

GRAND COUNTY PLANNING COMMISSION

Monday, February 28, 2022

4:30 P.M. Regular Meeting

****PLEASE NOTE: THIS MEETING WILL BE HELD VIRTUALLY****

Join via Zoom <https://us02web.zoom.us/j/84930753400> Meeting ID: **849 3075 3400**

Or call in to meeting: **(669) 900-6833** and when prompted, enter meeting ID

Send written comment to planning@grandcountyutah.net or call 435-259-1343

Type of Meeting: Regular Planning Commission Meeting
Facilitator: Chair Emily Campbell
Attendees: Planning Commissioners, interested citizens, and staff

4:30 PM

- Call to Order *Chair*
- Citizens to be Heard – public comment opportunity for any item not listed as a public hearing
- Ex Parte Communications and Disclosures

Action Items (Administrative) 1) Approval of Meeting Minutes from February 14, 2022 *Chair*

Discussion Items 2) County Commission Update *County Commission Liaison*
a) Commission meeting action items update

Public Hearings / Action Items (Legislative) 3) Saina Cary rezone request from RG to GB for historic commercial property in Thompson Springs *Staff*

- 4) Staff Updates *Staff*
- a) Spanish Valley Survey results to date (Laura)
 - b) Housing LUC Updates (Elissa)
 - i) ADU's
 - ii) Affordable Housing Requirement for new development
 - iii) Tiny Home / RV campark overlay

Discussion Items 5) Future Considerations *Staff*
a) Land Use Public Open house moved to March 3rd, Star Court from 4pm - 7pm

5:30 PM

Citizens to be Heard – public comment opportunity for any item not listed as a public hearing *Chair*

ADJOURN

DEFINITIONS:

Public hearing = a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public meeting = a meeting required to be open to the public pursuant to the requirements of Title 52, Chapter 4, Open and Public Meetings; the public may or may not be invited to participate.

Legislative act = action taken by the County Council or Planning Commission; amending ordinances, adopting general plan, Annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community.

Administrative act = action taken by the Planning Commission, County Council or staff interpreting ordinances and regulations, conditional uses, approving subdivision, site plans, issuing building permits; an administrative decision must satisfy the requirements prescribed under state law or the County Land Use Code, whichever is stricter.

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, February 14th, 2022 at 4:30pm

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating remotely via Zoom

<https://us02web.zoom.us/j/84930753400> Meeting ID: 849 3075 3400

YouTube recording of meeting can be viewed at https://youtu.be/D_aqSMIIn2w Recordings archived at www.grandcountyutah.net/AgendaCenter

In attendance: Planning Commission Chair Emily Campbell,
County Commission Liaison Trisha Hedin, yes
Commissioner Steve Evers, yes
Commissioner Josephine Kovash,
Commissioner Rick York,
Commissioner Robert O'Brien yes
Commissioner Makeda Barkley yes
Commissioner Anthony Mancuso, yes
Planning & Zoning Director John Guenther, yes
Associate Planner Elissa Martin, yes
Planner Jenna Gorney,
Public Engagement Specialist Laura Harris, yes

Public Attendance : Tim Keogh, Saina Carey

Commissioner Campbell calls the meeting to order at 4:30pm

Citizens to be Heard (outside of scheduled public hearings) - None

Ex Parte Communication and Conflicts of Interest - None

Action Items:

1. Approval of meeting minutes from January 24th, 2022.

Commissioner Barkley moves to approve. Commissioner O'Brien seconds.

All in Favor - 5

Abstain - Commissioner Evers

Approved

2. Discussion items:

County Commission update - Trisha Hedin

Commission meeting action items update

- TSSD, Possibly acquiring the water line from UMTRA - request to produce letter of support

- Tax abatement discussion - one focus was on a particular company - Wastewater Treatment Facility in Harley Dome - a high dollar write off of taxes unpaid
- New Moratorium of Thompson development due to water resource availability
- Title 5 update, reworking of Business licenses tabled due to ongoing discussion
- Ordinance regarding surplus property was reworked - County possibly selling off surplus housing - Discussion of if those monies can be repurposed for Housing initiatives
- Letter to San Juan County. regarding Millcreek campground - discussing environmental and zoning concerns
- Letter written regarding Sky Ranch Airport - in opposition
- Public Hearing on Entrada proposal
- Joint meeting with City & San Juan Co. proposed joint resolution for working group to enhance communication - will be continued at San Juan next Council meeting also at City next meeting

3. Staff Updates

a) Spanish Valley Survey Results to Date (Laura Harris)

- 382 Survey responses
- Was sent out to 1800 mailboxes
- Mostly full time spanish valley residents responded
- Survey will remain up to compile data
- Commission would like to see responses to open ended questions that were included
- Key findings will be presented shortly: A few mentioned below
 - More Housing options desired
 - Water conservation efforts highly supported
 - Legalizing RV not most supported
 - Keep agriculture prominent use in Spanish Valley

b) LUC Updates - progress and revised timeline (Elissa Martin, Associate Planner)

- Article 3, 4 and 6 are the priority at this time
 - Revised timeline for those revisions
 - February 22nd - steering committee meeting – present LUC updates and request feedback
 - Feb 28 review LUC updates and discuss prioritization and specific sticking points
 - March 1st present LUC updates list to County Commission for direction in prioritization
 - Between March 1 and mid March - staff will make revision per comments presented by Commissions and County Attorney
 - March 15 present LUC updates draft language
- Main focus for the LUC revisions:

i) Article 3

ADUs

Temporary Uses

iii) Special Purpose Overlay Districts
New overlay for emergency workforce Housing
Section 4.6 OAO

iv) General Development Standards
Section 6.15 Assured Housing

- c) Land Use Study Scenarios - to be presented at Joint workshop Feb 15th
- 4:56pm
 - Exercise: how to interpret instructions and work through it:
3 Scenarios exercise
 - Short discussion ensued on how to approach the exercise
 - This is not a wishful situation it is based on existing barriers natural and manmade , entitlements, infrastructure, resources

Public Hearings/Action Items

4. John Corkery Rezone request from RG to GB for historic commercial property in Thompson Springs

Elissa Martin Presented - see staff report for full details

Applicant Commented - see staff report for full applicant statement

Public Hearing Opened at 5:18pm

Comments heard - None

Public Hearing closed at 5:19pm

Discussion by Commissioners

- The ERU's listed in the Thompson letter verifies what the property already has right to
- No expansion of the OAO units would be permitted at this time without an additional application and approval

Motion by Commissioner Evers to send favorable recommendation to County Commission for the rezone proposal for property located at 75 W. Old Highway 6 &50, Thompson Springs, Utah

Seconded by Commissioner Barkley

Justification of Motion:

Commissioner Evers - the current zoning appears to be the irregularity and not the request. The applicant understands that they cannot exceed existing water rights.

Commissioner Barkley - The business is currently operating within parameters - strange zoning currently in the area- exciting mixed use planning proposed with this application in an effort to grow the community

Additional Discussion:

Commissioner O'Brien - Will the Land Use survey be done by summer and are we acting prematurely and affecting that? It still seems to be the right location

All in Favor - 6

Opposed - 0

Absent - 1

5. Tin Roof Cabin Resort OAO - Campground/RV rezone request for parcel No. 04-0025-0059
(La Sal Mountain Area)

Elissa Martin Presented - see staff report for full details

Applicant Commented - see staff report for full applicant statement

Public Hearing Opened at 5:43pm

Comments heard :

Jim Richard - (via email) Oppose

Sam Van Wetter - (via email) Oppose

Public Hearing closed at 5:45pm

Motion by Commissioner York to send a favorable recommendation to County Commission to approve the Overnight Accommodations Overlay RV/Campground rezone and associated Master Plan 04-0025-0059 located in the La Sal Mountain Area.

Seconded by Commissioner Mancuso: in favor of discussion

Justification of Motion:

Commissioner York

The property's geographic location is far from Spanish Valley, Less water is required for this type of development

Ratio of SFD to overnight not applicable here

Little impact to the County and located on a large parcel with resources and utilities

Commissioner Mancuso

Seconding Rick York comments

Like that the applicant is a generational local applicant developing the property privately

Concerns: additional volume of traffic on the local roads.

Fire stove and safety issues with that

WOEY considerations -

Discussion by Commissioners

- Trisha Hedin - appreciate a local developer just looking to provide for his family
This will be seasonal

Guests will likely be coming from Colorado and will have little impact on the Spanish Valley area.

- Commissioner Mancuso - concerns related to additional volume of traffic.
- Commissioner Campbell - potential optional amendments regarding road maintenance updated desired by the applicant would be the financial burden of the applicant; and could we add amendment to update property to the most current standards of the Wildland Urban Interface Code (WUI) standards
- John Guenther - the WUI requirement likely would not be possible but the road updates could be considered as part of a servicing agreement.
- Elissa Martin - At site plan application, the "Defensible Space" section of the Land Use code would be required to be met.
- Commissioner Campbell - Assured Housing being looked at for Campgrounds - Consider waiting to approve projects such as this until LUC updates are made to the LUC before sending favorable recommendations - lack of historic focus at this part of the County
- Steve Evers - in Development agreement - is there anything to assure that applicant had to provide employee housing, Elissa - at this time the code exempts assured housing for campgrounds

All In Favor - 2

All Opposed - 3

Absent - 1

Abstain - 1

Commissioner Campbell motions an Alternative motion to send unfavorable recommendation to approve the Overnight Overlay RV/Campground rezone and associated master plan for Grand County Parcel 04-0025-0059 located in the La Sal Mountain area without prejudice with the recommendation that the county evaluate specifically this area in our General Planning and Land Use Code updates process before considering similar applications in this area.

Seconded by Commissioner Barkley

Additional Comment

Commissioner Evers - This is difficult because we should favor development in the private sphere. We should not pass up good projects because they don't propose perfection. This project only has 1.5 employees. Are we holding up projects waiting for the LUC to be perfected?

Commissioner Barkley - there is a lot of private property there - approving this project would set a precedent - we are on the brink of a new general plan. Should we be approving projects in advance of that?

Commissioner Campbell - Rights of individuals to develop their land - yes we should consider similar projects once the County has the chance to look at projects like this

more holistically. Upzoning needs to follow the direction that the County wants to go long term. The County may want to evaluate if we want to update the LUC code to apply more stringent requirements in our forested areas.

All In Favor - 4

All Opposed - 2

Abstain - 0

6. Future Considerations

a) Status of HDHO expansion

Letter forwarded by PC passed on to County commissioners but stalled due to unresolved litigation of HDHO we cannot look at the expansion at this time.

Staff has created a snapshot of existing HDHOs

Options to be vetted by County Attorney that have been created by staff (Elissa)

b) Land Use Public Open House moved to March 3rd, Sun Court from 4pm-6pm
5 tables: Land use, Infrastructure, Housing, Economic Development (Master Plan),
Transportation and Master Plan (Plans & Gaps). Star Hall as backup for weather

c) Economic Development Master Plan

We are connecting with August and Ben this week to start collaborating on developing the Econ Dev Master Plan. They have funding for the Master Plan to hire a consultant.

Citizens to be Heard - public comment for items not listed as a Public Hearing - None

Adjournment 6:27pm - Motioned by Commissioner O'Brien .

Seconded by Commissioner Evers

Agenda Summary
GRAND COUNTY PLANNING COMMISSION
FEBRUARY 14th, 2022

AGENDA ITEM:

TITLE:	Public hearing to consider and solicit oral and written comment on a rezoning request proposing the application of the General Business Zoning District to property located at 15 W. Old Hwy 6 & 50, Thompson Springs: Parcel No. 07-0021-0073
FISCAL IMPACT:	
PRESENTER(S):	Elissa Martin, Associate Planner

Prepared By:
ELISSA MARTIN
GRAND COUNTY
PLANNING &
ZONING

FOR OFFICE USE
ONLY:

Attorney
Review:

N/A

POSSIBLE MOTION :

I move to:

Send a favorable/unfavorable recommendation to County Commission for the proposal to rezone property located at 15 W. Old Highway 6 & 50 in Thompson Springs on Grand County parcel No. 07-0021-0073 to the General Business (GB) zoning district, based on one or more of following items of consideration:

- a) Was the existing zone for the property adopted in error?
- b) Has there been a change of character in the area (e.g., installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?
- c) Is there a need for the proposed use(s) within the area or community?
- d) Will there be benefits derived by the community or area by granting the proposed rezoning?
- e) Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the plan's zoning map amendment guidelines (see pages 44-48 of the Grand County General Plan)?
- f) Should the development be annexed to a city?
- g) Is the proposed density and intensity of use permitted in the proposed zoning district?
- h) Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?
- i) Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated?
- j) Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?

k) Does the proposed change constitute “spot zoning”?

STAFF RECOMMENDATION: NEUTRAL

BACKGROUND

The property is currently zoned Range & Grazing with and historically was the location of a café and four small dwellings.

ATTACHMENT(S):

1. Staff Report
2. Rezone Application Packet
 - a. Boundary Survey
 - b. Applicant Statement
 - c. Thompson Special Service District Will Serve When Parameters Change letter
 - d. Title (Available Upon Request)
 - e. Tax Roll (Available Upon Request)
 - f. Warranty Deed (Available Upon Request)
 - g. Application (Online submittal: info available upon request)

Vicinity Map





STAFF REPORT

PLANNING & ZONING DEPARTMENT

GRAND COUNTY, UTAH

DATE: February 28, 2022

TO: Grand County Planning Commission

SUBJECT: Saina Carey, Thompson Café: General Rezone Request - Range & Grazing (RG) to General Business (GB)

PROPERTY OWNER: Saina Carey

PROP. OWNER REP: Self

PROPERTY ADDRESS: 15 W. Old Highway 6 & 50, Thompson Spring, Parcel No. 07-0021-0073

SIZE OF PROPERTY: 1.83 acres

EXISTING ZONE: Range & Grazing (RG)

EXISTING LAND USE: 5 currently vacant structures on the parcel

ADJACENT ZONING AND LAND USE(S): Zones: Range & Grazing (RG), Uses: Residential, Vacant, & RV Park, Campground, Bed & Breakfast

APPLICATION TYPE

General Rezone Request

APPLICATION PROCEDURE

Decision Type: Legislative

Public Notices: Public Meeting at:

Planning Commission

County Commission

Public Hearing at:

Planning Commission

County Commission

Attachments:

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 - d. Title (Available Upon Request)
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 - f. Warranty Deed (Available Upon Request)
 - g. Application (Available Upon Request)

SUMMARY OF REQUEST

The Applicants seeks to rezone the property from Range & Grazing to General Business in order to accommodate the refurbishing of existing structures on the lot into mixed commercial uses.

Approval of a rezone request does not constitute approval for development. For commercial

development, a property owner must submit a Site Plan Application and meet the standards and requirements set forth in Section 9.16 Site Plan Review and Article 6 Development Standards including a will serve from the local service district for water.

PROPERTY HISTORY

The property consists of 5 existing structures on a 1.83 acre parcel of land that fronts on Highway 94 and Old Highway 6 & 50. The structures on the property consisted historically of a café on the corner and several dwelling units and accessory structures.

SITE IMPROVEMENTS / ADDITIONS / CHANGES

The rezone request requires no current site plan improvements.

Later site improvements in connection to proposed additions of various mixed commercial uses on the property and updates to existing structures will be in accordance with requirements of Article 3 (Use Regulations), Article 5 (Lot Design Standards), Article 6 (General Development Standards), and Article 9 (Administration and Procedures) of the Grand County Land Use Code as well as Grand County Construction Standards and the International Building Code.

I. Project Description

The application is for a General Rezone request to change the current Range & Grazing (RG) zoning on a 1.83-acre parcel located on 15 W. Old Highway 6 & 50 in Thompson Springs, to General Business (GB), which would allow for an array of mixed commercial uses at the property. The future proposed land uses include the refurbishing of the existing structures into a café space with outdoor entertainment area, a mixed retail space, large storage building and potentially a chapel.

II. Consistency with 2012 General Plan

A. Per Section 4.4 of the 2012 General Plan, the subject property is located within the Range, Resource and Recreation area of the Future Land Use Plan Designations Map

The Future Land Use designation of Range, Resource and Recreation encourages development that is consistent with residential densities that range from one dwelling per five acres up to one dwelling per three acres with a 50% open-space set-aside or fee-in-lieu and 25% affordable housing units or fee-in-lieu. In addition to residential uses this designation includes recreation/resort development, agriculture and development/extraction of natural resources.

1. While not proposing future residential uses, the rezone request to General Business is consistent with the intent of the Range, Resource and Recreation future land use in that the future proposed uses at the subject property are intended to give a variety of commercial uses that would accommodate tourists and local residents in a commercial setting including entertainment, food and retail.

