prepare a new industrial park site. [Note: This could be done using revenue raised by development of the existing industrial park.]

**Goal:** Establish and maintain an up-to-date and accurate City web site.

**Objectives:**

1. Develop a calendar of events for City supported/sponsored activities.
2. Maintain links to local business web sites.
3. Provide descriptions of the services and products available from local businesses.

**B. Moderate Income Housing**

**Goal:** Actively promote the continued availability of an adequate supply of housing that is affordable to the low and moderate income households in Monticello City.

**Objectives**

1. Review the General Plan, existing ordinances, and residential zoning densities to identify any unnecessary legislative barriers to the availability of affordable low to moderate income housing within the City. [Note: Removing all forms of unnecessary barriers is a main aspect of the State Moderate Income Housing regulations.]
2. Amend the General Plan, existing ordinances, and residential zoning densities where necessary to remove identified barriers, including inconsistencies with recent amendments to §10-9-106.5, Utah Code Annotated.
3. Review current administrative procedures and fee schedules for processing development requests to identify any unnecessary barriers to the availability of affordable low to moderate income housing within the City.
4. Amend current administrative procedures and fee schedules where necessary to remove identified unnecessary barriers.
5. Inform prospective developers of the state and federal subsidies, and private non-profit funding, which are available to promote an adequate supply of affordable low to moderate income housing.
6. Cooperate in good faith with the attempts of developers to obtain state and federal affordable housing subsidies, to the extent required by the terms of the subsidies.
7. Participate in federal and state housing programs and municipal infrastructure funding programs available through the Southeastern Utah Association of Local Governments and other agencies, including but not limited to: the Olene Walker Housing Trust Fund, Community Development Block Grants, the H.O.M.E. program, the Home Weatherization program, and the H.E.A.T. energy assistance program. [Note: SEUALG can provide information on these and other programs.]
8. Annually update the City's Plan for Moderate Income Housing, revising the estimated existing supply of low to moderate income housing, and the estimated five-year need for low to moderate income housing, within Monticello City. [Note: This element is required by State law.]
9. As needed, amend existing ordinances to permit lower cost construction alternatives, such as straw bale, rammed earth, and adobe, in suitable zones, in compliance with appropriate standards.
10. Maintain or improve the quality and capacity of existing municipal infrastructure systems such that they present no unnecessary barriers to the availability of affordable moderate income housing.
11. Review all future proposals for amendments to the General Plan, as well as proposals for new or amended ordinances, administrative procedures, and fee schedules to eliminate any unnecessary barriers to the availability of affordable moderate income housing they may create.

**C. Planning and Governance**

**Goal:** Work to improve the quality of planning and governance functions in Monticello City.

**Objectives:**

1. The City Council, Planning Commission, and Board of Adjustment will use this general plan as an official policy guide in all land-use related decision making.

2. The City Council, Planning Commission, and Board of Adjustment will make every reasonable effort to keep residents informed of their activities, and solicit public involvement in decision-making processes.
3. In making their decisions, the City Council, Planning Commission, and Board of Adjustment will consider ways to address current needs without jeopardizing the ability of future generations to provide for their needs. [Note: This strategy can help promote sustainable planning decisions and intergenerational equity.]
4. Whenever the Planning Commission considers it to be useful and necessary, it will recommend amendments of this plan to the City Council in order to ensure that the Goals and Objectives of the plan are consistent with the existing conditions and apparent trends in Monticello City, and to better reflect the needs and preferences of the community.
5. The Planning Commission will prepare a revision of the general plan every 3 to 5 years as necessary, based on an assessment of Objectives achieved, and will prepare an entirely new plan approximately every 15 to 20 years.
6. If the Planning Commission determines it to be useful and necessary, it will recommend amendments to appropriate portions of the plan to account for the implications of the 2000 decennial census data, when published. [Note: At present, some of the Census 2000 data is available, but does not suggest the need for any special consideration.]
7. The Planning Commission, Board of Adjustment, and City Council will collectively establish and maintain a discourse in order to keep their members informed of land-use related issues, concepts, assumptions, proposals, and decisions.
8. The Planning Commission will establish and maintain a discourse with the San Juan County Commission in order to keep its members informed of county-level land-use related issues, concepts, assumptions, proposals, and decisions. [Note: SEUALG can provide information on upcoming training opportunities.]
9. The Planning Commission, Board of Adjustment, and City Council will strive to improve their understanding of land-use related issues, concepts, and trends by taking advantage of the training opportunities offered by the Utah League of Cities and Towns, the Utah Local Governments Trust, the Utah Humanities Council, the Utah Private Property Ombudsman, the Utah Chapter of the American Planning Association, and others.
10. The Planning Commission will review existing ordinances to identify and eliminate any inconsistencies with the U. S. Constitution, Utah code annotated, and this general plan.
11. The Planning Commission will maintain correspondence with the community planner(s) at the Southeastern Utah Association of Local Governments (SEUALG) in order to keep its members informed of land-use related issues and concepts, and to keep SEUALG informed of land use related proposals and decisions in the community.
12. At least once each calendar year, the Planning Commission will deliver a report to the City Council, summarizing the progress made during the preceding year in implementing the Goals and Objectives stated in this general plan.

