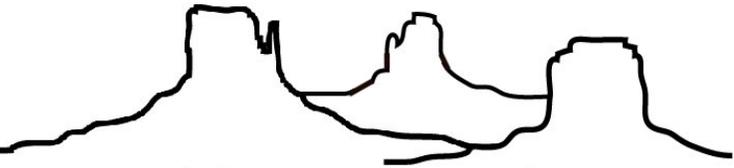
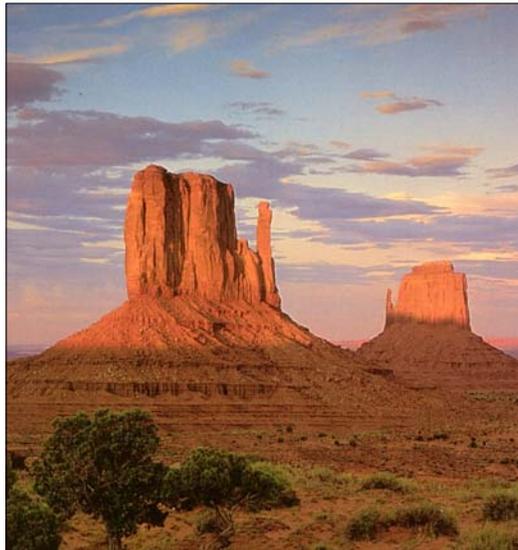


**San Juan County**  
Economic Development



# **San Juan County, Utah Business & Personal Relocation Information**



## ***Utah's Canyon Country!***

San Juan County Economic Development & Visitor Services  
117 South Main Street, P.O. Box 490, Monticello, UT 84535  
435-587-3235, Ext: 5006 - [info@utahscanyoncountry.com](mailto:info@utahscanyoncountry.com)  
[www.utahscanyoncountry.com](http://www.utahscanyoncountry.com)  
County Government: [www.sanjuancounty.org](http://www.sanjuancounty.org)



## Let Us Introduce Ourselves....

Welcome to San Juan County! Welcome to unlimited recreational opportunities and pleasant small towns! Recharge your energy and renew your sense of adventure. From mountains to monuments, from stellar hiking trails to walkable towns, from your camp in a mountain meadow or desert canyon to quiet evenings on the back porch, from well maintained state highways to scenic backways, welcome to an open-air paradise. If you like the outdoors, you'll love our county!

Clear skies, bright sunny days, starlit nights combine with high mountains and deep sandstone canyons to create a truly unique spot. Expansive merely begins to describe the scenery. With over 300 days of sun a year, no polluting industry, and views of 100 miles, we offer a one-of-a-kind home! Play in our four national park facilities: Canyonlands National Park, Hovenweep & Natural Bridges National Monuments, and Glen Canyon National Recreation Area (Lake Powell). Take pleasure in one of three state parks: Edge of the Cedars Museum, Goosenecks, and Dead Horse Point. Restore your sense of adventure in thousands of acres of canyons, mesas, and mountains. Enjoy our night skies where you can see the shadow of the earth in the Milky Way and where a full moon provides enough light for a night hike in the summer.

Organized recreation provides indoor swimming, city hiking trails, softball leagues, and the Hideout Golf Club - Utah's highest in elevation. The Hideout offers links style golf over a course that challenges your skill with sixty foot elevation changes, interesting dog legs, uphill short holes, and long side hill fairways. It's fun to play the Hideout and with few tee times necessary, the course is yours!

Whether your preference is desert or mountain, we have it! Elevations range from 13,000 feet at the highest peak to 3,000 feet in the desert - two miles of altitude change! Monument Valley, Mexican Hat, and Bluff are desert communities at 4,000 to 5,000 feet. Blanding, Monticello, and La Sal are plateau and mountain communities at 6,000 to 7,000 feet.

All our communities are small with fewer than 4,000 residents. The rural nature offers a peaceful environment, crime is nearly non-existent, the pace is unhurried, there is virtually no traffic!

If you want a leisurely, relaxed life-style with plenty of opportunity for out door recreation, San Juan County is for you!