- B. The subject parcel is also located within the Rural Center Future Land Use Plan Designation Map

The Future Land Use designation of Rural Center is intended to vary in size from 5 to 30 acres in total and promotes uses such as neighborhood scale retail, small businesses, local commercial, local tourism, on site renewable energy, and residential neighborhoods. Residential density of up to 3.2 units per acre is permitted if it includes (a) 50% open spaces set aside or fee-in-lieu, (b) 25% affordable housing units or fee in lieu, (c) multi-modal options, (pedestrian/bicycle, at a minimum), and (d) no more than ½ of total dwelling units are multi-family.

- 1. The mixed uses that the property owner is proposing would be consistent with the Future Land Use Map designation for the area by providing a variety of commercial uses that promote tourism, small business and local commercial.

III. Future Intentions for Thompson Springs

- A. It should also be noted that the Thompson Springs area in general is anticipated to be evaluated for a broad rezone based on the outcome of the Land Use Analysis that is scheduled to be completed by the June/July time period. It is anticipated that the city center of Thompson Springs will likely be rezoned to Commercial in order to create a commercial hub for the community. Such commercial development would be on hold until the realization of additional water sources.

IV. Water Resources

- A. While not a requirement of a rezone application, the Planning and Zoning department is requesting a water analysis for property owners applying for rezones in Thompson Springs due to the current moratorium on new water connections with the Thompson Special Service District (TSSD).
 - 1. The submitted analysis, completed by TSSD demonstrates that there is not currently a water account connected to this property and that the TSSD cannot supply water for future development until the state of water resources for the Thompson area changes.
 - a. While development cannot occur on the subject property at this time, the TSSD recommended that the County favorably consider this rezone application as, there are efforts currently underway to address the water deficit such that the TSSD will be able to provide water connections at a future date. (see attached TSSD Will Serve letter)

V. Conformance with Grand County Land Use Code (LUC)

A. The Proposed rezone is in conformance with LUC Article 9, Administration and Procedure and article 9.2.2 - Application for Zoning Map or Text Amendment. in the following ways:

1. A complete application was submitted by the property owner's representative in accordance with provisions of the Grand County Land Use Code Article 9.2.2.
2. The application was reviewed by the zoning administrator and deemed a complete application on January 28, 2022, per article 9.2.2

B. 9.2.5 Issues for Consideration (A-K)

In making its determination, the Planning Commission and the County Commission shall consider staff reports, written and oral testimony presented, and the following criteria:

A. *Was the existing zone for the property adopted in error?*

It may have been the case that the Range and Grazing zone was designated in error, as the historic principal use on the property was commercial.

B. *Has there been a change of character in the area (e.g., installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?*

The Thompson Springs area is undergoing many changes as of late, including a replat of the entire town to improve street design and the general layout of lots. A land use analysis is slated for the summer of 2022 to evaluate zoning for the entire town. Historically, Thompson experienced a boom and a bust, and is now on the upswing of that, showing signs of being a viable commercial and residential node (of course within limitations of water availability) outside of the Moab valley and just off a major Interstate freeway.

C. *Is there a need for the proposed use(s) within the area or community?*

As this is a very subjective question, staff will remain neutral in regard to the need for the proposed use.

D. *Will there be benefits derived by the community or area by granting the proposed rezoning?*

The community may gain the benefits of revitalization, as the rezone may encourage renovation of rundown structures, and general cleanup of the area. The rezone will also provide local retail services, a restaurant/cafe and a venue for gathering and outdoor entertainment.

E. *Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the plan's zoning map amendment guidelines (see pages 44-48 of the Grand County General Plan)?*

(see above section on consistency with the General Plan)F.

F. *Should the development be annexed to a city?*

No, the subject property is not within the City's future annexation boundary.

G. *Is the proposed density and intensity of use permitted in the proposed zoning district?*

The proposed uses of mixed-use commercial, would be permitted in the proposed zoning district of General Business.

H. *Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?*

The site is suitable for the rezoning to GB as it is located in the historic commercial district of Thompson Springs, and was historically used for commercial purposes. With a rezoning of the property, once water resources are available the property owner will have the ability to improve the scenic quality of the area.

I. *Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated?*

The proposed uses are compatible with surrounding properties, being in the historic commercial center of Thompson Springs. Adverse impacts may include an increase in visitor traffic and increase in water demand. Currently the TSSD regulates development in relation to water demand. (statement included below)

J. *Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?*

Rocky Mountain Power and Dominion Energy serve parcels in the Thompson Springs area.

Water resources are provided by Thompson Special Service District and they have provided the following comment:

“Despite the TSSD not being able to sell water shares to ABC Thompson LLC or anyone else at this time, the Board does believe that the property in question is in a great location for General Business zoning and believes that the County should allow the rezone to move forward.”

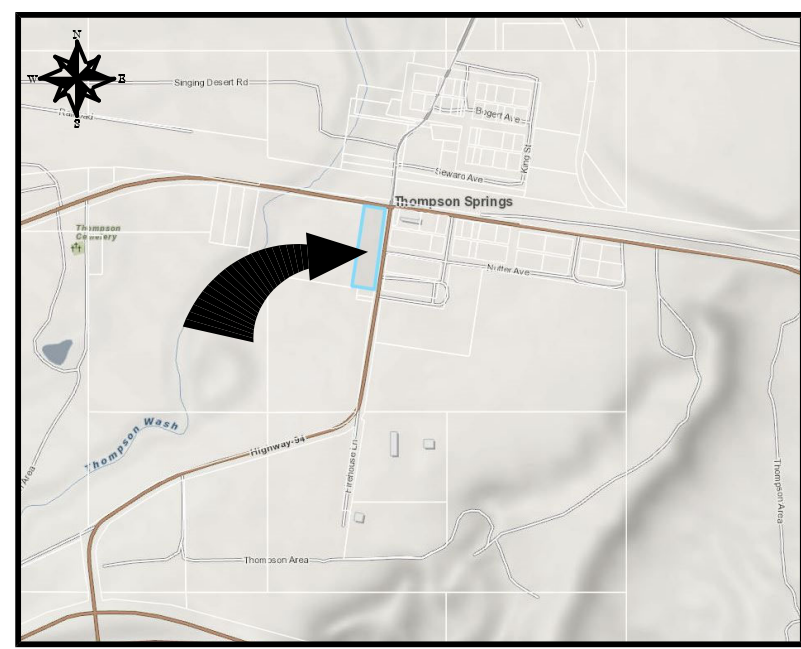
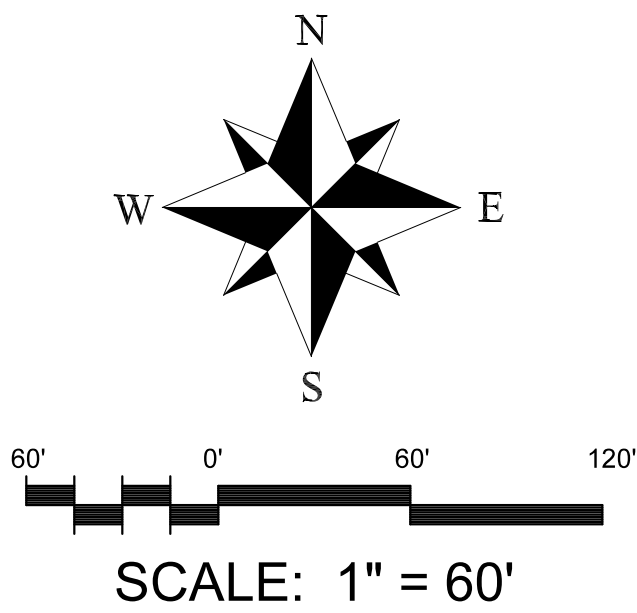
K. *Does the proposed change constitute “spot zoning”?*

The subject parcel is surrounded by Range and Grazing, but also adjacent to Light Industrial and across the street from Highway Commercial.

B. The Public Notice requirements were met for this Public Hearing in accordance with Utah State Code § 17-27a-205.

1. The property owner placed two (2) posters on the property provided by the Planning and Zoning Department in a prominent and visible location on the subject property within five feet of the property line a minimum of 10 days before the Public Hearing. One poster was placed along each street/road frontage.

2. The Planning & Zoning Department placed public notices in accordance with Utah State Code 17-27a-205 on the County website a minimum of 10 days before this hearing.
3. The Planning & Zoning Department placed public notices related to this Public Hearing according to Utah State Code 17-27a-205 on the Utah Public Notice website a minimum of 10 days before this hearing.



VICINITY MAP

NOT TO SCALE

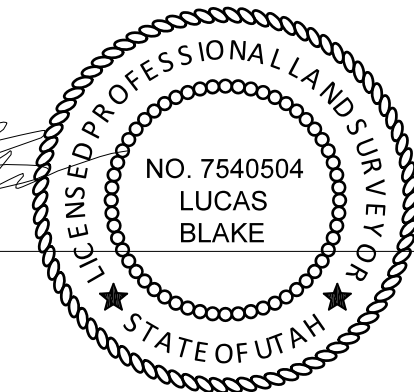
BOUNDARY SURVEY

LOCATED IN THE WEST HALF OF SECTION 21, T21S, R20E, SLB&M

SURVEYOR'S CERTIFICATION

I, Lucas Blake, certify that I am a Professional Land Surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540504. I further certify that an engineering survey was made of the property described below, and the findings of that survey are as shown hereon.

Lucas Blake
License No. 7540504



Lucas Blake
License No. 7540504

1/6/22

DATE

88 East Center Street
Moab, UT 84532
435.259.8171

STANDARD LEGEND

- POWERPOLE
- GUY WIRE
- RECORD DATA (R)
- MEASURED DATA (M)
- CALCULATED DATA (C)
- PROPERTY LINE
- PROPERTY ADJOINING
- FENCE
- ASPHALT
- PROP. CORNER FOUND
- PROP. CORNER SET
- MAG NAIL FOUND
- MAG NAIL SET
- BLOCK CORNER
- SECTION MONUMENT



WARRANTY DEED LEGAL DESCRIPTION

BOOK. 915, PAGE. 834-837, ENTRY No. 540761

BEGINNING AT A POINT NORTH 52 DEG. 15' WEST 75 FEET FROM THE NORTHWEST CORNER OF LOT 16, BLOCK A, THOMPSON TOWNSITE, WHICH POINT IS SOUTH 8 DEG. 35' WEST 114 FEET FROM THE INTERSECTION OF THE WEST LINE OF MAIN STREET WITH THE CENTERLINE OF THE MAIN TRACT OF THE D&RGW RAIL ROAD, AND THENCE SOUTH 8 DEG. 35' WEST 50 FEET TO THE TRUE POINT OF BEGINNING AND RUNNING THENCE SOUTH 8 DEG. 35' EAST ALONG THE WEST SIDE OF MAIN STREET 594.8 FEET; THENCE NORTH 81 DEG. 25' WEST 170 FEET; THENCE NORTH 8 DEG. 35' WEST 594.8 FEET; THENCE SOUTH 81 DEG.25' EAST 170 FEET TO THE POINT OF BEGINNING.

Tax Parcel No.: 07-0021-0073

Subject to easements, reservations and restrictions however evidenced.

AS-SURVEYED LEGAL DESCRIPTION

Beginning at the Southwest intersection of Highway 6 & 50 and Main Street rights-of-way, said point being South 89°07'15" West 66.91 feet from the Northwest corner of Lot 16, Block A, Thompson Townsite, said point also being North 70°50'14" West 474.03 feet from the Center Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, and proceeding thence with Main Street western right-of-way South 08°35' West 594.8 feet, thence North 81°25' West 166.22 feet to the Corkery/Adams Tract, thence with said Tract North 08°24'55" East to a point on the southern right-of-way of Highway 6 & 50, thence with said right-of-way South 81°25' East 167.96 feet to the point of beginning, having an area of 99,386 Sq. ft, 2.28 Acres.

SURVEYOR NOTES

- THE BASIS OF BEARING IS SOUTH 89°48'22" WEST BETWEEN THE CENTER QUARTER CORNER AND THE WEST QUARTER CORNER OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 20 EAST, SALT LAKE BASE AND MERIDIAN.
- THE INTENT OF THE SURVEY IS TO MONUMENT OR LOCATE ORIGINAL PROPERTY CORNERS. THE SURVEY WAS PERFORMED USING BEST LEGAL EVIDENCE OF OCCUPATION IMPROVEMENTS LOCATED ON THE GROUND. OUR RESEARCH AND SITE WORK HAS DETERMINED NOTES OF IMPORTANCE AS FOLLOWS;
- FOUND KEOGH MARKER AT THE NORTHWEST CORNER OF LOT 16, BLOCK A AND THE SOUTHEAST CORNER OF THIS PARCEL.
 - HELD FOUND REBAR AT THE WEST BOUNDARY AND FENCE LINE.

PROJECT TYPE:
BOUNDARY SURVEY

PROJECT ADDRESS:
HIGHWAY 6 & 50
THOMPSON SPRINGS, UTAH

PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:
SANIA CAREY

DATE:
1/6/22

JOB NUMBER:
221-21

SHEET 1 OF 1

SUPPORTING MATERIALS

Zone Change applications shall contain, at a minimum, the following support materials through the approval process according to the following submittal schedule:

Survey. The applicant shall submit a certified survey of land area to be rezoned. Such survey map shall require at a minimum the following information. See survey Contract A-1 & A-2.

1. Subject land area acreage. 1.83 ac. See pages: 2-C, & 2-D.
2. Adjacent uses and predominant uses in the vicinity. See pages: 2-A,B,C,D,E,F,G,H,I,J,K.
3. Existing zoning designation of the subject property and surrounding property. See pages: 2-A,B,C,D,E,F,G,H,I,J,K.
4. A vicinity map. See pages: 2-A & 2-B.
5. Proposed project conceptual plan. See pages: 3

Application Statement. A statement by the Applicant explaining the rationale for the rezoning request relative to the issues for consideration (please see items # 1-10 below) imposed by Sec 9.2.7 (Grand County LUC). In making its determination, the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented, and the following criteria:

Sec. 9.2.7 Issue for Consideration:

- ✓ 1. Was the existing zone for the property adopted in error? I understand it was changed in the mid to late 1980's as a tax relief for Thompson Springs residents because I-70 was being completed and Hwy 6 & 50 was not the main road from Green River, to Grand Junction. Thompson Springs no longer had the traffic nor business it once had since I-70 was completed.
- ✓ 2. Has there been a change of character in the area (e.g. installation of public facilities, A public rest area was created at the only 4-way stop (located across from the Cafe' that is requesting a zone change) It has been graveled, with an open air shelter that have picnic tables under it, 2-public trash cans, and a map, showing attraction areas in Thompson and Sego Canyon. other zone changes, new growth trends, deterioration, development transitions, etc.)? Yes, on the south end of the Cafe' property across the street, The Ballard RV Camp Park has increased their size because of increased business. They have also completed their zone change to a commercial zoning. I think the Desert Moon (part of their proper as I understand is zoned commercial) is working on increasing their total acreage to commercial. The Desert Moon Hotel & RV is next door to the Cafe'.
- ✓ 3. Is there a need for the proposed use(s) within the area of community? Yes, Thompson Springs is increasing in popularity. There are more and more visitors recreating in this area. Restoring and reopening the Cafe' and the little building on this property will provide local jobs for the Thompson Springs residents. Most of the residents drive daily to Green River or Moab to work. Many of the visitors staying in the RV parks are always walking around Thompson at night looking for something to do. The Cafe' will provide the residents and visitors a place where they can get meal without traveling 30 plus miles to Green River or Moab. We are planning on opening 2-little out door garden areas. One as an outdoor chapel and one called The Secret Garden. Both will have out door seating. The Secret Garden will have an outdoor stage. Once a month (the 3rd. Thursday from April till October) from 4:00 pm till 8:00 pm we will have entertainment in this area. One act plays, poetry reading, Solo musicians (no bands), A..J. Roger's fire side stories (without fires) of Old times in Thompson Spring & Sego Canyon, and a variety of contest (Unique Whistling, Bubble Gum Blowing, Yodeling, Look-a-Like, and Pie eating contest to name a few.
- ✓ 4. Will there be Benefits derived by the community or area by granting the proposed rezoning? Yes, it will created jobs for local residents and provide visitors and locals a place to enjoy a meal without traveling out of the area.