#### **D. Community Heritage and Historic Preservation**

**Goal:** Promote the preservation and restoration of historic properties.

**Objectives:**

1. Identify the historic properties within the City.
2. Provide information on preservation incentives for owners of historic properties. [Note: SEUALG can provide information on State and Federal tax incentives.]

**Goal:** Promote an appreciation of the City's cultural heritage.

**Objectives:**

1. Attain Certified Local Government status. [Note: CLG status would make the City eligible for State and Federal grants, etc.]
2. Develop a walking tour of historic properties.
3. Compile an archive of historic photographs, documents, and maps of the City.
4. Establish a display of appropriate archived items.
5. Add a historic information page to the City web site.
6. Encourage citizens to share their local memories at informal presentations.
7. Coordinate with the City's recreation, tourism, and arts and culture programs.
8. Identify and prioritize locations in Monticello City for placement of "Historic Site" information plaques.

**Goal:** Support private development of a historical museum.

**Objectives:**

1. Lend portions of the City's historic archive collection for display at such a museum if established.
2. Provide incentives for museum development and expansion.
3. Coordinate with the City's economic development efforts.

**E. Recreation, Parks, and Tourism**

**Goal:** Expand the City's recreation program.

**Objectives:**

1. Maintain or improve the effectiveness of the Recreation Program Administrator and Advisory Committee.
2. Add program activities for youth.
3. Add program activities for young adults.
4. Coordinate program activities for seniors with the Monticello Senior Citizens' Center.
5. Increase the number of entrants in the Blue Mountain Triathlon, as well as the number of local businesses sponsoring the event.
6. Develop at least one competitive event for each season.

**Goal:** Expand the City's recreational facilities.

**Objectives:**

1. Maintain existing parks and recreation facilities.
2. Conduct feasibility studies of specific proposals for new recreational facilities.
3. Identify areas in undeveloped parts of the City where future parks should be located and preserve the option to develop those places.
4. Provide safe pedestrian routes to recreation facilities.
5. Establish and identify a bicycle route(s) through the City.
6. Coordinate scheduled use of recreational facilities with other groups (e.g. school, church, county, social organizations, local business).
7. Renovate existing recreational facilities as needed.

**Goal:** Promote Monticello City's ability to continue to take advantage of local tourism activity, while minimizing the negative impacts of tourism.

**Objectives:**

1. Promote tourism as one element of a balanced, long-term economic development strategy.

2. Explore ways to maintain the benefits of community events and activities, while minimizing their negative impacts, such as traffic congestion, parking shortage, and solid waste disposal problems.

## **F. Public Safety and Crime Prevention**

**Goal:** Improve community safety.

**Objectives:**

1. Identify areas having recurring crimes and use Crime Prevention Through Environmental Design (CPTED) principles to reduce crime potential. [Note: SEUALG can provide information and assistance with developing and implementing CPTED standards.]
2. Encourage new developments to use CPTED principles in their designs.
3. Upgrade the City's fire protection equipment and facilities.
4. Provide at least one fire-fighting training session per year.
5. Work toward improved Insurance Services Office (ISO) fire protection rating. [Note: SEUALG can provide information on the process for re-assessing the City's ISO rating.]
6. Coordinate with the City's Economic Development Specialist, and the San Juan County Office of Community Development when removal of abandoned buildings is needed. [Note: Abandoned buildings can become fire hazards and public health threats.]
7. Coordinate with Utah Department of Transportation (UDOT) to annually repaint traffic lanes and crosswalks.
8. Establish block-watch organizations.
9. Install more streetlights.
10. Improve the enforcement of Monticello's existing ordinance §10-2-23, governing the disassembly or removal of signage and other peripheral devices after the closure of commercial and industrial businesses. [Note: Unmaintained signage, etc. invites vandalism and other crime, and contributes to perceptions of unsafe-ness.]

**Goal:** Improve enforcement of laws and regulations.

**Objectives:**

1. Increase the frequency of fire inspections and follow-up enforcement.
2. Increase the enforcement of zoning ordinances.
3. Increase enforcement of "snow day" parking restrictions.
4. Increase enforcement of speed limits on Highway 191 and Highway 666.
5. Provide adequate enforcement of the City's Off-Highway Vehicle (OHV) ordinance, §6-2-3.

**Goal:** Improve snow removal.

**Objectives:**

1. Complete snow removal before businesses open.
2. Apply traction substances (e.g. sand, salt) at intersections.
3. Provide driveway and sidewalk snow removal for disabled persons and senior citizens.