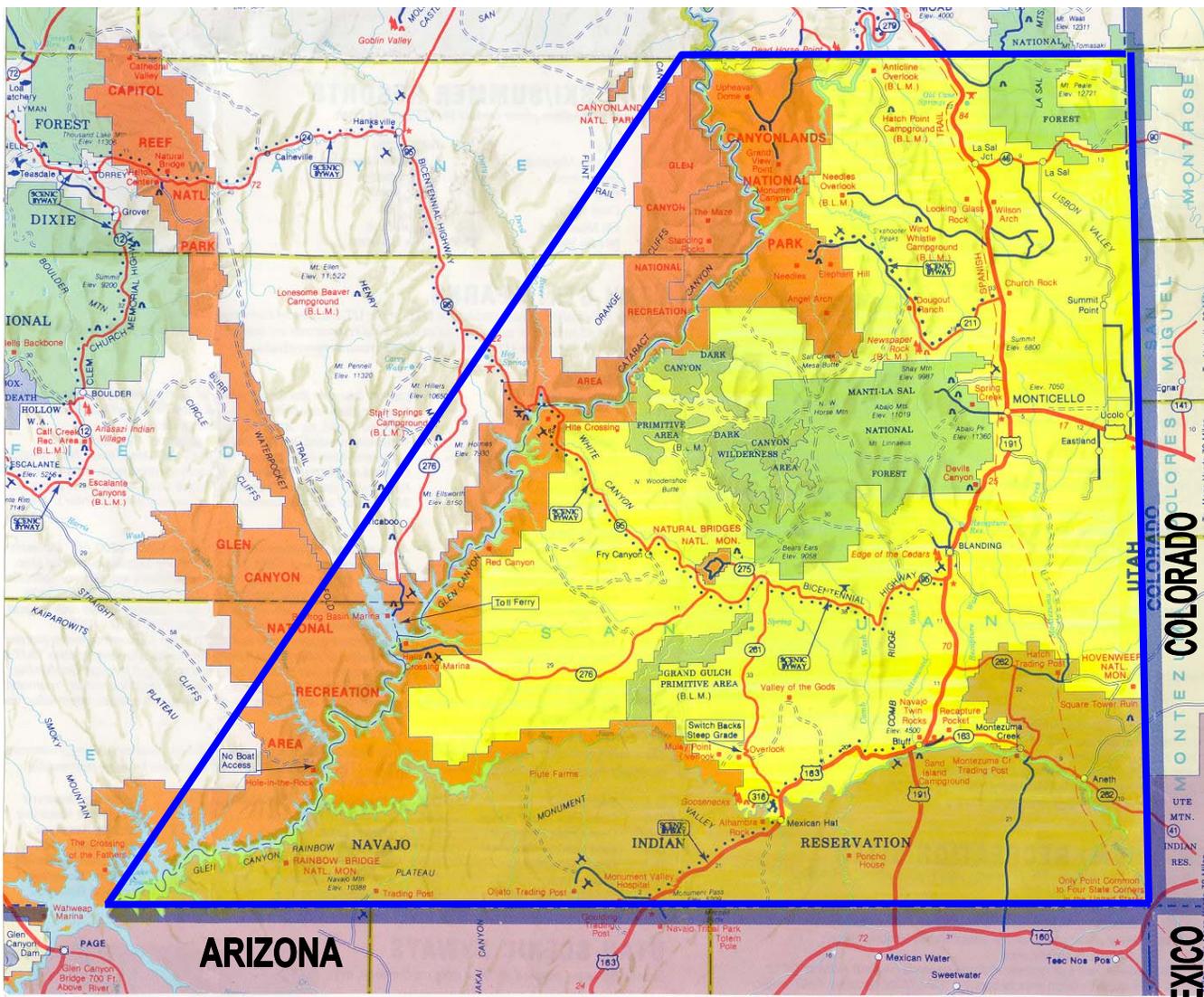
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Detailed and specific demographic information about San Juan County can be obtained through the State of Utah at [www.governor.utah.gov/dea/](http://www.governor.utah.gov/dea/). The [www.utah.gov](http://www.utah.gov) site also contains information about moving to Utah.



# San Juan County, Utah

San Juan County is the southeast corner of Utah and the northwest portion of the Four Corners region.



UTAH  
COLORADO  
MONTROSE  
MIGUEL  
MONTROSE  
NEW MEXICO



## BRIEF HISTORY OF SAN JUAN COUNTY

The county's history and heritage are everywhere, stitched into the tapestry and fabric of this high desert environment and people here have a connection with their history.

Evidence of habitation in the county indicates people lived here 11,000 years ago. More recently, from about 400 AD to 1250 AD, Pueblo people maintained small communities and farms, remains of which are found throughout the area. About 1300 AD, the Ute, Piute, and Navajo people established communities here. Spanish exploration of the area was documented as early as 1765 by Juan Maria de Rivera. In July of 1776, Franciscan fathers Dominguez and Escalante traveled through this area searching for a route from Santa Fe, New Mexico to California. Between 1777 and 1829, traders and trappers used the Santa Fe Trail as a route to the valley of the Great Salt Lake. In 1830, trappers George C. Yount and William Wolfskill traveled and documented the entire trail which subsequently became known as the Old Spanish Trail. It was the first route used commercially in the region. The Old Spanish Trail entered southeast Utah at the Colorado/Utah state line along what is now US Highway 491. It followed East Canyon northwest to Hatch and Looking Glass Rock and continued north along the route of present day US Highway 191 to a crossing of the Colorado River where Moab is now situated. The history of the area is reflected in the place names. The Crossing of the Fathers is at Lake Powell, Escalante is the name of a small town in south-central Utah as well as the Grand Staircase/Escalante National Monument. The very name Utah is derived from the Ute language. The San Juan River, the La Sal Mountains, and the Abajo Mountains reflect the Hispanic heritage.