- ✓ 5. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically Chapter 4: Future Land Use Plan? **Yes, I understand it is, but I am not sure they have completed their general plan yet.**
- ✓ 6. Should the development be annexed to a city? **No, Moab City is about 35 mile south of Thompson Springs.**
- ✓ 7. Is the proposed density and intensity of use permitted in the proposed zoning district? **Yes, as I understand it.**
- ✓ 8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts? **Yes, the Cafe' and the little building on this property have been in existence since the early 50's. The Cafe' hasn't been open to the public for years. The past owner became very ill and only had it open to his personal friends until his demise on 11/14/2017 See Jay 1. The other four building have been vacant since the early 90's.**
- ✓ 9. Are the proposed uses compatible with the surrounding area or uses: **Yes.** Will there be adverse impacts: **No, I don't believe so. Every local and visitors that have stopped by while I have been painting the outside of the building have expressed a positive interest in having the Cafe' and this area restored and open for business.**
and /or can any adverse impacts be adequately mitigated? **I don't feel their will be an adverse impact on rezoning and or opening this property. It is located at the ONLY 4-way stop in this area and was considered the center of Thompson Springs in its day.**
- ✓ 10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? **These are existing buildings. The Cafe', the little house to the west of the Cafe' and the 3-buildings to the south of the cafe all have now or have had power to them. The Cafe' the little house and the white house all have now and or have had water meters, septic, and propane hooked up to them. There is a fire hydrant located on this property. It is located between the Cafe' and the little house to the west. There is also a water line and septic to the south of the concrete pad where a double wide manufactured home was located. I have not identified the location of either of these lines yet. This will be done if and when needed. All septic systems are made out of concrete and will be updated with new septic tanks before the opening of each area. If utilities are not available, could they be reasonably extended? All utilities are in per-existing locations. Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development? **Yes.****

Title Report. A preliminary title report for each stage of the application process must be dated within three months of the application submittal date, from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property. **South Eastern Utah Title Company. See pages T.R. 1-16, O.N. 1-6, O.P.T.I. 1-5, W.D. 1-6, Q.D. 1-20, Jay 1-3, Ernest 1 & 2, and Beverly 1.**

Taxes. A statement from the County Treasurer showing the status of all current taxes due on the parcel. **See page 2-D.**

Surrounding Property Owners. A list of surrounding property owners and their legal mailing address within 100 feet of the exterior boundary of the parcel proposed to be rezoned. **See pages 2-B, C,D,E,F,G,H,I,J,K.**

Posting. The applicant is responsible for posting a sign noticing the public hearing (please see attached for a reduced size template and requirements). The applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place on the land area proposed for subdivision with a notice of the hearing at least 10 days prior to the public hearing. **I will do this when I receive a date to post this information.**

Application Fee. The process / filing fee of \$500.00 shall be paid in full. **Check # 123 paid 11/18/2021.**



Thompson Special Service District

101 Fire Station Lane, Thompson Springs, UT 84540

Thompson Special Service District

Will Serve When Parameters Met Letter

To whom it may concern,

Saina Carey and her entity ABC Thompson LLC has presented her rezone and development plans to the TSSD Board. The board has run water usage calculations for the ABC Thompson LLC development plan proposal as per the State of Utah's Department of Drinking Water calculation tables R309-510-1 and R309-510-2 that can be located at <https://documents.deq.utah.gov/drinking-water/rules/DDW-2017-004422.pdf>

Using the State guidelines, the board has found that the peak demand amount of water necessary for the ABC Thompson LLC proposed development plans for a restaurant, store, and employee housing is 4 ERU's. The TSSD is willing to serve the required 4 ERU's for the ABC Thompson LLC once the following parameters are met:

1. The TSSD is no longer in water deficit per state guidelines
2. The TSSD has the source capacity to sell more water shares
3. The TSSD Board has voted to sell more water shares
4. The customers who purchased 18 water shares in the Spring of 2021 are able to first realize their shares that have not yet been delivered due to the moratorium on water sales stemming from the calculated water deficit by Sunrise Engineering.
5. A commitment from ABC Thompson LLC is obtained that states that if their water usage consistently exceeds their allotted amount that they will need to decrease their business operation capacity until their water usage falls within their 4 ERU capacity or purchase more water shares.

Despite the TSSD not being able to sell water shares to ABC Thompson LLC or anyone else at this time, the board does believe that the property in question is in a great location for General Business zoning and believes that the County should allow the rezone to move forward. This is due to the anticipation of the 5



Thompson Special Service District

101 Fire Station Lane, Thompson Springs, UT 84540

parameters above being met within the near future and that the ABC Thompson LLC ownership has acknowledged and accepted the risk that the above 5 parameters may not be met and the water shares may not be able to be sold.

Below is the water calculations in Gallons Per Day "GPD" from the proposed ABC Thompson LLC plan:

37 Restaurant Seats (not 24 service) at 35 GPD each = 1,295 GPD

1 Store Bathroom at 500 GPD each= 500 GPD

8 Store Employees at 11 GPD each = 88 GPD

2 persons living onsite in boarding house type accommodations at 50 GPD each = 100 GPD

TOTAL = 1,983 GPD = 4 ERU's at 500 GPD

If Grand County Planning and Zoning has any questions in regards to this Will Serve When Parameters are Met Letter please feel free to reach out.

Regards,

John R. Corkery IV

TSSD Chariman

801-414-5595

johnripleyiv@gmail.com

THOMPSON SPECIAL SERVICE DISTRICT
CULINARY WATER APPLICATION & SERVICE AGREEMENT

THE PROPERTY OWNER, below named, hereby submits this application to the Thompson Special Service District for culinary water service as follows:

Property Owner:

Name: Saina Carey
Mailing Address: 574 W. Hale Ave. Moab, UT 84532
Home Phone #: 435-259-9463
Work Phone #: 435-259-5021

Property to be served:

Subdivision: 15 W. Old Hwy 64 or 50
Street Address: Thompson Springs, UT 84532

Type of Property:

Residential: Owner Occupied Rental
Commercial: Owner Occupied Rental

Connection Size:

Water Hook-up Fee:

3/4 inch meter fee/connection \$1200.00
1-inch meter fee/connection \$1400.00
1 1/2-inch meter fee/connection \$1500.00 +parts
2-inch meter fee/connection \$1800.00+ parts
Larger than 2 inches meter fee/connection to be
Determined by board

I will be activating the meter at the Cafe' 15 W. Old Hwy 64 or 50

Activation Fee \$100.00 Ck# _____

Date _____ Collected by: _____

THOMPSON SPECIAL SERVICE DISTRICT
CULINARY WATER APPLICATION & SERVICE AGREEMENT

THIS CULINARY WATER SERVICE AGREEMENT ("Agreement"), is made and entered into by and between the above-named owner (the "Customer"), of the above described real property (the "Property"), and the Thompson Special Service District (the "District").

Based upon the foregoing application of the Customer for culinary water service from the District, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Customer and the District agree as follows:

1. Availability of Service. Effective within one working day of the date of execution hereof by the District, the Customer shall be authorized to receive the benefit of year-round culinary water service from the District, subject to the covenants and conditions hereinafter set forth.
2. Representation of Ownership. The Customer hereby represents the he/she is the legal owner of the Property, and that the Property shall be benefited by culinary water service to be received from the District. Each succeeding owner of the Property shall be required to execute a new service agreement with the District as a condition to receiving service from the District.
3. District Rules and Regulations. The Customer has read and is familiar with the lawful rules and regulations of the District pertaining to culinary water service and agrees to be bound by and obey the same as such are now or may hereafter be adopted and/or amended by the Board of Trustees of the District.
4. Payment of Fees and Charges. The Customer shall be the party responsible for payment of all service fees and charges lawfully imposed from time-to-time by the District for culinary water service rendered by the District to the Property. Any Bill not timely paid shall be deemed delinquent.
5. Termination. Culinary water service to the Property may be terminated as follows:
 - a. Termination Upon Request. Subject to the provisions of Section 7(b) below, the Customer may request termination of service to the Property upon submitting a written request for termination of service to the District. Upon receipt of said request, service to the Property shall be terminated and remain terminated unless and until:
 - i. The Customer notifies the District, in writing, that service to the Property is to be reinstated in conformance with provisions of this Agreement, or,
 - ii. A successor owner of the Property executes a new service agreement.
 - b. Termination for Delinquency. In the event any bill shall remain delinquent, the District shall discontinue furnishing water service to the Customer's Property and shall refuse to restore water service unless and until all past due service fees and charges, together with interest on the delinquent amount plus the District's standard re-connection fee have been paid in full. In addition, pursuant to the provisions of Utah Code Ann. §17A-1-205 and 17B-2-801 through 805 (the "Statute"), the District may certify the past due service fees and other amounts for which the Customer is liable to the Treasurer or Assessor of

THOMPSON SPECIAL SERVICE DISTRICT
CULINARY WATER APPLICATION & SERVICE AGREEMENT

Grand County, Utah. Upon their certification, the past due service fees, and other amounts for which the Customer is liable for water services rendered by the District shall become a lien upon the Property, on a parity with and collectible at the same time and in the same manner as general county taxes that are a lien on the Property. All methods of enforcement available for the collection of general county taxes, including sale of the Property, shall be available for the collection of delinquent service fees and charges. The aforesaid remedies shall be in addition to and not in lieu of any and all other remedies available to the District as law or in equity, including, without limitation, a civil action authorized pursuant to the Statute.

- c. Termination in the Event of Contamination. In the event the District, as a result of water sampling, has reasonable cause to believe that the water supply of the District is being contaminated, in any way, from the Property, the District may temporarily terminate water service until the source of contamination has been removed and/or the contamination or threat of contamination has been rectified to the satisfaction of the District; whereupon water service to the Property shall be restored.
6. Reinstatement of Service. Service to the Property shall only be reinstated by authorized District Personnel. Turning on water that has been turned off by order of the District by anyone other than authorized personnel is strictly prohibited. A tampering charge shall be assessed and/or court action may be taken for any unauthorized turn-on, theft, tampering, or vandalism of District property. Customer shall further pay and be responsible for any unauthorized use of water at the Property, if any, during the period of contamination.
7. Rental Property and Property Being Purchased Under Contract. In the event the Property shall be leased or sold under contract by the Customer to another person or persons (hereinafter referred to singularly or collectively as the case may be, as the "Tenant/Purchaser"), service to the premises shall be rendered by the District subject to and in conformance with the following:
 - a. Notwithstanding that the Property has been leased or is being sold under a contract, all billings for service to the Property shall nevertheless be sent directly to the Customer and the Customer shall be liable for payment of the same in conformance with the provisions of this Agreement, and it shall be the responsibility of the Customer and not the District to seek reimbursement for fees and charges paid by the Customer from the Tenant/Purchaser.
 - b. The District shall not terminate service to the Property, either as a result of non-payment of said fees and charges by the Customer or otherwise at the request of the Customer, without first having given due and adequate notice of said delinquency to the Tenant/Purchaser.
8. Right of Entry. Duly authorized officials, agents, employees, and contractors of the District shall have the right to enter upon the Property to install, operate, inspect, read, monitor, maintain,

THOMPSON SPECIAL SERVICE DISTRICT
CULINARY WATER APPLICATION & SERVICE AGREEMENT

repair, and replace any and all meters, equipment and other appurtenances to the District' culinary water system located on the Property.

9. Emergency Curtailments. In times of scarcity of water, whether such scarcity is the result of emergency, natural causes, mechanical failure, or any other cause whatsoever, the District shall have the right, in its discretion, to ration or otherwise curtail water service to the Property.
10. Attorney' Fees and Costs. The Customer shall pay and be responsible for all costs and expenses, including without limitation, reasonable attorney's fees, incurred by the District in any effort to collect any delinquent account or otherwise enforce any other provision hereof, whether by litigation or otherwise.
11. Severability. If any term or provision of this Agreement shall, to any extent, be determined by a court of competent jurisdiction to be void, voidable, or unenforceable, such void, voidable or unenforceable term or provision shall not affect the enforceability of any other term or provision of this Agreement.
12. Governing Law. This Agreement and all matters relating hereto, shall be governed by, construed, and interpreted in accordance with the laws of the State of Utah.

DATED this ____ day of _____, 20__.

CUSTOMER:

Saina Carey
(TYPE/PRINT NAME OF CUSTOMER)

[Signature]
(SIGNATURE OF CUSTOMER)

THOMPSON SPECIAL SERVICE DISTRICT

By: _____
(CHAIR, BOARD OF TRUSTEES)

THOMPSON SPECIAL SERVICE DISTRICT
CULINARY WATER APPLICATION & SERVICE AGREEMENT

IMPACT FEE PAID BY: CASH - RECEIPT # _____ CHECK - CHECK # _____
AMOUNT DUE: \$ _____; AMOUNT PAID: \$ _____; BALANCE DUE: \$ _____

CONNECTION FEE PAID BY: CASH - RECEIPT # _____ CHECK - CHECK # _____
AMOUNT DUE: \$ _____; AMOUNT PAID: \$ _____; BALANCE DUE: \$ _____

WATER DEPOSIT PAID BY: CASH - RECEIPT # _____ CHECK - CHECK # _____
AMOUNT DUE: \$ _____; AMOUNT PAID: \$ _____; BALANCE DUE: \$ _____

SERVICE FEE PAID BY: CASH - RECEIPT # _____ CHECK - CHECK # _____
AMOUNT DUE: \$ _____; AMOUNT PAID: \$ _____; BALANCE DUE: \$ _____

Spanish Valley Survey

SURVEY RESPONSE REPORT

29 January 2022 - 27 February 2022

PROJECT NAME:

Community Surveys

COMPARE BY:

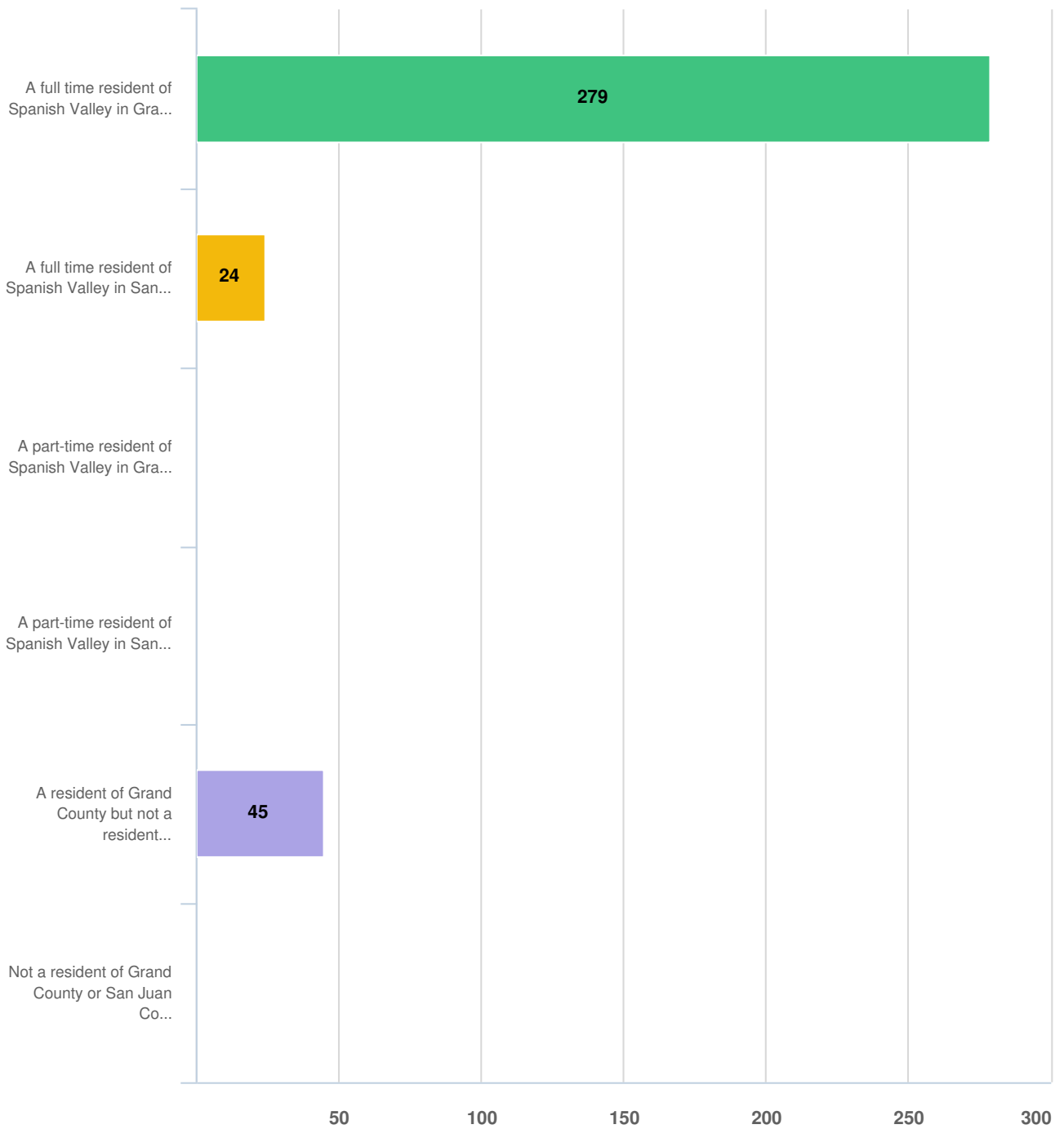
Are you:

Answered : A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley



SURVEY QUESTIONS

Q1 Are you:



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

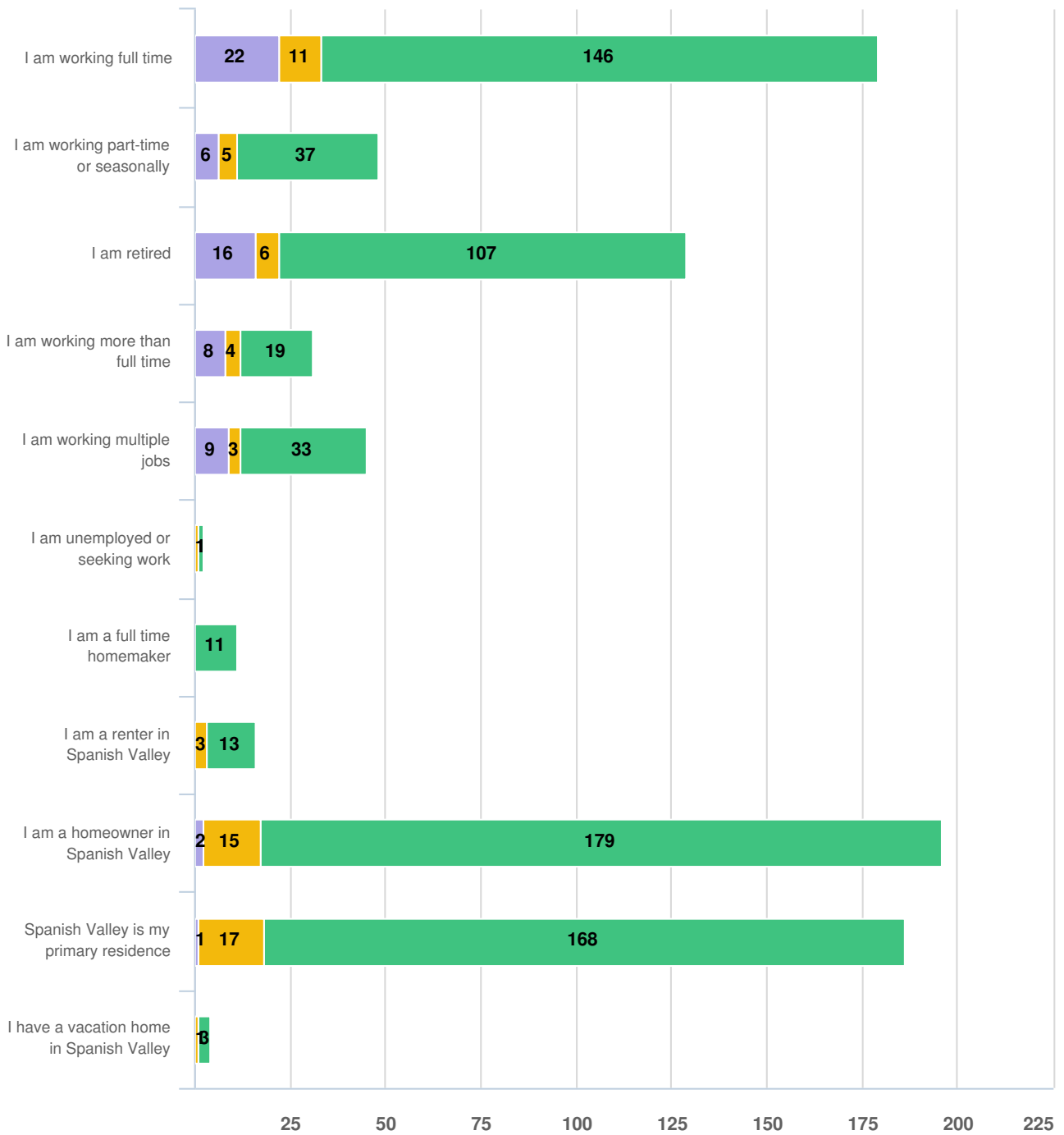
Mandatory Question (348 response(s))

Question type: Radio Button Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Q2 Check all of the boxes that apply to you:



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

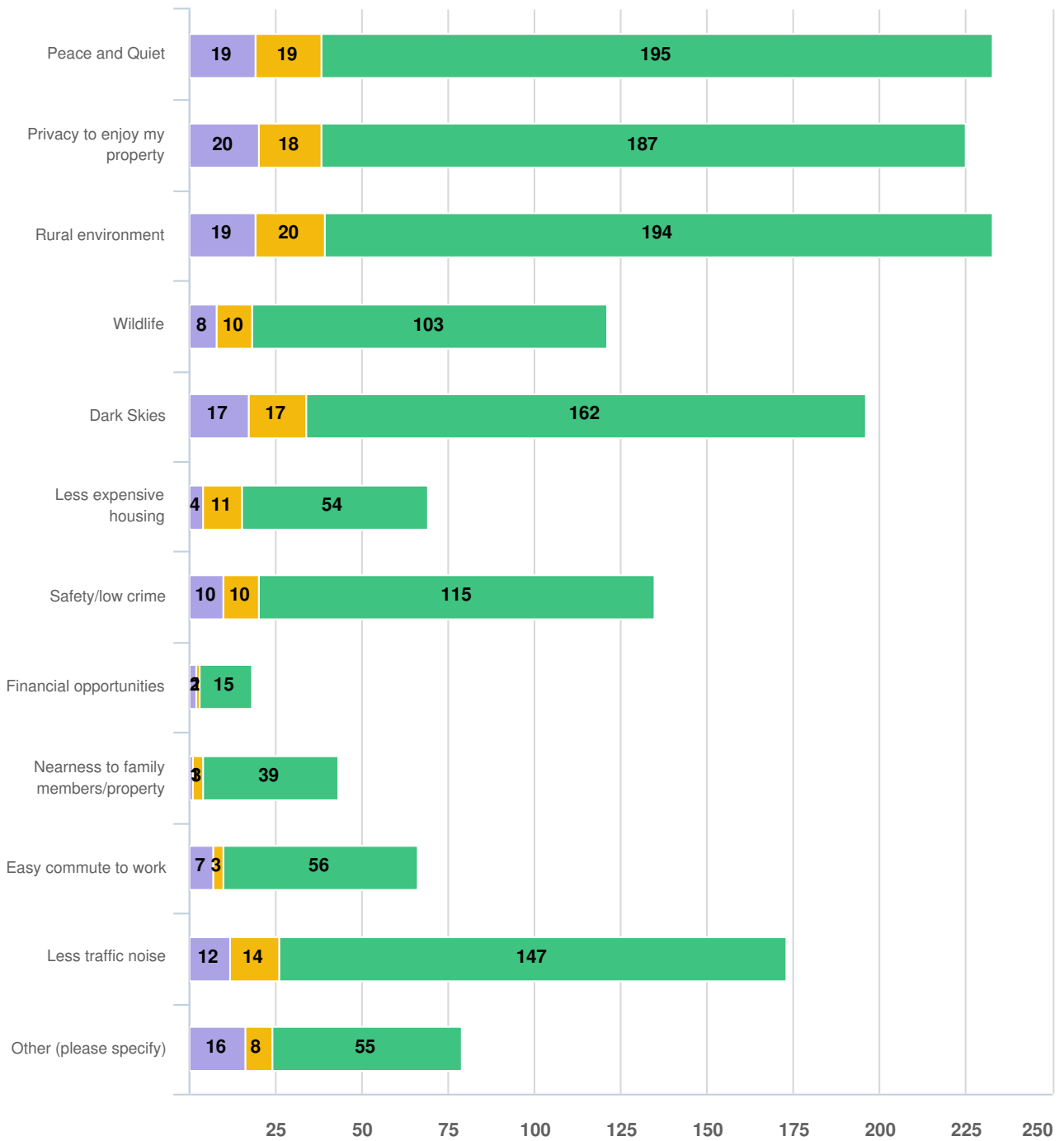
Mandatory Question (348 response(s))

Question type: Checkbox Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Q3 Why have you chosen to live in Spanish Valley? Check all that apply:



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

Mandatory Question (348 response(s))

Question type: Checkbox Question

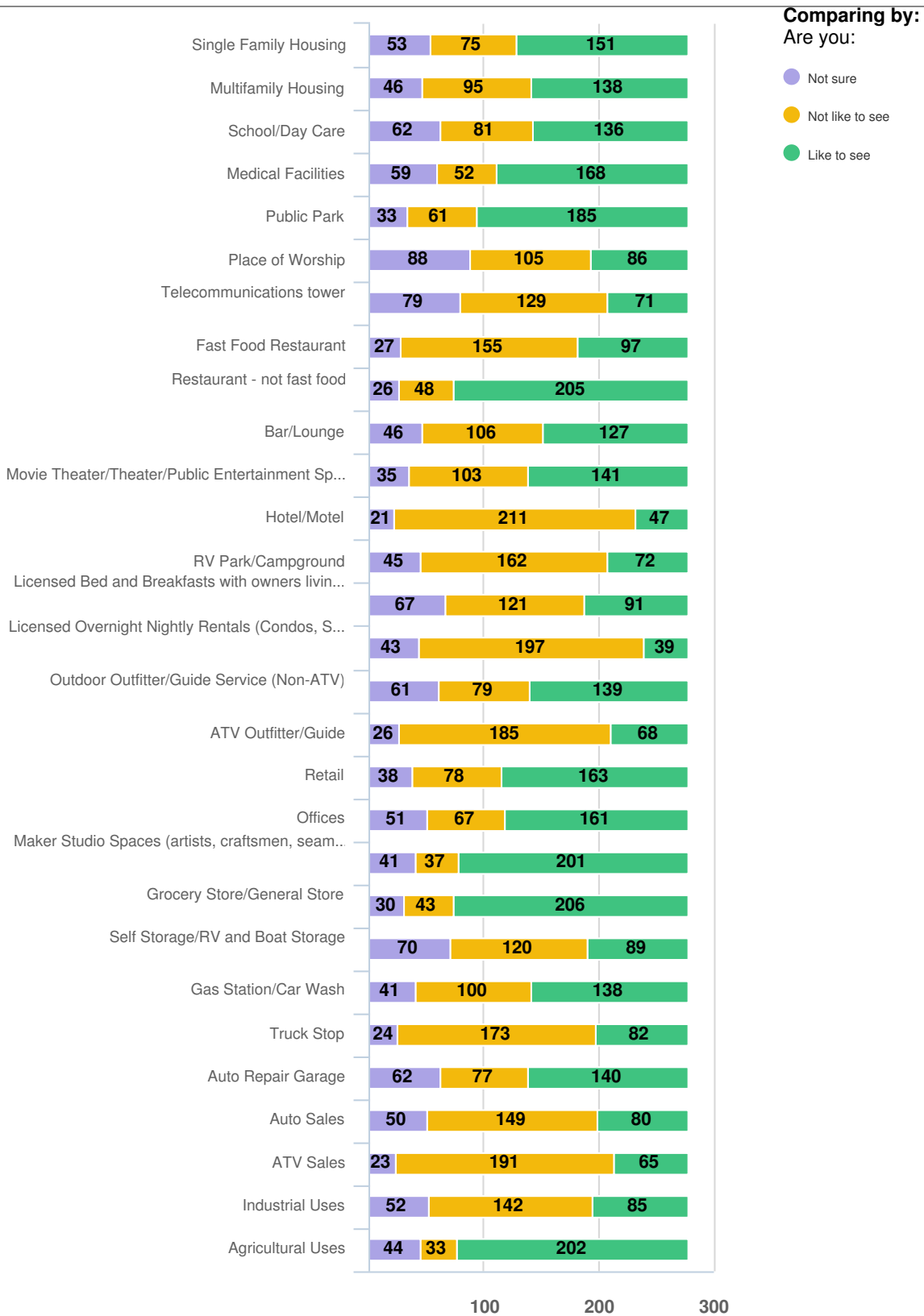
Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

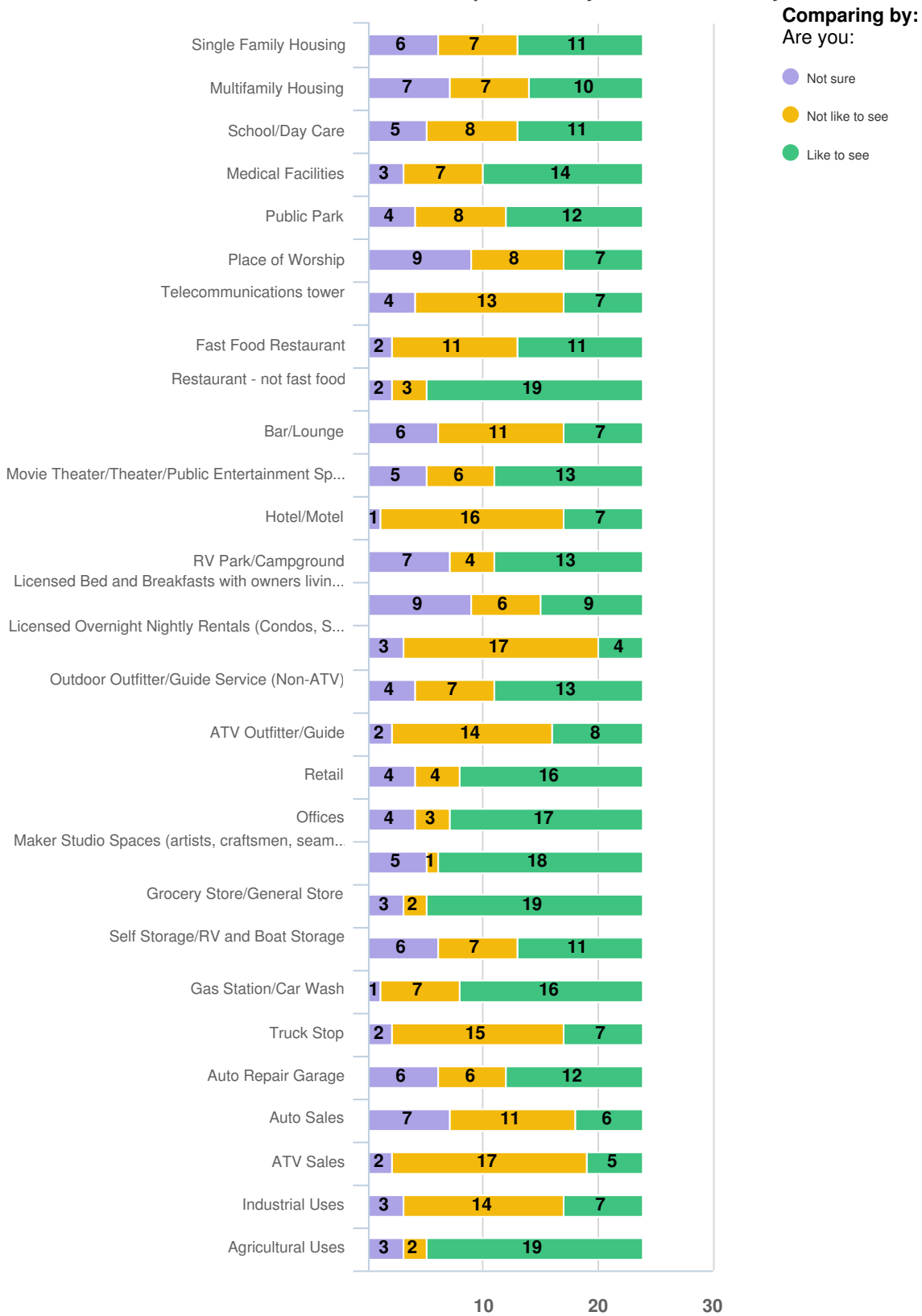
Q4 | **What types of uses would you like to see or not like to see in the Highway 191 Corridor?**
The Highway 191 Corridor is every ...