**Goal:** Improve safety for pedestrians, cyclists, and motorists.

**Objectives:**

1. Prepare a map of approved OHV routes through the City to access service facilities and outlying trailheads.
2. Install mid-block crosswalks in the business district, and elsewhere as needed.
3. Encourage the development of "behind-the-business" parking. [Note: Separating autos from pedestrians improves safety and can help increase business activity.]

4. Coordinate with UDOT to install traffic calming designs along Main Street (Highway 191), and Highway 666. [Note: SEUALG can provide information and assistance in developing a specific traffic-calming proposal.]
5. Petition UDOT to lower the designated speed limits on Highways 191 and 666, as they enter the City.
6. Repair existing sidewalks and install ADA ramps as required.
7. Install sidewalks throughout the City, according to a coordinated schedule.
8. Consider seeking grant funding from the Transportation Equity Act for the 21<sup>st</sup> Century (TEA-21) Transportation Enhancements program for specific safety improvement projects. [Note: SEUALG can provide information on this and other funding sources.]
9. Consider developing a system of on-street, dedicated bike lanes.
10. Coordinate with property owners to clear obstructed views at intersections and other potentially unsafe conditions.
11. Use stop signs or lights to limit or control the rate of traffic movement.
12. Coordinate with the Elementary School to teach safe-riding practices.

## **G. Arts and Culture**

**Goal:** Enhance the development of arts and culture opportunities.

**Objectives:**

1. Establish a citizen advisory group to identify opportunities for arts and culture development.
2. Develop an annual event that capitalizes on local resources.
3. Coordinate with private groups when preparing the annual calendar for the City web site.
4. Coordinate with the County Library System to upgrade the Monticello library facility, materials, and/or equipment.
5. Encourage local residents to offer workshops or classes in arts, performance, and crafts.
6. Recruit artists, crafts persons, and performers to present workshops or classes.
7. Encourage the development of a coherent design theme throughout the City. [Note: SEUALG can provide information and assistance on preparing design standards.]

**Goal:** Improve facilities for community activities.

**Objectives:**

1. Construct and operate a community center.
2. Purchase and install public art in City parks.
3. Coordinate with the parks, recreation, and tourism programs.
4. Provide a forum for local artists to display and perform their art.

## **H. Transportation**

**Goal:** Promote the use of alternative modes of transportation within the City.

**Objectives:**

1. Maintain sidewalks to ensure unobstructed passage.
2. Encourage local businesses to install bicycle racks at their establishments.
3. Install bicycle racks at parks and other City facilities.
4. Encourage walk-in businesses to remain in the City's central business district.
5. Coordinate promotion of alternative modes with recreation program.
6. Inform business owners of federal tax incentives available for voluntarily upgrading their facilities to comply with the Americans with Disabilities Act (ADA). [Note: SEUALG can provide information on these tax incentives.]

**Goal:** Implement a comprehensive transportation system.

**Objectives:**

1. Identify locations for future streets and preserve the option to develop those routes.
2. Consider adopting an Official Map, pursuant to §72-5-401, et seq., of Utah Code Annotated, to designate and protect future transportation corridors, based on the recommendations shown in Map 4. [Note: Right-of-way boundaries must be surveyed and mapped by an engineer or surveyor for an Official Map.]
3. As needed, pursue funding from the Transportation Corridor Preservation Revolving Loan Fund to acquire fee simple rights or rights of less than fee simple for the corridors designated by the Official Map, if adopted. [Note: SEUALG can provide information on how to access this revolving loan fund.]
4. Prohibit construction of new cul-de-sacs, dead-end streets, and flag lots. [Note: This kind of development can cause traffic circulation and access problems, fire protection and snow removal difficulty, and safety hazards.]
5. Correct errors in street signs and address assignments.
6. Install and maintain at least one street sign at each intersection.
7. Amend existing ordinances as needed to address traffic flow and vehicular access problems. [Note: SEUALG can provide information on coordinated access management strategies/regulations]

**I. Utilities and Infrastructure**

**Goal:** Update public utility systems to serve the projected demand levels of 2020.

**Objectives:**

1. Investigate strategies for reducing per capita levels of utility demand.
2. The Planning Commission and City Council will deny new development applications if existing utility and infrastructure capacity is insufficient to accommodate the additional demand produced by the development, unless the applicant agrees to convey to the City, exactions that offset the public costs attributable to the development. [Note: Development that is permitted without adequate infrastructure capacity can impose significant fiscal burdens on the City when upgrades are needed.]
3. Identify and upgrade inadequacies in all public utilities systems.
4. Coordinate with independent utility providers to upgrade supply systems.
5. Acquire additional culinary water supplies sufficient to exceed the anticipated 2020 demand level, based on a 60% water year.
6. Install new utility services along streets and coordinate utility work with road work whenever possible. [Note: Coordination can help to prevent damage to roads after paving/resurfacing work.]