Cowboys, outlaws, ranchers, and farmers arrived here in the late 1800s, although cattle drives moved through the area earlier. Early homesteads were established at the base of the La Sal Mountains by Hispanic cowboys. The Navajo Nation was created in 1868 and today includes the portion of the county south of the San Juan River. The Ute Reservation at White Mesa was established in 1920. In 1880, San Juan County was officially carved from Iron, Sevier, and Piute Counties and named for the San Juan River. In the same year Bluff, the first incorporated Anglo settlement, was established by Mormon pioneers from western Utah and became the first county seat. Settlers eventually moved north from Bluff to the Monticello area and, in 1895, the county government followed. A number of other small settlements were established throughout the county but have ceased to exist. For a short time Verdure, Ucolo, and Summit Point each had a post office, school, and family homes.

Mining was an economic reality in San Juan County as early as the 1800s. Copper and gold attracted prospectors to the San Juan River at Mexican Hat and to Gold Queen Basin in the Abajo Mountains. But uranium was the mineral that brought real economic benefit. From the mid-1800s people had found mineralized 'logs' throughout southeast Utah that were usually accompanied by yellow stains in the surrounding soil. Samples had been submitted for assay but showed only traces of gold, silver, or other metals. Eventually some of the mysterious ore was given to Charles Poulot, who sent it to the School of Mines in Paris, France where it was determined to be uranium and vanadium and was given the name, carnotite. About the same time, the demand for uranium and vanadium increased. It was first used mainly for pigments in dyes, inks, stained glass, and ceramics but scientific and technological interest grew and the discovery that invisible rays emanated from the ore sparked serious interest. Initially, the most important use of the

ore was as a ferro-alloy in making fine steel. In 1898, the discovery by Marie and Pierre Curie that uranium ore contained a new radioactive element which they named 'radium' led researchers to consider the new element as a treatment for cancer and for other scientific uses. Mining was conducted on a small scale until 1942 when America's entry into World War II increased demand for vanadium. Production went from 2 million pounds of vanadium in 1941 to almost 10 million in 1942. Production dropped to 3.5 million by 1944 and the prospects for the industry looked bleak. That all changed when, in 1945, the Manhattan Project began. Prices for uranium/vanadium ore fluctuated but by the early 1950s a heightened demand for nuclear weapons sparked a boom which helped build the communities in San Juan County. The effects of this boom were felt until the 1980s. The uranium/vanadium industry has colored the history of San Juan County in indelible ink. Many of the families who profited from the boom are still resident in southeast Utah. Many members of those families are prominent in local society and government.

Several museums exist in the county. The Frontier Museum displays the history of Monticello and the surrounding area offering a glimpse of life on the Great Sage Plain in the latter part of the 1800s and the early part of the 1900s. The Pioneer Museum does much the same in the community of Blanding. Huck's Museum is also in Blanding where hundreds of ancient Puebloan artifacts are on display. North of Monticello is Hole-In-The-Rock Home museum which is carved into a sandstone bluff. South of Blanding, in Monument Valley, Gouldings Museum highlights the lives of the original trading post owners and the history of the valley and its native people. History and heritage are important to the Native, Hispanic, and Anglo populations in the county.

The San Juan County Historical Commission has amassed a sizeable photo collection of county history and is active in preservation. Several non-profit organizations are also pursuing historical endeavors such as the restoration of an Emerson-Brantingham Big 4 Tractor in Monticello, re-creation of pioneer buildings in Bluff, publication of the *Blue*

## SAN JUAN COUNTY COMMUNITIES

San Juan County is sparsely populated but growing. In 2009 the population of 14,481 averages 1.8 persons per square mile. Just over one-half is Navajo with a smaller number of Ute residents. Just under one-half is Anglo with a smaller number of Hispanic heritage. Most live in one of the eleven communities in the county, with a smaller number scattered on farms or ranches, on the Ute Reservation, or in remote areas of the Dineh (Navajo) Nation. Demographic information about each community can be found on the state web site: [www.utah.gov](http://www.utah.gov). The communities are listed here from north to south.

**Spanish Valley** is a residential area at the northern border of the county. It is tied more closely, both economically and socially, with Grand County. 2000 population - 181. Elevation - 5,000 ft.

The village of **La Sal**, on the flank of the La Sal Mountains, is thirteen miles west of the Utah/Colorado border and forty-two miles northeast of Monticello via US Highway 191 and Utah Highway 46. The area was first settled by ranchers and has survived uranium, oil, and gas boom/bust cycles. Estimated 2000 population -339. Elevation - 7,000 ft.