Comparing by: Are you:

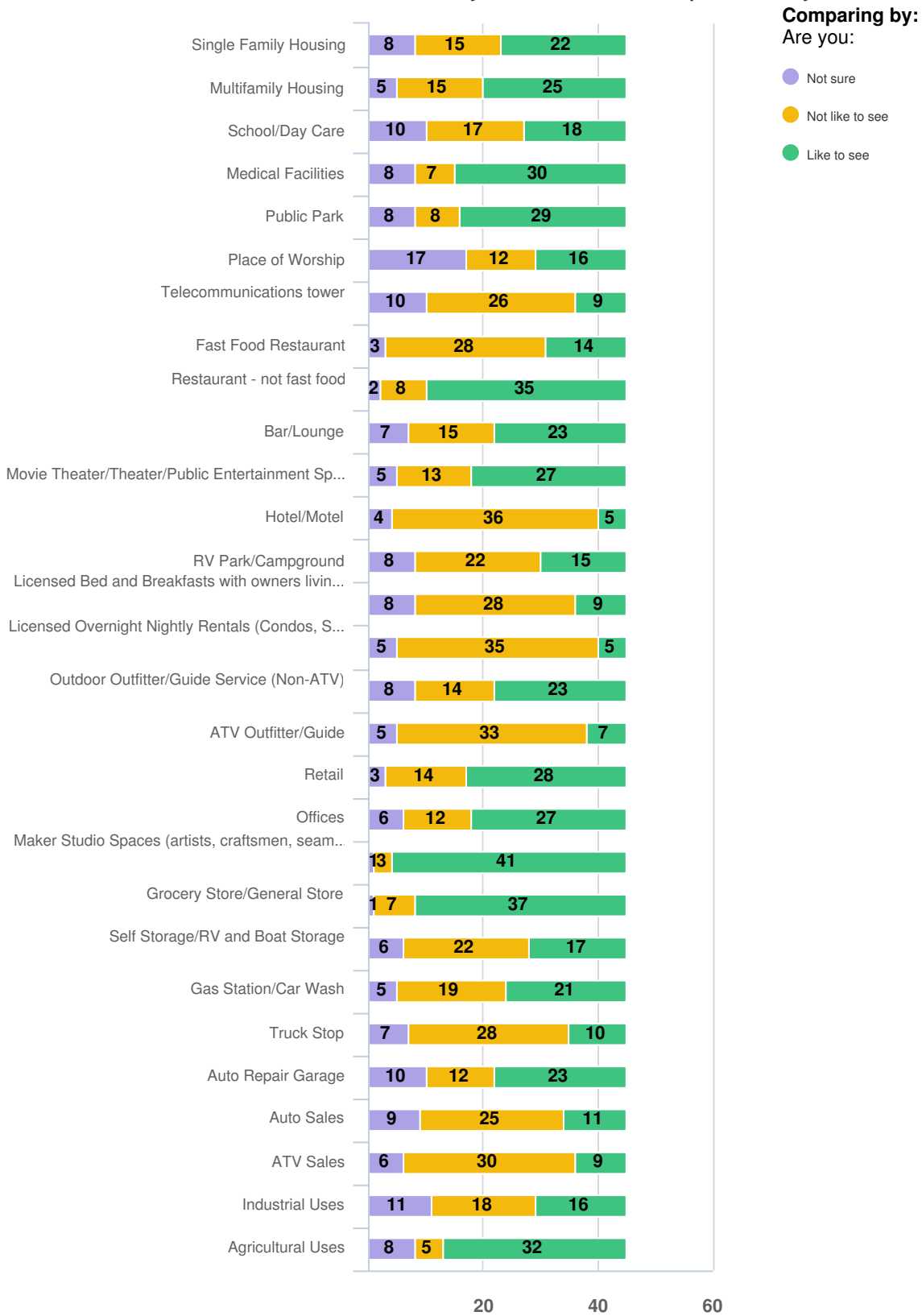
A full time resident of Spanish Valley in Grand County



A full time resident of Spanish Valley in San Juan County



A resident of Grand County but not a resident of Spanish Valley



Mandatory Question (348 response(s))

Question type: Likert Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Q5 Any other type of use you'd like to see not listed above:

Anonymous
1/29/2022 09:58 AM

For housing, I'd like to see apartment complexes as opposed to single family housing or overnight rentals. They could be placed behind businesses that are right on the highway. If appropriately placed, a big box store.

Anonymous
1/29/2022 03:09 PM

Small Business

Anonymous
1/29/2022 04:02 PM

Parks, greenspace, picnic areas, playgrounds

Anonymous
1/29/2022 09:25 PM

Need affordable housing. Our family is educated and hold graduate level degrees and will be an active member of the workforce but can't afford to live here

Anonymous
1/30/2022 05:17 AM

Stop the rampant growth!!!

Anonymous
1/30/2022 08:16 AM

Open spaces

Anonymous
1/30/2022 08:55 AM

Spec homes, vacation rental property,

Anonymous
1/30/2022 09:00 AM

Make people keep their dogs on their leashes.

Anonymous
1/30/2022 10:42 AM

Gym or recreation center

Anonymous
1/30/2022 01:05 PM

no

Anonymous
1/30/2022 05:57 PM

We recommend no development, other than maybe parks and ocinic areas.

Anonymous
1/30/2022 06:16 PM

Manufacturing

Anonymous

Tennis courts, pickleball courts, basketball courts, walking paths

1/30/2022 07:09 PM

Anonymous Public use outdoor sports facility, tennis, baseball, pickleball,
1/30/2022 07:10 PM

Anonymous Housing housing housing subdividable property housing
1/31/2022 07:40 AM

Anonymous Whatever brings people life liberty and the pursuit of happiness
1/31/2022 07:54 AM

Anonymous no
1/31/2022 09:40 AM

Anonymous Preserved natural spaces
1/31/2022 10:02 AM

Anonymous Building Supply, walking/bike paths.
1/31/2022 10:03 AM

Anonymous Any other compatible highway commercial uses. Keep the
1/31/2022 12:40 PM dwellings out and adhere to the zoning so there is less conflict.

Anonymous Need single family homes and another grocery store
1/31/2022 02:56 PM

Anonymous Mixed use retail/ office complex
1/31/2022 03:46 PM

Anonymous Open space.
1/31/2022 05:15 PM

Anonymous No
1/31/2022 05:57 PM

Anonymous Those are good
1/31/2022 05:59 PM

Anonymous No use. Just rocks and shrubs please.
1/31/2022 06:11 PM

Anonymous Open space
1/31/2022 06:18 PM

Anonymous
1/31/2022 07:49 PM

Manufacturing

Anonymous
1/31/2022 10:11 PM

Affordable housing

Anonymous
2/01/2022 09:10 AM

R/C Parks, hotels, condos - any type of nightly rental - if it is built, it should be on/near the highway. My above answers reflect my current weariness regarding the seeming lack of consideration for Moab/Grand County residents the tourism industry displ

Anonymous
2/01/2022 09:17 AM

affordable housing only for single and multi-family houses

Anonymous
2/01/2022 10:23 AM

Development with strong night lighting.

Anonymous
2/01/2022 01:54 PM

None on Johnson's on top

Anonymous
2/01/2022 07:07 PM

NOT motorized hang gliders

Anonymous
2/01/2022 07:49 PM

Apartments for those employed at Moab businesses.

Anonymous
2/02/2022 06:53 AM

Single Family Homes. That is all. This is a residential area of single family homes. It should stay that way! No high density overlays, no multi-family homes, no tourism businesses (or any businesses of any kind!), not truck stops or gas stations.

Anonymous
2/02/2022 09:08 AM

Growth is inevitable

Anonymous
2/02/2022 10:25 AM

FARM/ANIMALS/EQUESTRIAN

Anonymous
2/02/2022 01:40 PM

tiny homes, work force housing,

Anonymous
2/02/2022 01:55 PM

Big box stores like Walmart etc to help folks out

Anonymous 2/02/2022 04:30 PM	open space
Anonymous 2/02/2022 07:27 PM	Recreational facilities - tennis courts, pickle ball courts, skate park
Anonymous 2/03/2022 07:46 AM	Access to supplies for general stuff. Have to travel for basic essentials.
Anonymous 2/03/2022 08:49 AM	I figure that will need to be built out and the commercial stuff should go on the hwy and NO WHERE ELSE
Anonymous 2/03/2022 10:28 AM	Bypass around town
Anonymous 2/03/2022 03:00 PM	no
Anonymous 2/03/2022 04:16 PM	These are massive developments for which there is no available water. We can't promise what we don't have.
Anonymous 2/03/2022 05:06 PM	Put businesses on 191 not Spanish valley
Anonymous 2/03/2022 05:33 PM	Exercise parks, kids parks, dog parks, bicycle and foot path, art pieces and buildings that are built with some type of code, where we can improve the look of this town like Santa fe or similar
Anonymous 2/03/2022 06:29 PM	None
Anonymous 2/04/2022 09:46 AM	Public swimming pool
Anonymous 2/04/2022 11:24 AM	San Juan County is close enough for truck stops, big-box stores, and industrial parks!
Anonymous 2/04/2022 02:07 PM	The mess that is presently seen entering/leaving Moab
Anonymous 2/04/2022 05:19 PM	More commercial use

Anonymous 2/04/2022 05:44 PM	Drive through coffee shop, like Wicked Brew
Anonymous 2/04/2022 05:47 PM	coffee house/cafe
Anonymous 2/05/2022 08:04 AM	Anything that grows diversification in our community in the appropriate places, and promotes local community
Anonymous 2/05/2022 08:59 AM	Bike Trail into town of Moab
Anonymous 2/06/2022 01:59 PM	wildland
Anonymous 2/07/2022 08:54 AM	Fruit and produce stands, food trucks, etc.
Anonymous 2/09/2022 09:39 PM	Stuff for kids, pool, water park
Anonymous 2/10/2022 11:16 AM	Here's an opportunity to cluster things like nice retail - grocery, artist, book, coffee shops, parks/dog parks/user friendly, walkable areas. We have too many junky auto, atv, industrial stuff as it is. Keep the fell of the rural, agricultural area.
Anonymous 2/14/2022 04:50 PM	public open spaces and preserves both with and without hiking and bicycle trails
Anonymous 2/18/2022 06:58 AM	Business Park
Anonymous 2/21/2022 08:00 AM	wouldn't like to see any more development but if so it wouldn't be housing. Way too busy.
Anonymous 2/21/2022 09:15 AM	Affordable Housing developments
Anonymous 2/22/2022 03:34 PM	It's unclear in the above section what part of 191 is referred to. a number of uses I approve of in the developed part of 191, (going through town) would be Unsuitable in the thankfully still mostly undeveloped part of 191 approaching Moab from the North.
Lizzie Jones	environmental protection/compost/recycling/reusable/organic

2/24/2022 08:16 AM

farming

Anonymous

2/24/2022 07:03 PM

Bike paths and sidewalks that are fully separate from the flow of vehicle traffic.. Alternatives to driving.

Anonymous

2/24/2022 09:04 PM

Trampoline Park, more indoor activities geared towards kids of all ages

Anonymous

2/25/2022 01:22 PM

coffee shop

Anonymous

2/26/2022 08:48 PM

Would like to see a town hub separate from moab

Anonymous

2/27/2022 10:58 AM

Educational/housing/associated uses related to USU campus

Anonymous

1/31/2022 09:48 AM

Walking Path

Anonymous

1/31/2022 11:22 AM

The state will move all of this off 191 to the sidewith parallel roads. Tourist related attactions need to off 191 where trucks are not belching noise and pollution every minute.

Anonymous

1/31/2022 04:16 PM

A recreation recreation center

Anonymous

2/03/2022 07:11 AM

Animal shelter, community center

Anonymous

2/03/2022 08:03 AM

Large open space, no urban sprawl.

Anonymous

2/03/2022 01:06 PM

Clustered development, open space surrounding, light manufacturing, rural feel, lots of agricultural enterprises, solar power plant in shut down gravel pit

Anonymous

2/05/2022 04:28 PM

Walmart

Anonymous

2/09/2022 02:30 PM

Safe, dedicated bike trail connecting Pipe Dream to Ken's Lake and Steelbender. Some portions must cross highway corridor. Ideally a trail dedicated to bikes not UTVs since dust makes it unhealthy to ride.

Anonymous 2/16/2022 03:42 PM	Open space
Anonymous 1/30/2022 08:03 AM	Farm stands would be nice but our farms are disappearing
Anonymous 1/30/2022 08:12 AM	Farm stands, less building and traffic. We used to be quiet now it's a nightmare
Anonymous 1/30/2022 03:31 PM	Open space
Anonymous 1/31/2022 09:55 AM	Lots of these I marked "not sure" I'm more "indifferent" to. I'd say virtually any commercial/light industrial use on the 191 I'm mainly indifferent to - it's likely more appropriate there than on SVD.
Anonymous 1/31/2022 02:30 PM	n/a
Anonymous 2/01/2022 11:01 PM	ag fields, open space, solar arrays, wind farm, orchards, grapes,
Anonymous 2/02/2022 01:02 PM	Bike paths all the way into Moab
Anonymous 2/05/2022 05:48 AM	N/A
Anonymous 2/08/2022 05:07 AM	Make 191 a commercial area. Keep the 191 Corridor to be only a parcel that touches Highway 191, remove the parcels behind those that are zoned Highway to be restricted to so many feet from 191. This sounded to general for the valley. Maybe 500 feet ???
Anonymous 2/12/2022 06:19 PM	Mor affordable housing for our work force
Anonymous 2/16/2022 11:52 AM	Employee housing?

Optional question (93 response(s), 255 skipped)

Question type: Single Line Question

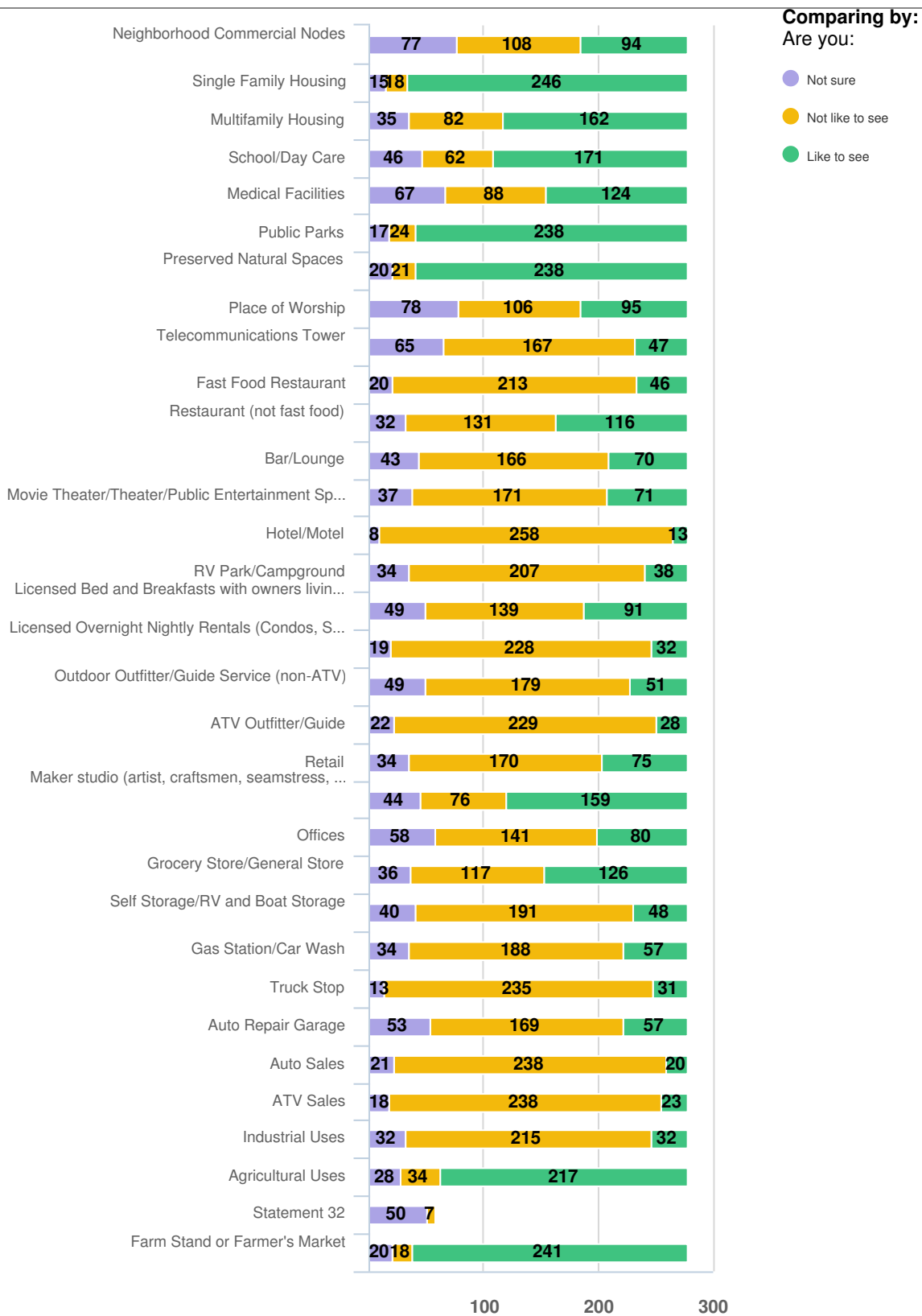
Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County,A full time resident of Spanish Valley in San Juan County,A resident of Grand County but not a resident of Spanish Valley