**Goal:** Reduce the City's floodwater liability.

**Objectives:**

1. Coordinate with the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers. [Note: SEUALG can provide information on how to initiate the flood map revision process with the assistance from the Corps of Engineers].
2. Contact the U.S. Army Corp of Engineers for assistance in promoting river bank protection along watercourses in Monticello.
3. Establish a flood plain overlay zone and amend zoning ordinances as needed to regulate development in those areas. [Note: SEUALG can provide information and assistance on preparing and implementing floodplain regulation.]
4. Minimize the amount of surface area in new construction projects that is impervious to water absorption.
5. Identify and correct surface runoff problems caused by storm water drainage.

## **J. Environmental Quality and Resource Conservation**

**Goal:** Promote the enhancement of Monticello City's aesthetic quality.

**Objectives:**

1. Encourage the planting of trees on public and private property to help absorb sound and improve visual appeal.
2. Inventory key aspects of Monticello City's community character and establish a clear description of which attributes should be preserved or enhanced, and which should be minimized or eliminated. [Note: This information can help focus beautification and redevelopment efforts.]
3. Use City ordinances to promote the implementation of the inventory.
4. Continue to promote the City's annual clean-up day as a major community event for citizens and businesses alike.

**Goal:** Promote the protection and enhancement of Monticello City's soil, air, and water quality.

**Objectives:**

1. Encourage the use of alternative / renewable energy sources, such as wind and solar power, to reduce consumption of non-renewable sources and discharge of air pollutants.
2. Discourage non-agricultural development on established croplands to protect these valuable soil resources.
3. Discourage the use of septic systems where soil types are incompatible, to protect soil and/or groundwater quality.
4. Encourage residents, landlords, and business owners to weatherize their buildings, in order to reduce energy consumption and heat transfer. [Note: Money not spent on excess energy bills can remain in the City longer and help support the local economy.]
5. Encourage the removal/proper disposal of junk, trash, and hazardous materials to reduce levels of non-point source surface water pollution, soil contamination, and/or groundwater contamination.
6. Encourage interested residents, or secondary school students to participate in the Utah Adopt-a-Waterbody program to take advantage of the supplies and services it offers for testing of surface water quality. [Note: SEUALG can provide information on this program.]
7. Encourage the use of alternative sewage disposal systems, such as anaerobic digesters and composting toilets. [Note: These systems can reduce water consumption and sewage treatment demand.]
8. Maintain adequate solid waste management and disposal services.
9. Inform residents and business owners of the hazards of indoor radon concentrations and encourage testing. [Note: SEUALG can provide information on how to obtain testing kits, etc.]

**Goal:** Promote the careful, moderate, and equitable use of the City's available resources.

**Objectives:**

1. Consider instituting a more progressive water pricing scheme. [This means that higher usage would have higher prices per gallon.]
2. Encourage the use of drought-tolerant native vegetation, and xeriscape planting techniques, and discourage the use of traditional turf-based landscaping, to reduce water demand.
3. Encourage the installation of low-flow faucets, shower heads, and toilets.
4. Encourage the installation of household gray-water collection and re-use systems, to reduce the demand for secondary irrigation water.
5. Encourage the use of drip-irrigation systems for landscape watering, to reduce evaporation loss.
6. Encourage the practice of water harvesting for use in residential and commercial landscape watering.
7. Encourage residents to deliver recyclable materials to appropriate recycling facilities.

## **K. Health Care and Aging**

**Goal:** Promote the availability of adequate health care facilities, services, and dwellings in Monticello City.

**Objectives:**

1. Consider requesting RCAC grant funding for the expansion/improvement of the existing hospital facility. [Note: SEUALG can provide information on RCAC and assistance with grant process.]
2. Amend the City's zoning ordinance to designate residential facilities for persons with a disability as a permitted use in all zones which allow residential dwellings. [Note: This element is required by State law.]
3. Inform owners of rental dwellings of the federal tax credits available for voluntarily upgrading their facilities to comply with the Americans with Disabilities Act. [Note: SEUALG can provide information on these tax credits.]

**Goal:** Promote the availability of adequate elder care facilities, services, and dwellings in Monticello City.

**Objectives:**

1. Amend the City's zoning ordinance to designate residential facilities for elderly persons as a permitted use in all zones which allow residential dwellings, except zones which permit only single-family dwellings. [Note: This element is required by State law.]
2. Encourage owners of rental dwellings to upgrade their facilities for elderly accessibility.

## **L. Education and Child Care**

**Goal:** Promote the improvement of public education available to school-aged children in Monticello City

**Objectives:**

1. Maintain contact with the San Juan County School District to inform administrators of the educational needs and expectations of Monticello students and parents.

## **M. Land Use, Open Space, and Growth**

**Goal:** Promote the consideration of the long-term consequences of decisions about land use and growth in Monticello City.