**Monticello**, the county seat, is at the junction of US Highways 191 and 491. The town is nestled against the eastern side of the Abajo or Blue Mountains. Wheat fields spread out from the community to the north, east, and south. Ten miles to the north the desert begins to encroach. Monticello supports a indoor public swimming pool built in 2010, five public parks, lighted sports field, an eighteen hole golf course (The Hideout Golf Club). The community has been designated as an Enterprise Zone and a "Recycling Zone" by the State of Utah. 2000 population - 1,979. Elevation - 7,069 feet [www.monticelloutah.org](http://www.monticelloutah.org)

**Eastland** is eleven miles east of Monticello on US Highway 491 and four miles south on County Road 312 (Horsehead). The community was settled in the 1920's by wheat and bean farmers and today is surrounded by cultivated fields. (No amenities) Estimated 2000 population - 130. Elevation - 7,020 feet

**Blanding**, the largest community in the county, is twenty-one miles south of Monticello on US Highway 191. Home to Utah State University / College of Eastern Utah- San Juan Campus, the community supports a public swimming pool, public parks, and a lighted sports field. Edge of the Cedars State Park & Museum houses an extensive collection of ancient Puebloan artifacts. Blanding is also home to the Dinosaur Museum which features life-size, realistic dinosaur models, fossils, and skeletons. 2000 population - 3,162. Elevation - 6,036 ft. [www.blandingutah.org](http://www.blandingutah.org)

**White Mesa**, founded in 1953, is on the White Mesa Ute Reservation and is thirteen miles south of Blanding on US Highway 191. Governed by the White Mesa Ute Council, which is roughly akin to the Anglo city council, the reservation is a sub-agency of the Ute Mountain Ute Tribe which is headquartered one hundred miles east in Towaoc (Toy' ahk), Colorado. 2000 population - 277. Elevation - 6,200 [www.utemountainute.com](http://www.utemountainute.com)

The village of **Bluff**, resting beneath the sandstone bluffs that give the community its name, is twenty-six miles south of Blanding on US Highway 191. The community is on the banks of the San Juan River and was the first Anglo community in the county, built on a much older community site and ancient ruins of the Pueblo culture abound in the vicinity. Many of the original sandstone homes from the Victorian era are still in use in Bluff. The community supports a community center and park. 2000 population - 320. Elevation - 4,380 ft. [www.bluffutah.org](http://www.bluffutah.org)

**Montezuma Creek**, fifteen miles east of Bluff on Utah Highway 262, was annexed to the Navajo Nation in the 1950s in exchange for tribal land which is today covered by the waters of Lake Powell. The Aneth Oil Field is nearby and economically supports the community. Hovenweep National Monument is twenty miles northeast of Montezuma Creek. The county maintains a swimming pool and lighted sports field at Montezuma Creek. [www.navajo.org](http://www.navajo.org) 2000 population - 597. Elevation - 4,300 ft.

Approximately ten miles west of the Utah/Colorado border and six miles east of Montezuma Creek on Utah Highway 262, **Aneth** is a Navajo Chapter headquarters and the base for the Aneth Oil Field, one of the major producing fields in the western US. Aneth is also home to the Aneth Community School, a Navajo/Bureau of Indian Affairs boarding school. [www.navajo.org](http://www.navajo.org) 2000 population - 598. Elevation - 4,300 ft.

**Mexican Hat**, is nestled amid deep red sandstone cliffs west of Bluff on US Highway 163. In 1882, E.L. Goodridge struck oil at Mexican Hat. On the north bank of the San Juan River, Mexican Hat is named for the inverted sandstone sombrero which rises as a lone sentinel north of the community on the east side of the highway. The community hosts several trading posts, motels, and restaurants and is a launch site for San Juan River trips. 2000 population - 88. Elevation - 4,350 ft.

**Halchita**, a Navajo word meaning 'the red lands' is on the south side of the San Juan River. Elevation - 4,350 ft. [www.navajo.org](http://www.navajo.org)

Situated along the southern border of Utah, **Monument Valley** harbors extraordinary sandstone monoliths. The valley is twenty-five miles southwest of Mexican Hat on US Highway 163. Monument Valley Navajo Tribal Park and historic Gouldings Lodge are both major employers in the valley. Elevation - 5,200 ft.