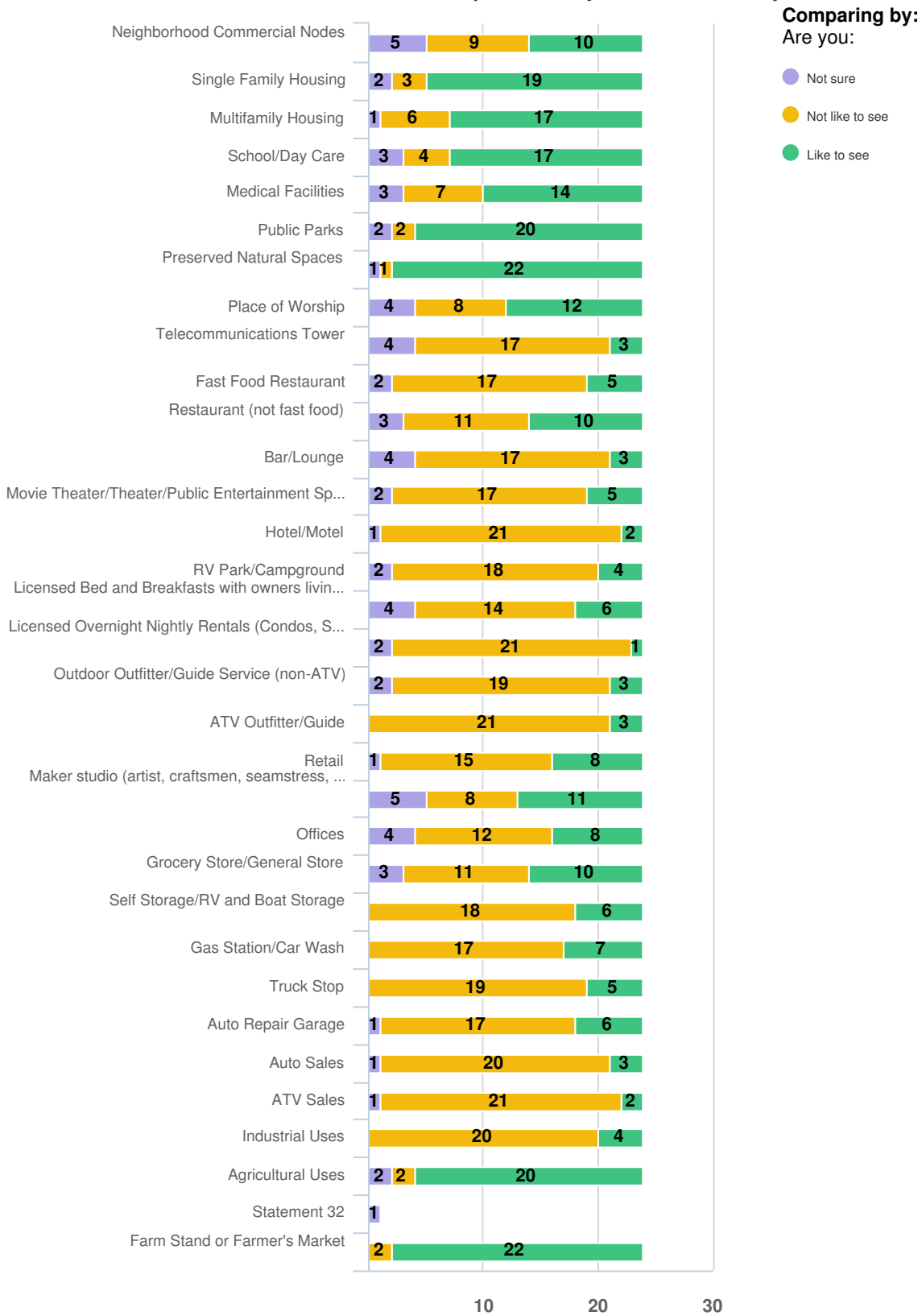
Q6 | What types of uses would you like to see or not like to see in areas of Spanish Valley outside of the Highway 191 Corridor?...

Comparing by: Are you:

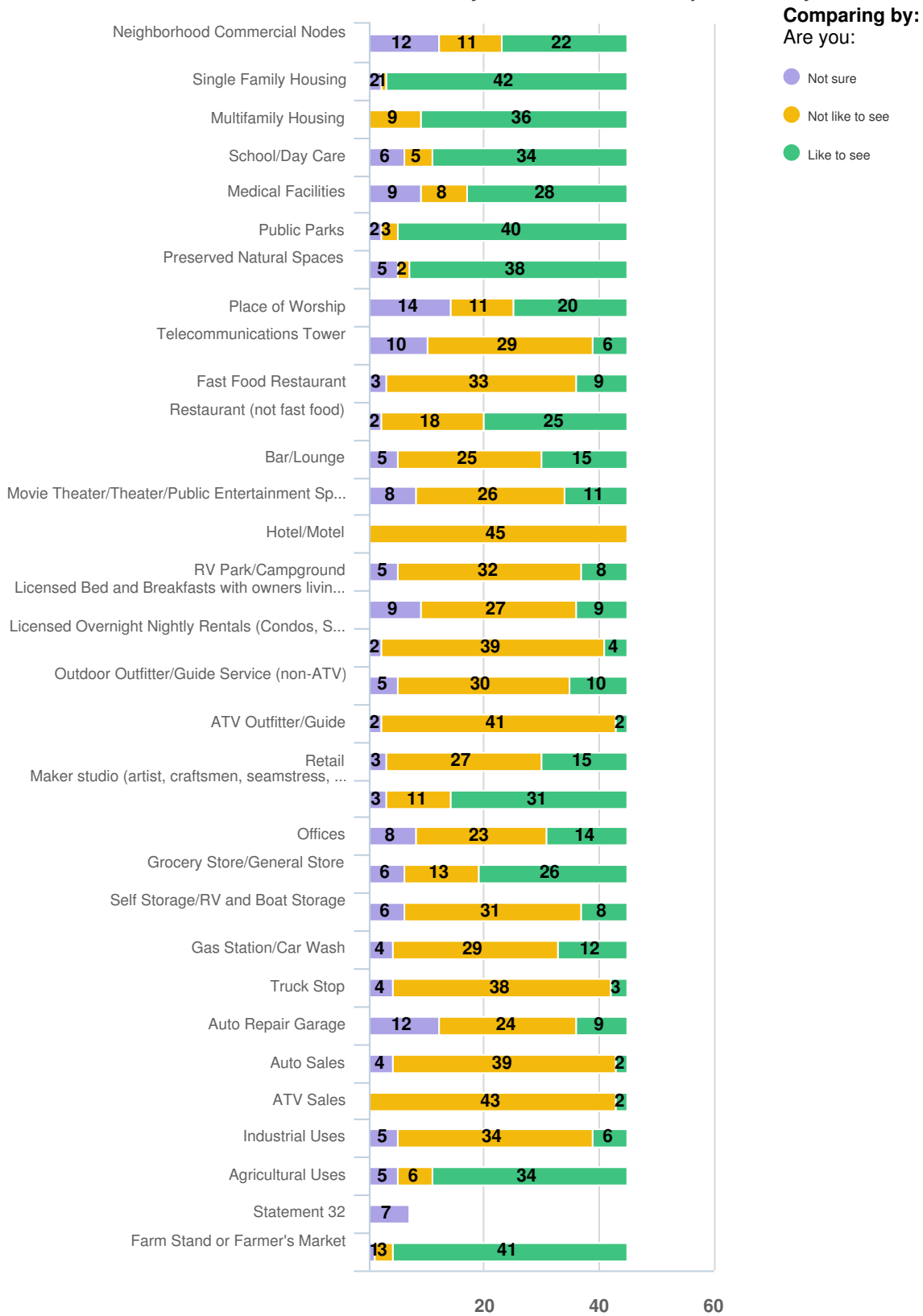
A full time resident of Spanish Valley in Grand County



A full time resident of Spanish Valley in San Juan County



A resident of Grand County but not a resident of Spanish Valley



Mandatory Question (348 response(s))

Question type: Likert Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Q7 Any other type of use you'd like to see not listed above:

Anonymous 1/29/2022 09:58 AM	Areas outside the corridor should be reserved for agricultural, retention of rural character, large lots, if commercial enterprises, VERY small clusters of basic needs, small grocer, farmers market, flower shops, open markets selling produce & arts/craft
Anonymous 1/29/2022 03:09 PM	Possibly low income housing
Anonymous 1/29/2022 04:02 PM	more parks, greenspace, playgrounds
Anonymous 1/29/2022 09:25 PM	Affordable housing and land available to build single family homes on with larger lot sizes
Anonymous 1/30/2022 05:17 AM	Pedestrian pathway along Spanish valley is sorely needed with the advent and massive influx of the OHV
Anonymous 1/30/2022 08:25 AM	small locally owned businesses with low impact on neighbors
Anonymous 1/30/2022 09:00 AM	None
Anonymous 1/30/2022 10:26 AM	What is statement 32?
Anonymous 1/30/2022 12:25 PM	Any news honk which create more noise and loud traffic. ATV have become a nightmare and they do not follow the lowered speed limit and have destroyed the quietness which made me buy property here. Also big RC campground are creating the same issue.
Anonymous 1/30/2022 05:57 PM	We recommend no development and actually removing facilities
Anonymous 1/31/2022 09:40 AM	no
Anonymous 1/31/2022 10:01 AM	An area that is like main street, where there are lots of businesses and the ability to park and walk around and visit them. This area would be off of 191, and would be unique. Think of the old

downtown Grand Junction.

Anonymous

1/31/2022 10:03 AM

Abundant walking & bike paths

Anonymous

1/31/2022 12:05 PM

Stop changing zoning that increases density and detracts from rural nature

Anonymous

1/31/2022 12:40 PM

none

Anonymous

1/31/2022 03:16 PM

animal related business

Anonymous

1/31/2022 03:34 PM

Nothing more.

Anonymous

1/31/2022 05:59 PM

These are good

Anonymous

1/31/2022 06:11 PM

Make a bike path

Anonymous

1/31/2022 06:18 PM

Open space, preserved large agriculture land

Anonymous

1/31/2022 07:49 PM

Bike lane on Spanish Valley Drive

Anonymous

1/31/2022 08:01 PM

Affordable housing

Anonymous

1/31/2022 10:11 PM

Affordable housing

Anonymous

2/01/2022 08:49 AM

bike path

Anonymous

2/01/2022 09:10 AM

Moab isn't big enough to need commercial nodes or other types of retail in residential/off of highway neighborhoods in [Grand County].

Anonymous

2/01/2022 09:17 AM

affordable housing only

Anonymous 2/01/2022 01:54 PM	None on Johnson's on top
Anonymous 2/02/2022 06:53 AM	Single Family homes and parks only.
Anonymous 2/02/2022 08:02 AM	Any kind of housing
Anonymous 2/02/2022 01:40 PM	tiny homes, monthly RV parking, skate park, bike trails, horse trails, laundries, post office
Anonymous 2/02/2022 01:55 PM	See above
Anonymous 2/02/2022 04:30 PM	bike/hike/run trail to Moab
Anonymous 2/03/2022 07:27 AM	Plant nursery
Anonymous 2/03/2022 10:28 AM	Less development
Anonymous 2/03/2022 03:00 PM	none
Anonymous 2/03/2022 04:16 PM	Again, we don't have the water resources for this development.
Anonymous 2/03/2022 05:06 PM	A bike lane on Spanish valley road
Anonymous 2/03/2022 06:29 PM	None
Anonymous 2/04/2022 07:37 AM	Small farms and small livestock with on site owners
Anonymous 2/04/2022 09:46 AM	Public swimming pool

Anonymous 2/04/2022 11:24 AM	Grand County needs more affordable housing. I see notices for Public Hearings and constructions underway along Spanish Valley Drive; I feel these should be or at least should include truly affordable dwellings and rentals!
Anonymous 2/04/2022 02:07 PM	I would rather not go to Grand Junction to buy home building and repair supplies as well as items like a hot tub and decent everyday clothing. Why not keep profits and taxes in Moab?
Anonymous 2/04/2022 02:07 PM	businesses should be kept in the 191 corridor and not in the neighborhoods
Anonymous 2/05/2022 08:04 AM	NOOOOOOOO trails in pack creek!!!!!!!!!!!!!! Keep them on the road shoulders!!!!
Anonymous 2/05/2022 08:43 AM	Would not like to see large infrastructure projects off of 191 Corridor
Anonymous 2/05/2022 08:59 AM	Bike trail along Spanish Valley Road
Anonymous 2/07/2022 08:54 AM	Art Studios, Bike Repair Stations, Water Stops, Dog Park,
Anonymous 2/09/2022 12:33 PM	"Downtown" area for locals to see each other
Anonymous 2/10/2022 11:16 AM	See comments above. Single and muti-housing is inevitable but I am so sick of doublewides.
Anonymous 2/11/2022 08:00 AM	wildlife open spaces - not developed into formal parks
Anonymous 2/14/2022 07:08 AM	No small airport take-off and landing aircraft traffic patterns over existing neighborhoods.
Anonymous 2/14/2022 04:50 PM	public open spaces and wildlife preserves both with and without hiking and bicycle trails
Anonymous 2/18/2022 06:58 AM	Single family housing with ADU's are beneficial.
Anonymous 2/21/2022 09:15 AM	Affordable housing

Anonymous 2/22/2022 03:34 PM	I'd think it wise to establish emergency escape routes for horses and other livestock. Disaster planning could result in locating a safe corridor to use as a horse trail under normal conditions.
Anonymous 2/22/2022 08:34 PM	Not car washes
Anonymous 2/24/2022 07:03 PM	Mountain bike trails systems. Also paved bicycle paths that connect Spanish valley to town.
Anonymous 2/24/2022 09:04 PM	A dirt track for bicycles
Anonymous 2/25/2022 09:58 AM	home operated business completely contained within the home
Anonymous 2/26/2022 08:48 PM	Good recreational spots for kids and families
Anonymous 2/27/2022 10:58 AM	Uses associated with the USU campus
Anonymous 1/30/2022 08:50 AM	Residential only with ordinances regarding dark skies, traffic/speed and have them be enforced.
Anonymous 1/31/2022 11:22 AM	Your questions are bias in the sense we mustn have something on 191 or the space is wasted. You are also ignoring the fact that SJC has no water for any of this development. The state will never allow congestion on 191
Anonymous 1/31/2022 04:16 PM	A recreation center would be great, as would a skateboard park and RC car area so kids and their families have a safe place to do these things
Anonymous 2/02/2022 10:30 PM	DO NOT want to see or hear Sky Ranch Airport traffic
Anonymous 2/03/2022 07:11 AM	Community garden, walking and biking trails, Post Office
Anonymous 2/03/2022 08:03 AM	Large open space no urban sprawl
Anonymous	Only 1 town center at old airport road/Sp. Vall. Drive

2/03/2022 01:06 PM

Anonymous
2/09/2022 02:30 PM
open space, dedicated off leash trails, bike trails Areas open for mtb, but closed to ATVs and vehicles so it is safe to bike with dog.

Anonymous
1/30/2022 08:12 AM
More enforcement as in animal services and code enforcement

Anonymous
1/30/2022 03:31 PM
Disc golf

Anonymous
1/31/2022 07:37 AM
no

Anonymous
1/31/2022 09:55 AM
Tough to not get locked into tradition and wish for all commercial use to stay along HWY 191 - but has this been good for GC? Or for the US in general? It makes things less walkable for sure. Maybe it's time to rethink the old ways?

Anonymous
1/31/2022 02:30 PM
n/a

Anonymous
2/01/2022 11:01 PM
solar arrays, wind farm, walking trails

Anonymous
2/02/2022 01:02 PM
Paved bike paths

Anonymous
2/02/2022 01:16 PM
More bike & hiking trails

Anonymous
2/05/2022 05:48 AM
N/A

Anonymous
2/08/2022 05:07 AM
A quiet bedroom community off of 191, and keep the commercial area along 191. Look at what new sprawling subdivisions have to offer it other cities. Our development needs to take into consideration that we are in a narrow valley, and we won't have sprawl.

Anonymous
2/12/2022 06:19 PM
Affordable housing before anything else is put on the table

Anonymous
Employee housing!!!