**Objectives:**

1. Use zoning and subdivision ordinances and other land use regulations to implement the Goals and Objectives of this plan.
2. The Planning Commission and City Council will approve any valid application for a rezoning, provided that the proposed use meets the standards and requirements of the requested zone classification, and that significant conflicts between residential and non-residential uses are avoided or adequately mitigated.
3. In coordination with San Juan County, develop and adopt an Annexation Policy Plan, pursuant to §10-2-401.5, UCA, prior to December 31, 2002, to ensure that future decisions to annex additional unincorporated territory are guided by specific criteria, appropriate to the needs of the City. [Note: SEUALG can provide information and assistance with preparing an Annexation Policy Plan.]
4. Inventory and prioritize the existing open space in and around Monticello City. [Note: This information can help to focus open space preservation efforts.]

5. Consider requesting grant funding from the LeRay McAllister Critical Land Conservation Fund to preserve identified open space. [Note: SEUALG can provide information and assistance in accessing the LeRay McAllister Fund.]
6. Discourage the placement of incompatible land uses adjacent to each other.
7. In reviewing development applications, consider the potential positive and negative impacts on traffic, utility systems, community character, economic vitality, etc., that may result.
8. Examine the feasibility of establishing a development impact fee ordinance to ensure that new private developments in the City help to pay for the public costs they impose. [Note: SEUALG can provide information preparing and implementing an impact fee ordinance.]
9. Consider increasing building permit, subdivision approval, and/or certificate of zoning compliance fees to partially offset the impacts of new private developments.
10. Consider establishing a Transferable Development Rights (TDR) system to encourage growth in preferred areas and to discourage development in less suitable areas. [Note: SEUALG can provide information on developing and implementing a TDR system.]

## **N. Social Capital and Sense of Community**

**Goal:** Improve community pride.

**Objectives:**

1. Establish a Neighborhood Leadership Development program. [Note: SEUALG can provide information and assistance in developing a Neighborhood Leadership Development program.]
2. Expand the annual awards acknowledging the achievements of local citizens.
3. Sponsor or encourage community events at the Community Center.
4. Encourage neighborhood events.

## 19. Public Input

### A. Community Survey

In the fall of 2000, approximately 200 copies of a survey were distributed throughout Monticello. Eleven completed surveys were returned, yielding a return rate of 5.5 %. Below are the questions which respondents were asked to consider.

**What I love about Monticello:** Ask yourself what you love about Monticello. Then write down first five things you think of in response to that question. Think of things you might mention to someone if you were trying to convince them to move to Monticello to live. Your responses might fit into any of the following categories: Arts, Built Environment, Business and Jobs, Community, Education, Government, Health, History and Tradition, Skills and Talents, Natural Environment, and Recreation. But don't limit yourself to these categories if you think of something else.

**What I would like to change about Monticello:** Now do the opposite; ask yourself what you'd like to change about Monticello and write down the first five things you think of. You can use the same categories to stimulate your thoughts.

**When the above things have changed, Monticello will be like this:** Now try to imagine how Monticello would be different if all the things you thought should be changed, actually were changed. How would Monticello look, feel or function differently?

The survey responses are summarized in the following tables. The responses are ranked by the number of times each one was mentioned.

**Positive aspects of Monticello today:**

Beauty of the mountains and surroundings	8*
Small town / rural character / remoteness from major population centers	8*
Friendly people, with a caring nature	6*
Climate / weather	5
Safety of community / low crime rates	4*
Access to recreation areas	3*
Great place to raise a family	3*
Community closeness	2*
Relaxed lifestyle	2
Businesses are located in town center, not on strips	1*
Absence of chain stores or restaurants	1*
Availability of open space	1*
Blue Mountain Entertainment Programs	1*
Effectiveness of City Council	1*
Quality of public education	1*
Low cost of living	1*
Native American culture	1
Quietness of community	1
Knowing a lot of people around town	1
Presence of LDS Temple	1
Clean, pleasant smelling air	1
County seat status	1
Absence of large industries	1
Availability and quality of jobs	1
Livestock permitted in residential areas	1
Few tourists	1
Presence of ski lift	1
Expansion of existing golf course	1
Wide streets with curb and gutter	1
County assistance with snow removal	1

62 comments on 30 distinct topics

\* Indicates that this response was also elicited in the preferred community exercises conducted by Tyler Sinclair in 1997 and 1998.