**Ooljee'To** (Ole Jay' Toe), nine miles west of Monument Valley on County Road 420, is a tiny Navajo community and Tribal Chapter headquarters with a traditional trading post at its center. Oljato Trading Post is listed on the National Register of Historic Places. Elevation - 5,200 ft. [www.oljato.ndes.org](http://www.oljato.ndes.org)

**Navajo Mountain**, the most remote community in the county, is only thirty-five air miles from Monument Valley but more than one hundred road miles via US Highway 163, US Highway 160, Arizona Highway 98, and Indian Highway 16. Navajo Mountain is a Navajo Chapter headquarters and the trailhead for the foot trail to Rainbow Bridge on Lake Powell. Elevation - 6,500 ft. [www.navajomountain.ndes.org](http://www.navajomountain.ndes.org)

On the shore of Lake Powell, **Halls Crossing** is a small community of people who are employed at the lake. The community has a small multi-graded school, post office/convenience store, and all of Lake Powell as a playground. The John Atlantic Burr Ferry crosses the lake regularly from Halls Crossing to the western shore. 2000 population - 89, elevation - 3,604 ft. [www.lakepowell.come](http://www.lakepowell.come) or [www.powellguide.com](http://www.powellguide.com)

## REAL ESTATE

Homes, farms, and vacant land are available in San Juan County. The median cost of a three or four bedroom home in July, 2010 was \$120,000. Any of the following agencies can assist with a real estate selection and purchase.

### COUNTY WIDE REAL ESTATE

#### Monticello Office

432 North Main Street  
 P.O. Box 369, Monticello, UT 84535  
 435-587-3166, 888-880-3166  
[www.countywiderealty.net](http://www.countywiderealty.net)  
 AND

#### Blanding Office

60 North Main Street  
 Blanding, UT 84511  
 435-678-7800, 888-880-3166  
[www.countywiderealty.net](http://www.countywiderealty.net)

Dianne Nielson, Broker  
 Title Insurance, Property Management

### LA SAL MOUNTAIN REALTY

1415 East Highway 46  
 P.O. Box 366, La Sal, UT 84530  
 435-686-2323, 888-6555-2725  
[www.lasalmountainrealty.com](http://www.lasalmountainrealty.com)  
 Teague Eskelsen, Broker

### LEX REALTY

132 South Main Street  
 P.O. Box 157, Monticello, UT 84535  
 435-587-1044  
[www.lexrealtyonline.com](http://www.lexrealtyonline.com)  
 Robert Hatch, Broker

## CLIMATE

Climate varies by elevation and aspect. There is over two miles of elevation change throughout the county with the communities of La Sal and Monticello being the highest in elevation at 7,000 feet; Bluff and Lake Powell being the lowest at 4,000 and 3,000 feet respectively.

Summer thunderstorms can produce drenching rains, strong winds, and hail. Winter has historically brought snow at higher elevations. However, San Juan County experiences mostly sunny days throughout the year. The average growing season is June 1 through October 1, with the lower elevations experiencing a longer season. The county landscape ranges from desert to alpine.

4,000 Feet	High Temp.	Low Temp.	Precipitation	Snow
Spring	66°	35°	.5"	0
Summer	91.5°	59°	.47"	0
Fall	80°	46.6°	.83"	0
Winter	50°	24.7°	.53"	.67"
Annual Avg.	71.7°	41.1°	6.68"	2.8"
7,000 Feet	High Temp.	Low Temp.	Precipitation	Snow
Spring	53°F	27.5°F	1.07"	6.5"
Summer	78°F	47°F	1.22"	.8"
Fall	67.5°F	38.3°F	1.70"	.9"
Winter	39°F	17.3°F	1.45"	13.7"
Annual Ave.	59.3°F	32.4°F	16.26"	69.9"

## NATIVE PEOPLES OF SAN JUAN COUNTY

Both the Navajo, or Dineh, and the Ute people have lived in this area since about 1300 AD.

The **Navajo** tribal government was established in 1923 to meet the increasing demands of oil companies wishing to lease Navajo land for exploration. Many Navajo artisans create exquisite silver work, basketry, and weaving which are recognized throughout the world. [www.navajo.org](http://www.navajo.org)

The **Ute** community of White Mesa is a sub-agency of the Ute Mountain Ute Tribe which is headquartered in Towaoc, Colorado. Ute crafts-people make beautiful beaded items as well as traditional cradle boards and flutes which have been used by native people for centuries. [www.utemountainute.com](http://www.utemountainute.com)

## GENERAL INFORMATION

San Juan County, on the Colorado Plateau in the southeastern corner of Utah, is the largest county in the state and one of the largest in the nation, encompassing 8,103 square miles or 5,154,534 acres of high desert, sandstone canyons, and timbered mountains. The Colorado River, one of the nation's major river systems, forms most of the western boundary of San Juan County with the remainder defined by the Green River, one of the tributaries to the Colorado. The eastern border lies along the Utah/Colorado state line, the southern border along the Utah/Arizona state line, and the northern border abuts Grand County, Utah.

San Juan County is known world-wide for its beauty and diversity. Colorful sandstone canyons and deserts, ancient Indian ruins and contemporary Native American culture, the culture of the old west, intriguing geologic formations, Lake Powell, national parks and monuments, state parks, mountains and lakes, and three major rivers are all within San Juan County.