2/16/2022 11:52 AM

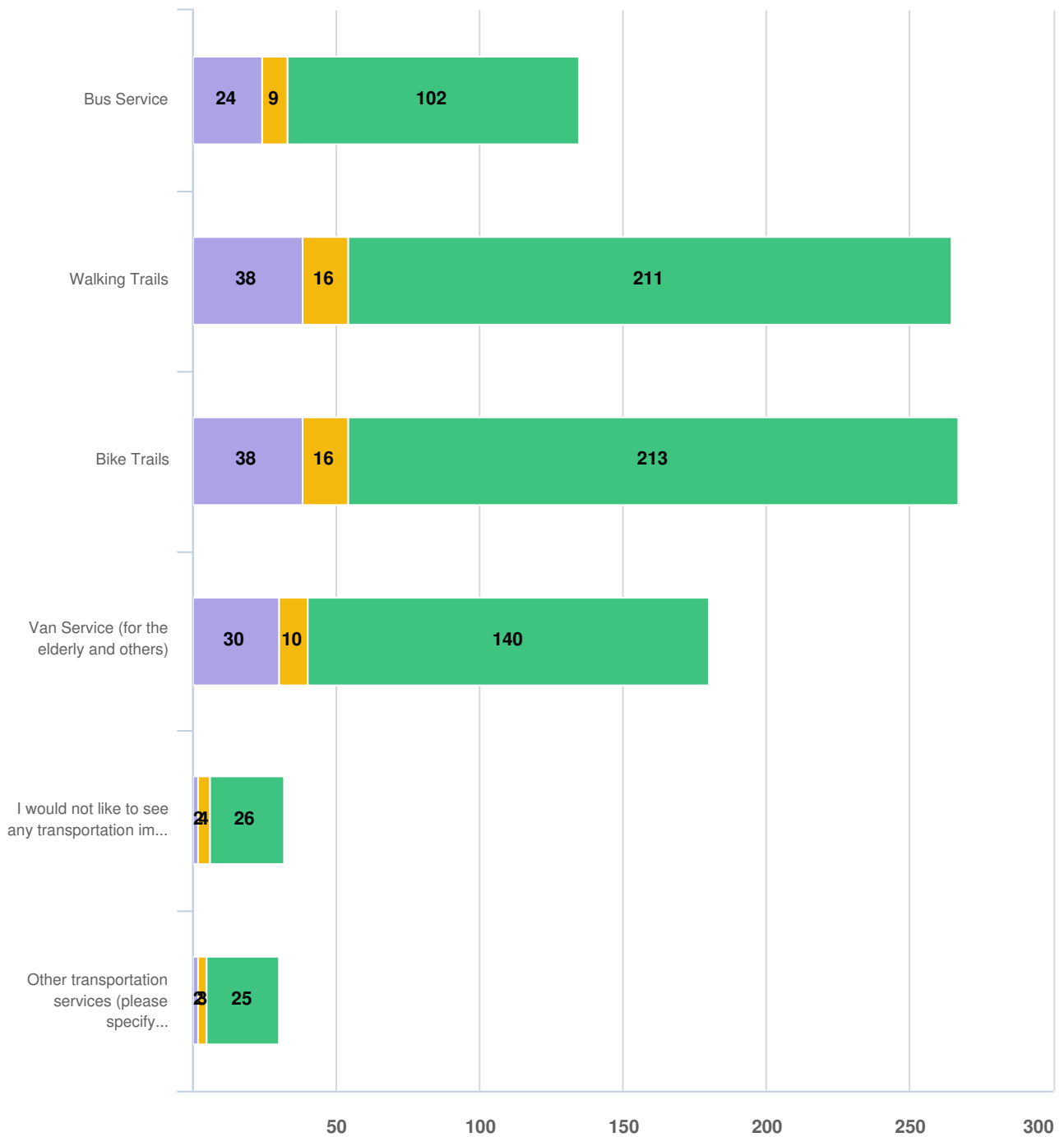
Optional question (81 response(s), 267 skipped)

Question type: Single Line Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County,A full time resident of Spanish Valley in San Juan County,A resident of Grand County but not a resident of Spanish Valley

Q8 What type of transportation improvements would you like to see in Spanish Valley?
Please check all that apply.



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

Mandatory Question (348 response(s))

Question type: Checkbox Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Q9 If you support seeing some small areas of commercial development (commercial nodes) or expanding such areas in Spanish Vall...



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

Mandatory Question (348 response(s))

Question type: Checkbox Question

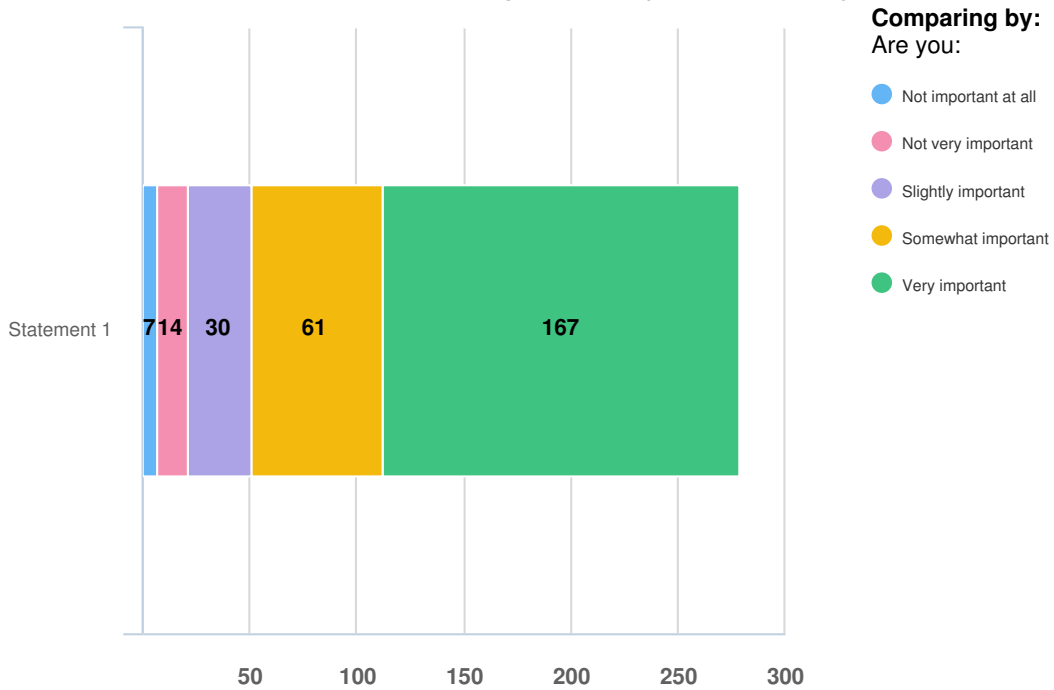
Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

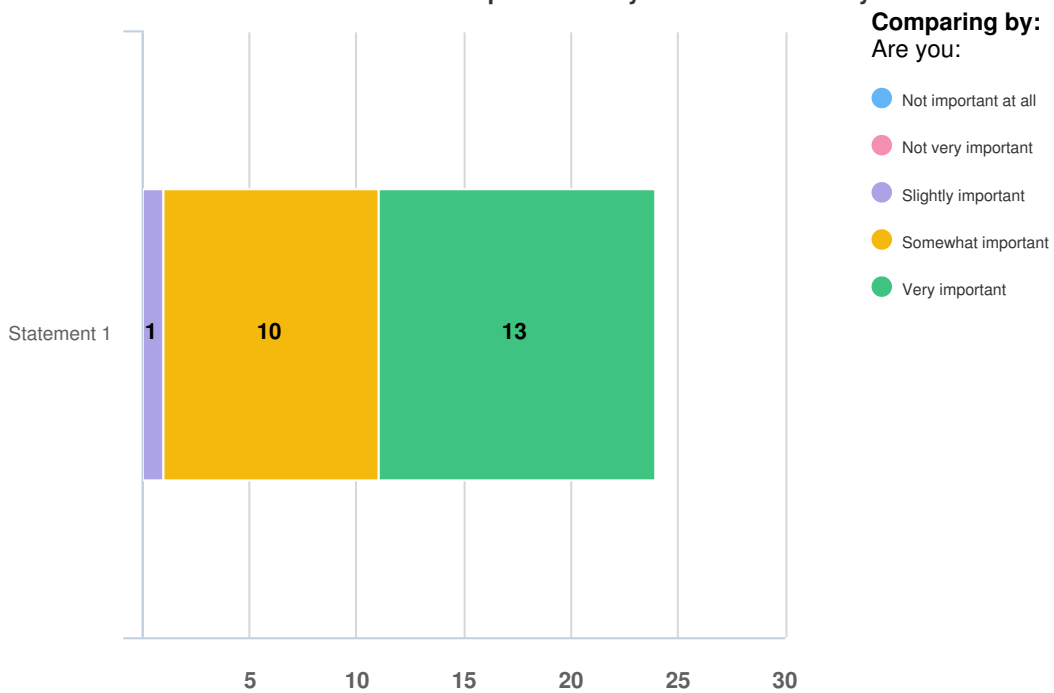
Q10 How important is the preservation of Spanish Valley's Agricultural/Ranch Land Use?

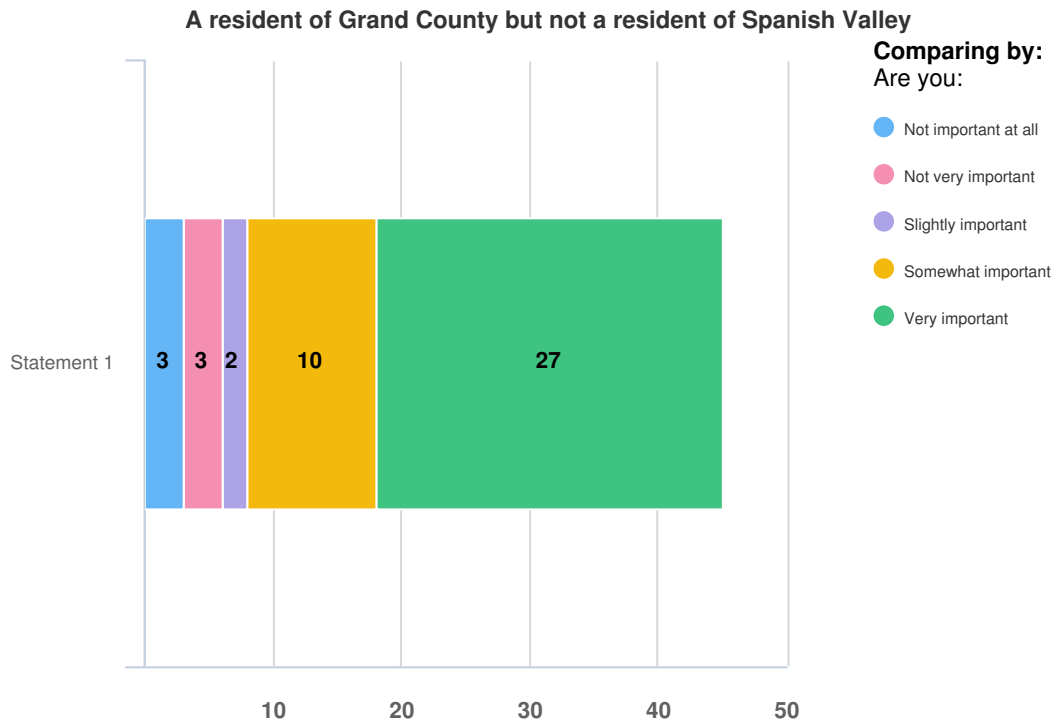
Comparing by: Are you:

A full time resident of Spanish Valley in Grand County



A full time resident of Spanish Valley in San Juan County





Mandatory Question (348 response(s))

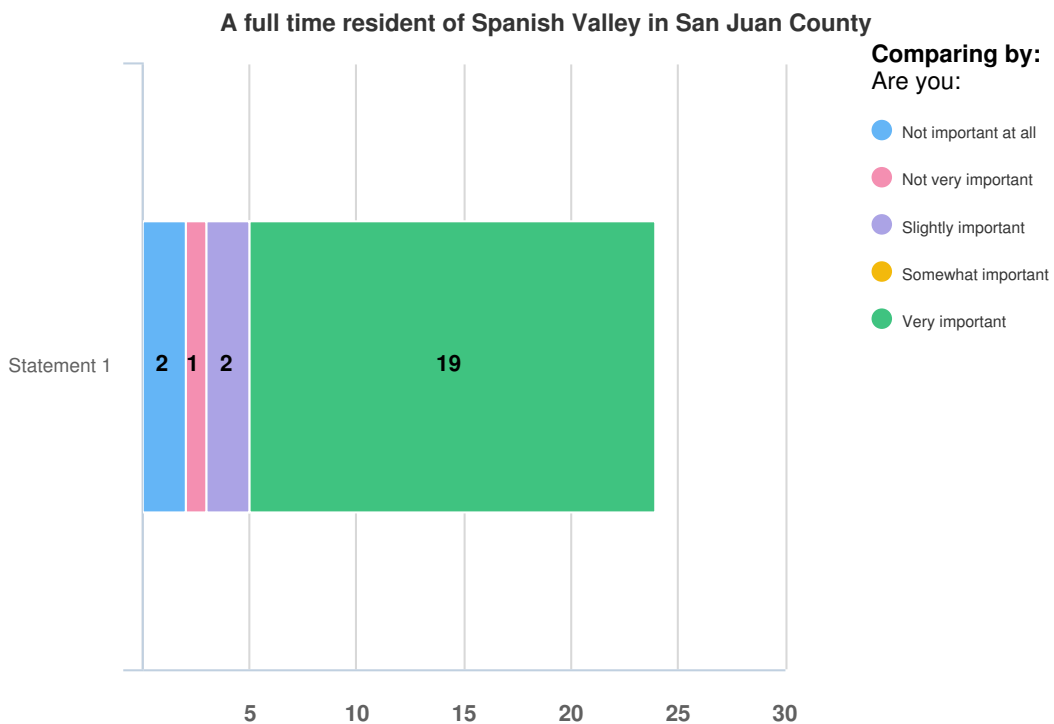
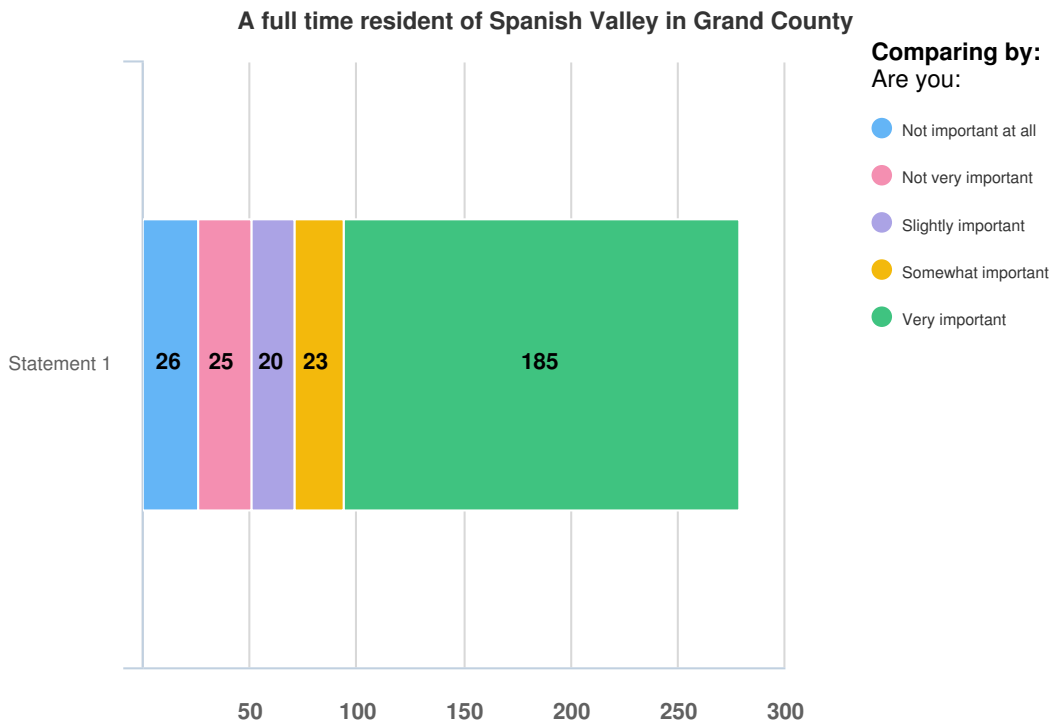
Question type: Likert Question

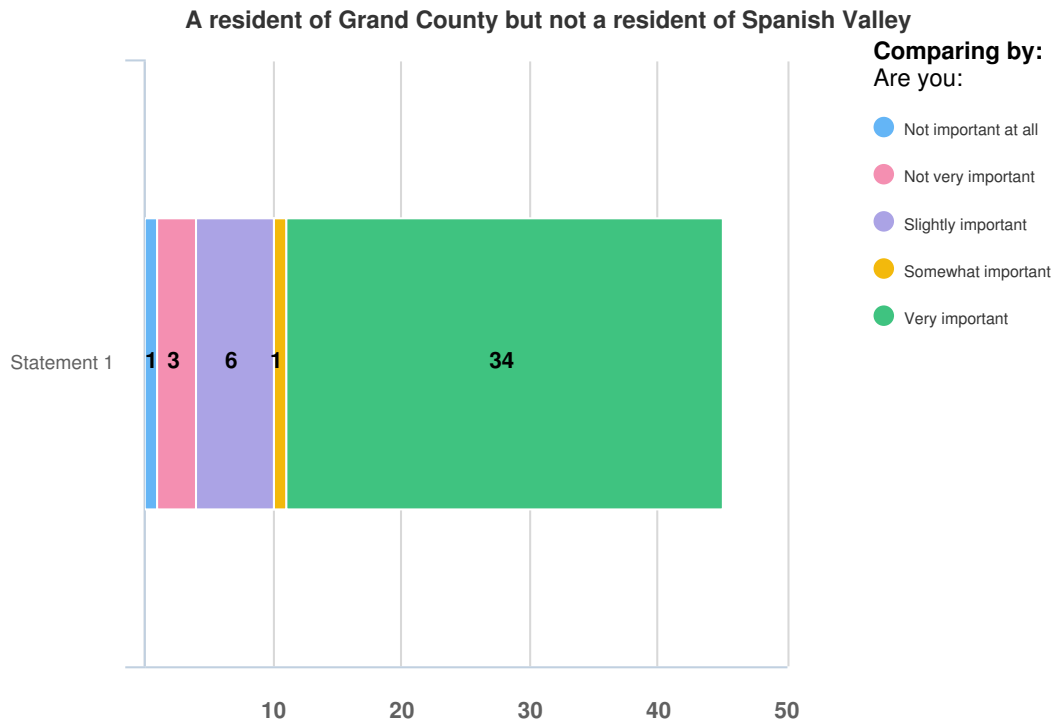
Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County,A full time resident of Spanish Valley in San Juan County,A resident of Grand County but not a resident of Spanish Valley

Q11 | How important is it to reduce ATV noise in your neighborhood and on Spanish Valley roads?