**Negative aspects of Monticello today:**

Available health care service is not stable enough for future needs	3*
Available health care service is not of adequate quality	3*
Junk & debris / unsightly buildings & lots	3*
Too much unproductive competitiveness / controversy / divisiveness	3
Not enough sidewalks / pedestrian accommodations	2*
Not enough community atmosphere / inclusion	2
Not enough local jobs available	2
Community center or multipurpose facility is needed	2
Some consumer goods and services not available in town	1*
Range of positive activities available for youths is inadequate	1*
Inadequate school curriculum	1*
Inadequate cultural and arts scene	1*
Dissatisfaction with elected officials	1
City administration does not have positive relationship with residents	1
Perceptions of improper conduct by police	1
Opposition to city acquisition of electric utility	1
Existing grocery establishment(s) inadequate	1
Shop at home services not available	1
Inadequate local industrial sector	1
Businesses do not cooperate and support each other	1
Inadequate? competition among merchants	1
Remoteness from major population centers	1
Not enough school crossing guards	1
Inadequate teacher salaries	1
Existing golf course should not be expanded	1
Excessive promotion of tourism	1
Locations of fire hydrants should be more prominently indicated	1
Unused land near barn museum should be developed for community use	1
Senior citizens' center is needed	1
Inadequate water storage capacity	1
Inadequate wildlife control within the city	1
Inadequate control of weeds	1
Some areas of the city are poorly drained and are prone to flooding	1

45 comments on 33 distinct topics

\* Indicates that this response was also elicited in the preferred community exercises conducted by Tyler Sinclair in 1997 and 1998.

**B. Preferred Community Exercises**

During 1997 and 1998, in a previous effort to draft a general plan for Monticello, planner Tyler Sinclair of SEUALG conducted a series of public meetings in which residents participated in defining their preferences for the City’s future. The results are summarized below. Since no records were kept as to how many people attended or how many favored any particular item, these topics are not ranked. For clarity, topics which were repeated in responses to the Community Survey of 2000 have been excluded.

**Positive aspects of Monticello today:**

Good arts program in the community
Good library
All necessary consumer goods and services available
Width of streets
Convenient location at junction of U.S. 191 and U.S. 666
Absence of high-rise buildings
Absence of large parking lots in business districts
Quality of older residential and commercial architecture
Lack of traffic lights and street lights
Presence of secondary irrigation system
Absence of visible timber harvests on surrounding slopes
Appropriate number of convenience stores, gas stations, repair shops, lodging, and legal services
Diversity and open-mindedness of community
Good post office and private parcel delivery services
Good solid waste disposal / management system

15 distinct topics

**Negative aspects of Monticello today:**

Need more seniors' programs at library
Curb and gutters need improvement
Stronger emphasis on three R's in public school system
Mailboxes at each dwelling produces excess auto traffic in residential areas (Home mail delivery is
Existing water and sewer systems inadequate
Business district lacks consistent architectural theme
Unscreened vehicle storage at repair shops produces eyesores
Encourage duplexes, triplexes, and fourplexes instead of larger complexes
Current landscaping requirements inadequate
Some street intersections are poorly drained and are prone to flooding
Use traffic calming techniques to reduce impacts of traffic on arterial streets
Manufactured home parks should be discontinued
No minimum architectural standards for residential zones
Not enough opportunity for local input in wilderness land decisions
Residents not involved enough in service organizations and special projects
Inadequate mix of conservative and liberal viewpoints among residents
Promote closed campus at high school to improve security
Prohibit student vehicles at high school to reduce congestion
Promote recycling to reduce reliance upon landfills
Improve quality of planning for the community's future
Improve efforts to secure grants for community development projects
Inadequate range of health care services available
Community's history and heritage in danger of being lost
Museum building is needed to preserve Monticello's history and heritage
Available youth and adult recreation activities are inadequate
Available recreation facilities are inadequate
City's swimming pool needs improvements
Visitor services and attractions need improvement
Enforcement of dog leash law is inconsistent
Range of sources for community news and events is inadequate
Perceptions of inadequate supply of affordable housing

31 distinct topics

**Appendix A: Affordable Housing Analysis Methodology**

This is a general description of a process developed at SEUALG for determining affordable housing need and supply in rural Utah. This method uses the following data to assess the availability of affordable (low to moderate income) housing within a community:

- HUD’s 1995 and 2000 county median household income figures
- 1990 and 1995 Census population figures for the community
- 2000 and 2005 Governor’s Office of Planning and Budget projected population for the community
- 1990 Census data on distribution of households among income categories in the community
- 1990 Census data on housing costs in the community

Assuming all of this information is available for the community in question, the first step is to determine the Base Affordable Income Limit for a household size of 4. Simply multiply the median income by 0.8 (for a 4 person household, HUD defines low to moderate income as 80% or less of the median household income). Assuming the median income is \$35,000 per year, then:

$$35,000 \times 0.8 = \underline{\$28,000} \text{ Base Affordable Income Limit}$$

Next, calculate the adjustment factor by subtracting the community’s average household size from 4. Then divide by 10, and subtract the result from 1. For example, with an average household size of 3.26:

$$4 - 3.26 = 0.74$$

$$0.74 \div 10 = 0.074$$

$$1 - 0.074 = \underline{0.926} \text{ Adjustment Factor}$$

Now multiply the Base Affordable Income Limit by the adjustment factor to determine the Affordable Income Limit for the community’s average household size:

$$28,000 \times 0.926 = \underline{\$25,928} \text{ Affordable Income Limit for 3.26 person household}$$