Privately held land in San Juan County is only 8% of the total area. 83% of the land base is managed by government or tribal agencies as per the following table:

Management Agency	Acres Managed	% of Total Acres
Bureau of Land Management (federal)	2,074,247	41%
Indian Nations (tribal government)	1,220,846	23%
National Park Service (federal)	587,375	10%
US Forest Service (federal)	450,549	9%
State of Utah	406,415	8%
Private Ownership	406,367	8%
Private Indian Trust Lands (not tribal)	25,117	1%

**SAN JUAN SCHOOL DISTRICT**  
200 North Main Street, Blanding, UT 84511  
435-678-1200, [www.sanjuan.k12.ut.us](http://www.sanjuan.k12.ut.us)

**Elementary Schools**

**Blanding ~ K-5**

302 South 100 West  
435-678-1872

**Bluff ~ K-6**

Black Locust Avenue  
435-678-1296

**Halls Crossing ~ K-4**

Halls Crossing Marina  
435-678-1175

**La Sal ~ K-4**

Highway 46  
435-678-1292

**Mexican Hat ~ K-6**

Halchita  
435-678-1286

**Montezuma Creek ~ K-6**

Highway 262  
435-678-1261

**Monticello ~ K-6**

197 North 200 West  
435-678-1180

**Middle & High Schools**

**Albert R. Lyman Middle ~ 6-8**

535 North 100 East (Blanding)  
435-678-1398

**Monticello High ~ 7-12**

164 South 200 West  
435-678-1130

**Monument Valley ~ 7-12**

US Highway 163  
435-678-1208

**Navajo Mountain ~ 9-12**

Navajo Highway 16  
435-678-1287

**San Juan (Blanding) ~ 9-12**

311 North 100 East  
435-678-1301

**Whitehorse (Montezuma  
Creek) ~ 7-12**

Highway 262  
435-678-1209

**COLLEGES & UNIVERSITIES**

**In Blanding:** Utah State University / College of Eastern Utah (CEU) - San Juan Campus at 639 West 100 South. is a branch of the main campus which is in Logan, Utah. The college offers Bachelor and Masters Degrees. 435-678-2072. [www.usu.edu](http://www.usu.edu) The college campus is also home to the Blanding Arts & Events Center - 435-678-8103. [www.sjc.ceu.edu/baec](http://www.sjc.ceu.edu/baec). White Mesa Institute, also on the campus, presents programs in Archaeology and Natural History - 435-678-2220.

**In Monticello:** Utah State University / CEU offers classes at 164 South 200 West - 435-587-2877 [www.usu.edu](http://www.usu.edu). Four Corners School of Outdoor Education at 94 West 600 South is affiliated with the Colorado School of Mines, Fort Lewis College in Durango, Colorado, and Prescott College in Prescott, Arizona. [www.sw-adventures.org](http://www.sw-adventures.org).

**ETHNIC DISTRIBUTION - COUNTY-WIDE**

American Indian - 1,653 = 55.5%  
Caucasian - 1,221 = 41%  
Hispanic - 83 = 2.9%  
Pacific Islander - 9 = 0%  
Asian - 7 = 0%  
Asian African - 5 = 0%

## **HEALTH CARE**

The San Juan Hospital is a licensed thirty-four bed facility located in Monticello. The hospital offers a full spectrum of services including inpatient hospitalization, a critical care unit, general and orthopedic surgery, internal medicine, obstetrical services, CT scan, laboratory, radiology, sleep studies, mammography, ultrasonography, echocardiography, treadmill testing, and physical therapy among others. Consulting physicians hold regular clinics in cardiology, gynecology, ophthalmology, orthopedics, and podiatry. The Health Service District offices and San Juan Hospital are at 364 West 100 North in Monticello, P.O. Box 308, Monticello, Utah 84535. Phone: 435-587-2116.

Blue Mountain Hospital is located in Blanding and offers inpatient hospitalization, surgical care, critical care, obstetrical services, laboratory, radiology, CT scan, physical therapy, The facility is located at 802 South 200 West in Blanding. Phone: 435-678-3993

The Service District operates additional facilities within the county. The Blanding Clinic, at 804 North 400 West (435-678-2254), and the San Juan Clinic, at 364 West 100 North in Monticello (435-587-2116), both offer clinic services in primary family care, obstetrics, gynecology, laboratory, and radiology.

Non-district medical services are provided by the Montezuma Creek Health Center (435-651-3291), Highway 262 in Montezuma Creek. Services include laboratory, radiology, ultrasound, and pharmacy. Long term and nursing home care is provided by the Four Corners Regional Care Center, 818 North 400 West in Blanding. San Juan Emergency Medical Service (435-587-3225) operates from Monticello, Blanding, Montezuma Creek, Bluff, Mexican Hat, and Monument Valley. First Responder Group serves La Sal. Blanding Air Ambulance provides medical transport (800-742-8787). Medical transport from San Juan County is also accomplished by fixed wing, helicopter, or ground transportation to area and regional medical centers. The county also operates a 911 system.