Affordable housing is usually defined as housing that costs no more than 30% of the household’s total income. So, multiply the Affordable Income Limit by 0.3 to determine the Affordable Housing Cost Limit:

$$25,928 \times 0.3 = \underline{\$7,778 \text{ per year}}$$

or  $\underline{\$648 \text{ per month}}$  Affordable Housing Cost Limit

Using data from the US Census Bureau that shows the distribution of the community’s households among income categories, estimate the number of households at or below the Affordable Income Limit (Note: For inter-censal years, the boundaries of the income categories should be adjusted to reflect the known inflation rate since the most recent census, and the number of households in each category should be adjusted to reflect the community’s known population change since the most recent census).

\$0 to \$4,999	40
\$5,000 to \$9,999	38
\$10,000 to \$14,999	59
\$15,000 to \$24,999	118
\$25,000 to \$34,999	58 ←
\$35,000 to \$49,999	91
\$50,000 to \$74,999	73
\$75,000 to \$99,999	35
\$100,000 to 149,999	4
\$150,000 or more	4

In this case, the Affordable Income Limit falls within the fifth income category, but is not exactly at one of the cut-off points, so the number of households between \$25,000 and \$25,928 must be estimated. Subtract the smaller number from the larger, divide by the category’s dollar range, then multiply by the number of households in the category (this assumes that the distribution within each category is linear, which is not necessarily the case):

$$25,928 - 25,000 = 928$$

$$928 \div 10,000 = 0.0928$$

$$0.0928 \times 58 = \underline{5} \text{ households}$$

Now add this result to the number of households in all lower income categories to find the total number of low to moderate income households in the community:

$$40 + 38 + 59 + 118 + 5 = \underline{260} \text{ low to moderate income households}$$

This means that the community should have available at least 260 dwelling units which cost \$648 or less per month.

Now, using data on housing costs from the US Census Bureau, determine the number of dwelling units in the community which meet the affordability limit.

Housing Costs as a Percentage of Household Income

Mortgaged Units		Rented Units	
less than 20%	189	less than 20%	54
20% to 24%	43	20% to 24%	15
25% to 29%	21	25% to 29%	9
Total	253	Total	78

This shows that the community has 331 dwelling units that meet the affordability limit; more than enough to accommodate the community’s indigenous low to moderate income population.

The Census Bureau also provides data on the actual monthly costs of both rented and mortgaged housing. This data can be used to produce a second estimate of the number of available affordable housing units. When these cost level categories are compared to the Affordable Housing Cost Limit, the number of affordable units can be found using a technique similar to that used to determine the number of low to moderate income households.

Housing Costs in Actual Dollars

Mortgaged		Rented	
under \$300	121	under \$200	42
under \$500	54	under \$300	30
under \$700	46 ←	under \$500	49
under \$1000	45	under \$750	13 ←
under \$1500	10	under \$1000	1
under \$2000	4	at or above \$1000	0
at or above \$2000	0		

In this case, the Affordable Housing Cost Limit falls within the third and fourth cost categories, for the mortgaged and rented housing, respectively. The number of units between \$500 and \$648 must be estimated. Subtract the smaller number from the larger, divide by the category’s dollar range, then multiply by the number of units in the category (this assumes that the distribution within each category is linear, which is not necessarily the case):

$$648 - 500 = 148$$

$$148 \div 200 = 0.74$$

$$0.74 \times 46 = \underline{34} \text{ mortgaged units}$$

$$648 - 500 = 148$$

$$148 \div 250 = 0.592$$

$$0.592 \times 13 = \underline{7} \text{ rented units}$$

Now add these results to the number of units in all lower cost categories to find the total number of affordable units in the community:

$$\begin{array}{r}
 121 + 54 + 34 = \underline{199} \text{ mortgaged units} \\
 42 + 30 + 49 + 7 = \underline{128} \text{ rented units} \\
 \hline
 327 \text{ total units}
 \end{array}$$

This estimate indicates that there are 327 affordable housing units within the community, which is a very close match with the estimate obtained using the percentage of income method. Due to local variation in income, household size, housing costs, and the total number of housing units, these estimates may not correlate as strongly for all communities.

To develop an estimate of the community’s future affordable housing needs, projections of population, household income, income distribution, and housing costs are needed. However, only projections of population are readily available. Household income, income distribution, and housing costs must be projected relative to the projected change in population and an assumed annual inflation rate. This procedure introduces much more uncertainty into the analysis. Consequently, it is recommended that this procedure not be used for projections beyond five years.

First, assume that the annual inflation rate over the next five years will be 3% (approximately the same as the inflation rate during the past five years). The total growth rate over five years will be the annual inflation rate, raised to the fifth power:

$$1.03^5 = \underline{1.1593} \text{ growth rate over five years}$$

Multiply this growth rate by the county median income and by each of the income categories, to find their projected values.

Next, using the community’s population projection, available from the Governor’s Office of Planning and Budget, determine the community’s projected growth rate. Divide the future population by the present population.

$$1,871 \div 1,783 = \underline{1.0494} \text{ projected growth rate}$$

Multiply this growth rate by the number of households in each of the income categories.

Now determine the community’s projected average household size, based on its current average household size and projections of average household size for the county, which are available from GOPB (this assumes that household size in the community will change proportionally with that of the county). So, if the county’s current average household size is 3.1 and its projected household size is 2.9, then:

$$2.9 \div 3.1 = 0.9355$$

$$3.26 \times 0.9355 = \underline{3.05} \text{ Projected Community Average Household Size}$$

Finally, using these projected values, determine five year projections of the Affordable Income Limit, the Affordable Housing Cost Limit, the number of Low to Moderate Income Households, and the number of Affordable Housing Units Available, just as for the current estimates.

One advantage of this technique for estimating affordable housing need and supply is that it has been developed expressly for use in rural areas and does not carry an urban bias. Also, this process can be easily used and interpreted by local officials by entering basic data into a computer spreadsheet. Finally, this method does not require a community to conduct a costly and time-consuming housing survey.

This method of projecting affordable housing need does have some notable limitations. This model cannot account for: dwelling units which were vacant at the time of the 1990 Census; the creation of new dwelling units in the community since 1990; future changes in the community’s population or income distribution; and future changes in the inflation rate. Additionally, until the results of Census 2000 are released, the most recent information on housing costs comes from the 1990 Census, which is now seriously outdated. These unpredictable factors highlight the importance of annual revisions to the current and projected affordable housing needs estimates as required by state law.

Monticello Affordable Housing Analysis										
			1990	1995	2000	2005				
San Juan County Median Household Income			30,300	34,700	41,000	48,444				
San Juan County Income Growth Rate			----	1.1452	1.1816	1.1816				
Monticello Population			1,806	1,929	1,958	2,024				
Monticello Population Growth Rate			----	1.0681	1.0150	1.0337				
Monticello Average Household Size			3.26	3.20	2.96	2.75				
San Juan County Average Household Size			3.7	3.637	3.356	3.118				
San Juan County Household Size Growth Rate			----	0.9830	0.9227	0.9291				
Moderate Income Limit for HH Size			22,446	25,552	29,379	33,900				
Share of Moderate Income Category			----	0.7312	0.6712	0.6203				
Income Categories						Households in Each Income Category				
			1990	1995	2000	2005	1990	1995	2000	2005
income below	5,000		5,000	5,726	6,766	7,994	29	31	31	33
income below	10,000		10,000	11,452	13,531	15,988	55	59	60	62
income below	15,000		15,000	17,178	20,297	23,982	56	60	61	63
income below	25,000		25,000	28,630	33,828	39,970	124	132	134	139
income below	35,000		35,000	40,083	47,360	55,958	128	137	139	143
income below	50,000		50,000	57,261	67,657	79,940	80	85	87	90
income below	75,000		75,000	85,891	101,485	119,910	63	67	68	71
income below	100,000		100,000	114,521	135,314	159,881	10	11	11	11
income below	150,000		150,000	171,782	202,970	239,821	0	0	0	0
income at or above	150,000		150,000	171,782	202,970	239,821	0	0	0	0
Low to Moderate Income Households							246	242	243	
Low to Moderate Income Population							790	716	668	
Monticello Affordable Housing Analysis										
Analysis of 1990 Census Housing Data by Percentage of Household Income										
Mortgaged Units			Rented Units			All Units				
under 20%	231		under 20%	39		under 20%	270			
20% to 24%	46		20% to 24%	19		20% to 24%	65			
25% to 29%	32		25% to 29%	13		25% to 29%	45			
Total	309		Total	71		Total	380			
Analysis of 1990 Census Housing Data by Actual Monthly Cost										
Owner-Occupied						Affordable Units				
	1990	1995	2000	2005	All Units	2000	2005			
under	300	344	406	480	174	174	174			
under	500	573	677	799	81	81	81			
under	700	802	947	1,119	60	13	9			
under	1000	1,145	1,353	1,599	18	0	0			
under	1500	1,718	2,030	2,398	6	0	0			
under	2000	2,290	2,706	3,198	0	0	0			
at or above	2000	2,290	2,706	3,198	0	0	0			
Rental						Affordable Units				
	1990	1995	2000	2005	All Units	2000	2005			
under	200	229	271	320	34	34	34			
under	300	344	406	480	33	33	33			
under	500	573	677	799	43	43	43			
under	750	859	1,015	1,199	5	1	1			
under	1000	1,145	1,353	1,599	2	0	0			
at or above	1000	1,145	1,353	1,599	0	0	0			
Total						378	374			