## **AREA SERVICES**

**[www.sanjuancounty.org](http://www.sanjuancounty.org)**

Services vary with each community. The City of Monticello provides water, sewer, and solid waste collection. The City of Blanding provides water, sewer, solid waste collection, natural gas, and electric service. Both communities operate solid waste transfer stations. Residents living outside city limits maintain private wells and septic systems. The county operates solid waste transfer stations in La Sal, White Mesa, Bluff, Mexican Hat, and Monument Valley where residents may deposit trash for a fee. Eastland does not provide city services but does maintain a well and provides water to Eastland residents. White Mesa provides water. Water is available in Bluff through the Bluff Special Service Area. Montezuma Creek provides both water and sewer. Water is available in Aneth. Water and sewer are available in Mexican Hat and Halchita. The Navajo Tribal Utility Authority provides water and electricity to some areas of the Navajo Nation lying within San Juan County. Water is supplied at Navajo Mountain. Navajo Chapters operate transfer stations at various points on the reservation. The county provides library services. Post Offices serve each of the communities except Eastland, White Mesa, Halchita, and Ooljee'To. Wells Fargo Northwest, NA and Zions First National Bank provide full banking services. Both banks maintain offices and automatic teller machines in Blanding and Monticello. A variety of federal programs are available in the county for low interest loans on homes and agricultural acreage. A number of credit unions are also available to residents of the county.

## INDUSTRIAL PARKS

Four industrial sites exist in the county: The former Rio Algom Uranium Mill in Lisbon Valley, near La Sal; the White Mesa Uranium Mill five miles south of Blanding; the Aneth Oil Field near Aneth; and, the remediated uranium mill site at Halchita.

Both Blanding and Monticello maintain industrial / commercial areas.

### MONTICELLO INDUSTRIAL PARK

**Land Acreage**

142 Acres on US 491  
Light Industry, warehousing, office,  
commercial, distribution

**Property Available**

138 Acres  
Lot size is negotiable

**Utility Services**

All utility services available

**Transportation & Access**

US Highway 491  
Airport : 4 miles  
4,800 foot runway  
beacon  
med intensity lights  
fixed base operator

Rail: None

**Tenants**

Two manufacturing facilities  
One consulting business

**Contact / Agent**

Kelly Pehrson City Manager  
City of Monticello  
P.O. Box 457  
Monticello UT 84535  
Phone: 435-587-2271  
Fax: 435-587-2272  
e-mail: [citymanager@monticelloutah.org](mailto:citymanager@monticelloutah.org)  
[www.monticelloutah.org](http://www.monticelloutah.org)

### BLANDING COMMERCIAL ZONE

**Land Acreage**

371 Acres along US Highway 191  
Commercial, office, light industry,  
industrial, warehousing, distribution

**Property Available**

Lots of various sizes available  
Minimum—2,000 sq. ft.

**Utility Service**

All utilities available

**Transportation & Access**

US Highway 191  
Airport: within 4 miles  
6,000 ft. runway  
beacon  
med. intensity lights  
fixed base operator

Rail: None

**Tenants**

100 various businesses along the  
"downtown" corridor

**Contact / Agent**

Bret Hosler, Planner—City of Blanding  
Chris Webb, City Mgr., City of Blanding  
50 West 100 South  
Blanding UT 84511  
Phone: 435-678-2791  
Fax: 435-678-3312  
e-mail: [cwebbblanding@hubwest.com](mailto:cwebbblanding@hubwest.com)  
[www.blandingutah.org](http://www.blandingutah.org)

## **BUSINESS FINANCING ~ ENTERPRISE ZONE TAX INCENTIVES ~ BUSINESS ASSISTANCE**

Expansion of existing business is the primary contributor to business growth in the county.

A number of small businesses have established themselves in the county serving clients at distant locations. The increasing ability of businesses to locate anywhere is opening opportunities for economic growth in remote southeast Utah.

San Juan County Economic Development maintains the Business Expansion and Retention (B.E.A.R.) program which assists businesses in utilizing resources available through county and state agencies, other businesses, and business help programs. The county maintains a Revolving Loan Fund to provide "gap" financing for emerging businesses. The Utah Enterprise Zone Act offers state tax incentives to businesses that locate or expand in "economically depressed" rural communities. The Southeastern Utah Association of Local Governments - [www.seualg.dst.ut.us](http://www.seualg.dst.ut.us) provides assistance with the above mentioned funds and will also assist in the development of a business plan. The Small Business Development Center at the Utah State University/College of Eastern Utah-San Juan Campus ([www.usu.edu](http://www.usu.edu)) in Blanding will also assist business owners with the development of a business plan and offers business training.

## **AIR SERVICE**

**Monticello Airport**, 4,800 foot paved runway, a beacon, medium intensity runway lights, and hangars; Lo Lead and Jet A fuels, 24-hour fueling service, seasonal charter flights. Phone: 435-587-2271. Identifier: U43. Radio Frequency: 122.8.

**Blanding Municipal Airport**, 6,000 foot paved runway, a beacon, medium intensity runway lights, and hangars, minor airframe and engine repair, staffed 24 hours by fixed base operator, Lo Lead and Jet A fuels, charter flights, 24 hours fueling service, air freight, air ambulance. Phone: 435-678-3222. Identifier: BDG. Radio Frequency: 122.8

**Bluff Airport**, air strip with 3,000 paved and 1,000 foot dirt runway, no lights or fuel available. Phone: 435-672- 2281, Identifier: 66 V. Radio Frequency: 122.9.

**Calvin Black Memorial Airport**, 5,700 foot paved runway, beacon, low / medium / high intensity runway lights, staffed 24 hours by fixed base operator, twenty tie-downs, no hangars, Lo Lead, Jet A, automobile, solar powered. Phone: 435-684-2419. Identifier: U96. Radio Frequency: 123.0.

**Monument Valley Airport**, 3,800 foot paved runway, no beacon, no runway lights, airport is unattended, tie downs, no other amenities. Identifier: UT25. Radio Frequency: 122.9 **Airport is private and you assume all risks**, permission required prior to landing - call 435-727-3225 & fax copy of insurance, statement of tail number, estimated date and time of arrival, to 435-727-3344. Phone 435-727-3223.

Limited but regular commercial passenger air service is in Moab, Utah and Cortez, Colorado. Full schedule flights from Durango and Grand Junction, Colorado and Farmington, New Mexico provide excellent regular connection with major air service in Denver, Colorado, Albuquerque, New Mexico, Phoenix, Arizona, and Salt Lake City, Utah.

## TAXES & UTILITY INFORMATION

### State Income Tax

State Income Tax is computed on a sliding scale with standard deductions.  
[www.utah.gov](http://www.utah.gov)

### County / State Motor Vehicle Registration

Passenger vehicle, boats, motorcycles, & ATV registration is assessed according to vehicle age. Registration fee for motor-homes, mobile home, and large transport trucks are registered per Blue Book assessment.

### Property Tax

Depending on location in the county property tax is computed at \$.014 to \$.018 times the taxable value of the property.

### Sales Tax

Sales Tax in unincorporated areas of the county is 6%. Sales Tax in Monticello is 6.75%. Sales Tax in Blanding is 6%. Sales Tax is not collected by the State of Utah on the Navajo or Ute Nations.

## UTILITIES

### Monticello

#### Water/Sewer/Garbage

City of Monticello  
17 North 100 East  
P.O. Box 457  
Monticello, UT 84535  
(435) 587-2271

#### Natural Gas

Questar Gas  
33 West 100 South

Service:

Monticello, UT 84535  
(800) 323-5517 toll free

Service:

[www.questarcorp.com](http://www.questarcorp.com)

#### Cable TV/Internet

Precis Communications  
Customer Service:  
(800) 924-7662 toll free

#### Electricity

Empire Electric  
181 South Main  
Monticello, UT 84535  
(800) 709-3726 toll free  
[www.empireelectric.org](http://www.empireelectric.org)

#### Phone/Internet/DSL

Frontier  
Residential Customer

(800) 921-8101 toll free  
Business Customer

(800) 921-8102 toll free  
[www.frontieronline.com](http://www.frontieronline.com)

#### Satellite TV

Direct TV, Dish Network

UTILITIES are continued on the following page.

**Blanding**

Water/Sewer/Garbage

Electricity

Natural Gas

City of Blanding  
50 West 100 South  
Blanding, UT 84511  
(435) 678-2791

Liquid Propane Gas

Amerigas  
South Hwy. 191  
Blanding, UT 84511  
435-678-2822

Diamond C Fuels  
192 South Main  
Blanding, UT 84511  
435-678-2010

Phone/Internet/DSL

Frontier  
Residential-Customer Service  
(800) 921-8101 toll free  
Business Customer Service  
(800) 921-8102 toll free  
www.frontieronline.com

Cable TV/Internet

Precis Communications  
Customer Service:  
(800) 924-7662 toll free

Satellite TV

Direct TV, Dish Network

**Bluff**

Electric service is provided in the southern and some northern portions of the county by:

Utah Power / PacifiCorp  
(888)221-7070  
www.utahpower.net.

Phone / Internet / DSL  
Frontier Communications  
(800-921-8101  
www.frontieronline.com

Cellular and internet service is available through private providers.

**TAX INFORMATION FOR THE NAVAJO NATION**

**www.navajotax.org** Navajo Tax Commission: 928-871-6681

The Navajo Nation levies taxes in the following areas: Oil & Gas Severance, Possessory Interest, Business Activity, Construction Activity, Hotel Occupancy, and Fuel. The Nation does not levy franchise, income, or unemployment taxes for members of the Navajo Nation.