Comparing by: Are you:





Mandatory Question (348 response(s))

Question type: Likert Question

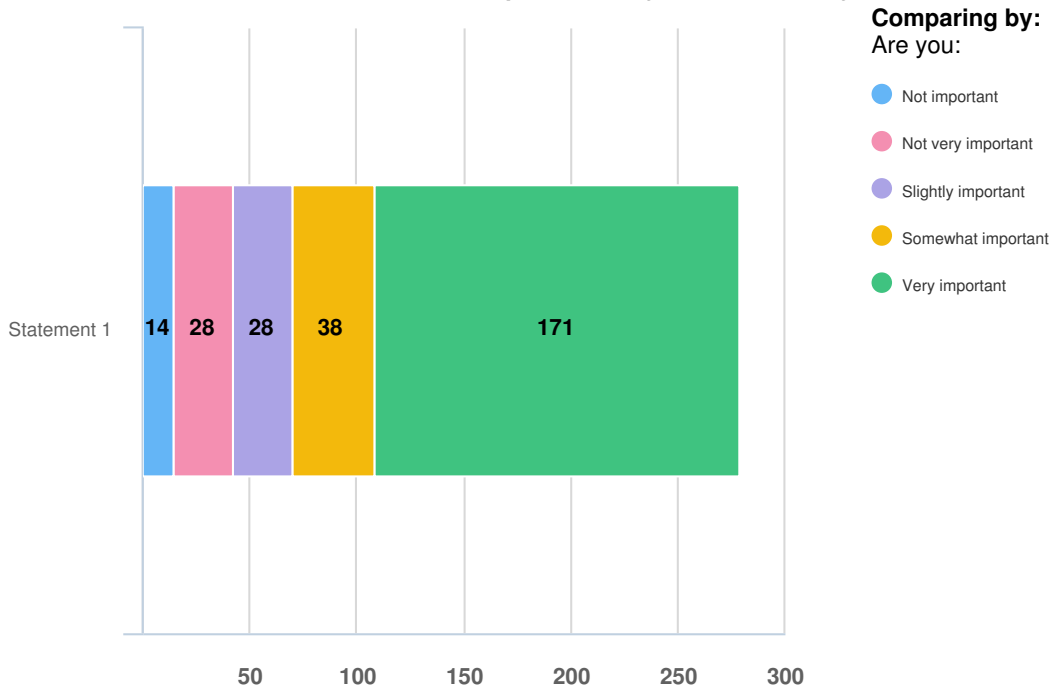
Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County,A full time resident of Spanish Valley in San Juan County,A resident of Grand County but not a resident of Spanish Valley

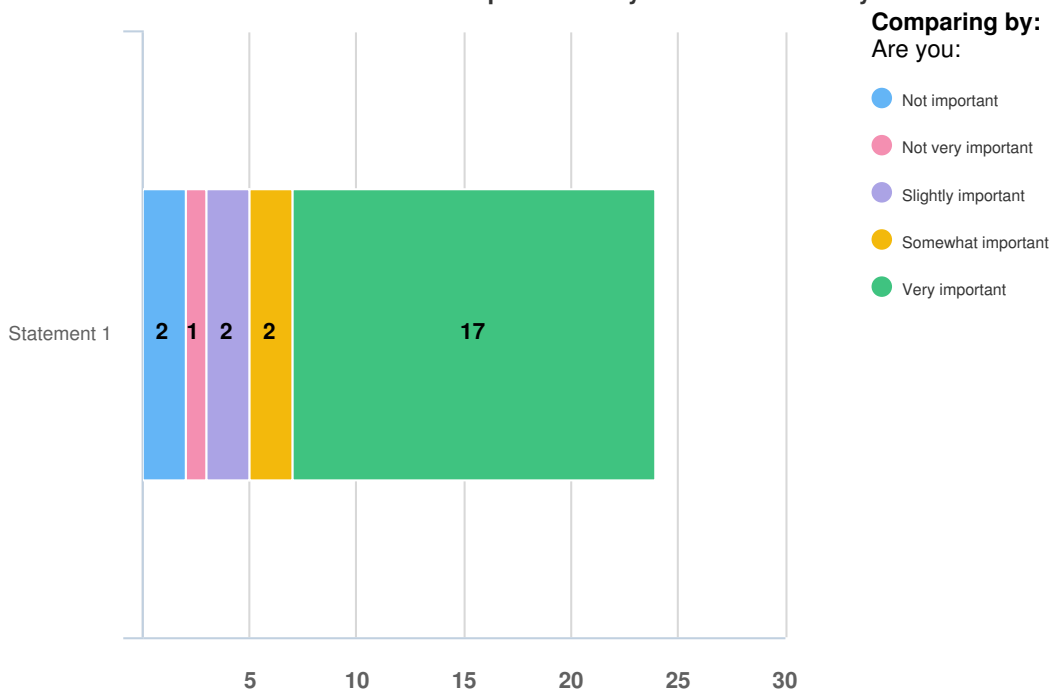
Q12 How important is it to reduce illegal camping in your neighborhood and Spanish Valley?

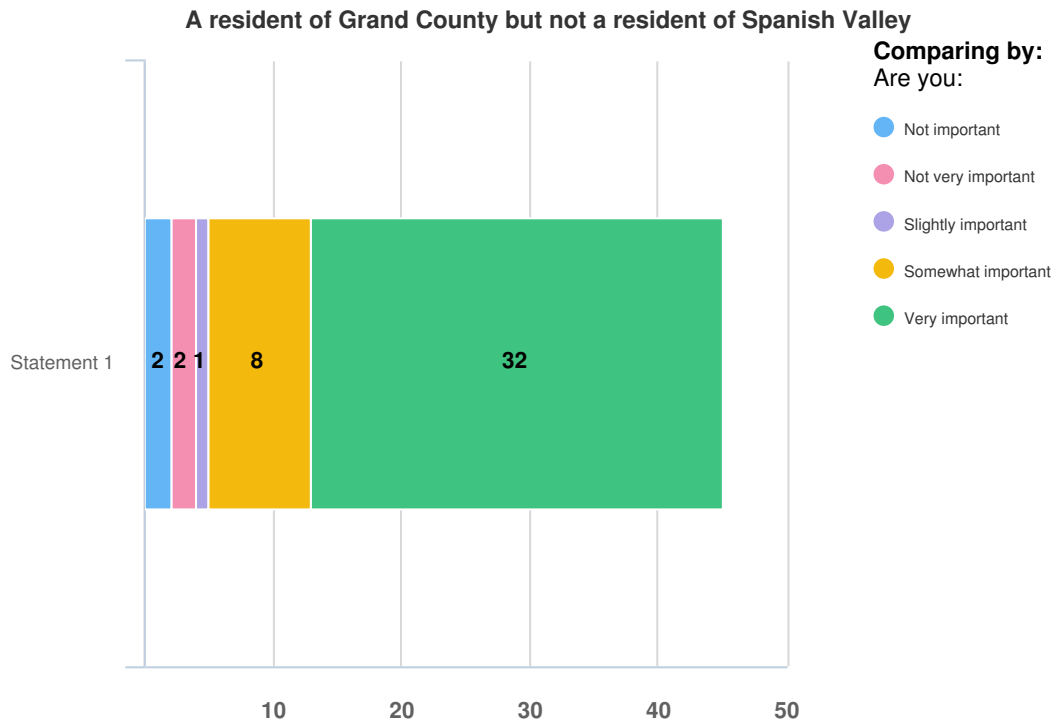
Comparing by: Are you:

A full time resident of Spanish Valley in Grand County



A full time resident of Spanish Valley in San Juan County





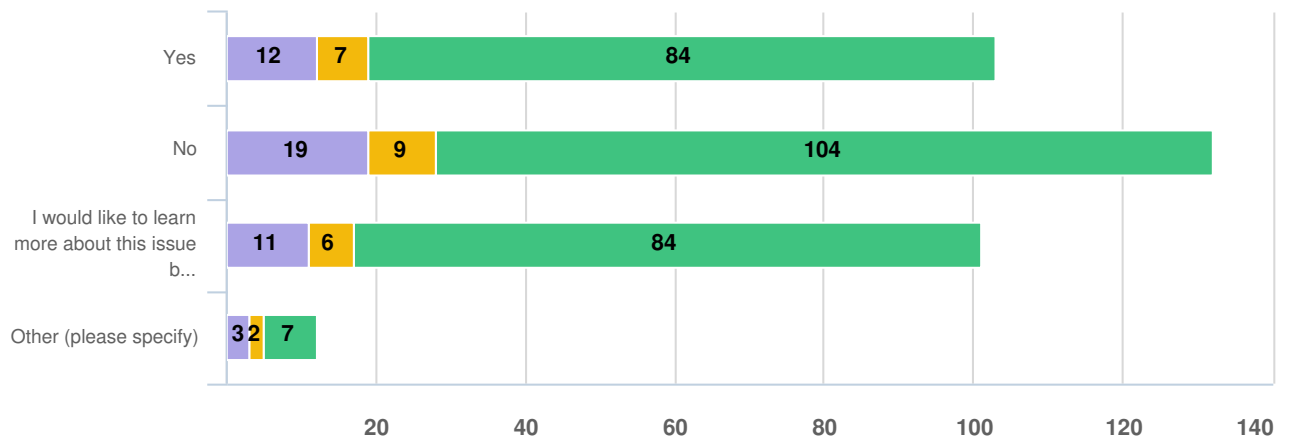
Mandatory Question (348 response(s))

Question type: Likert Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County,A full time resident of Spanish Valley in San Juan County,A resident of Grand County but not a resident of Spanish Valley

Q13 | Do you think there should be a way for people to legally live in RVs as Accessory Dwellings in your neighborhood and Spanis...



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

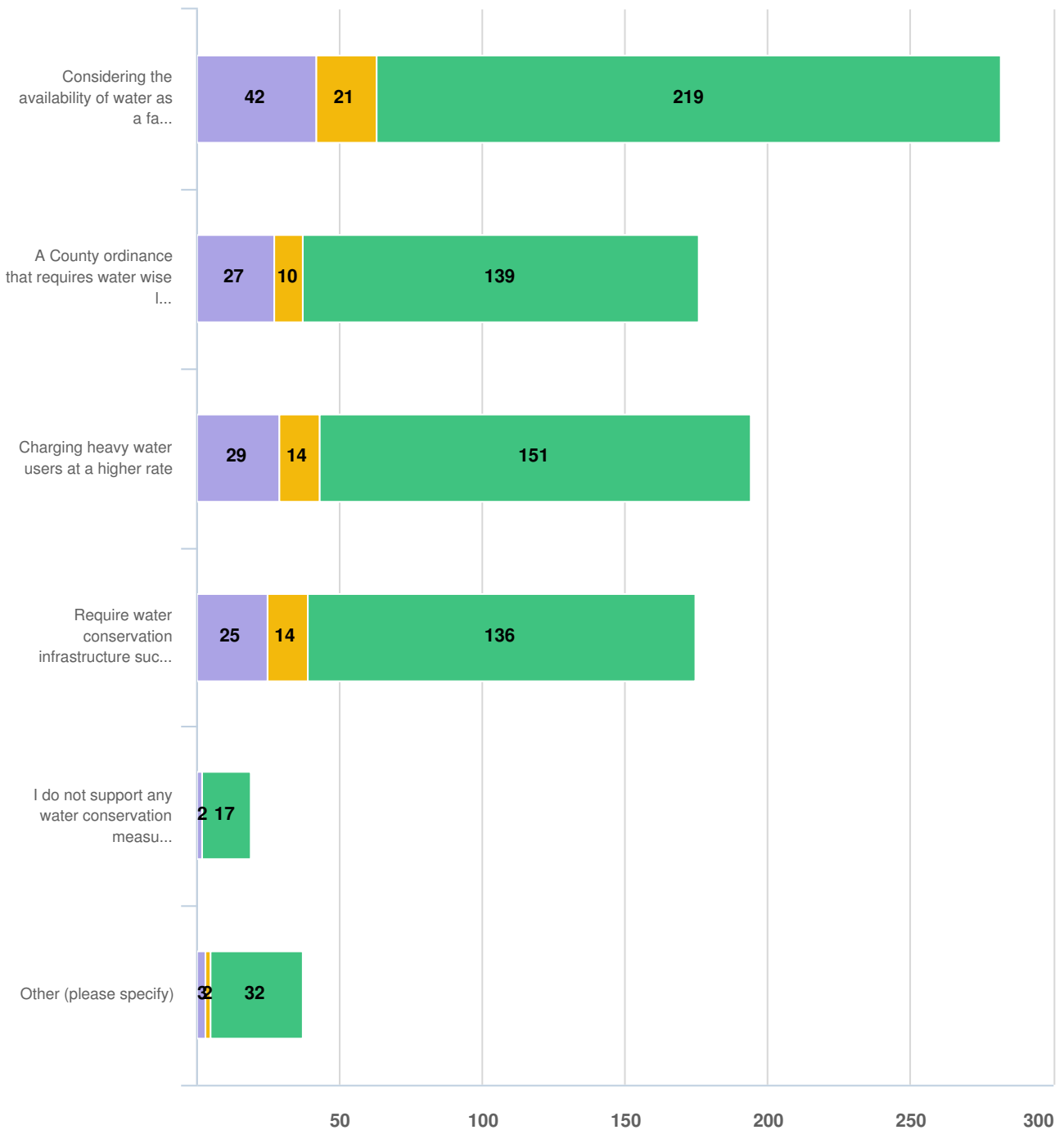
Mandatory Question (348 response(s))

Question type: Radio Button Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Q14 What types of water conservation measures do you support? Check all that apply:



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

Mandatory Question (348 response(s))

Question type: Checkbox Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Q15 | What is your general vision for the Spanish Valley area?

Anonymous

1/29/2022 08:55 AM

Needs bike and foot trails along Spanish Valley Dr.

Anonymous

1/29/2022 09:58 AM

Spanish Valley needs to be cleaned up along SVD. There are miles of houses and trailers that need to be condemned. Force the removal of junk cars and junk in general. It's disgraceful. Again ENFORCE code! SV has lost most of its rural character already. Protect what little is left by stopping development, definitely stop overnight rentals and condo construction. Keep lot sizes large 1/2-1 acre if any building is done. Do not ever allow people to live in RVs in side or back yards and get rid of the ones who are doing it now. If we had wanted to live in an RV park, we would have done so. The highway corridor is the place to do commercial development but there must be noise and light mitigation. Dark skies are important in SV. Enforce the speed limits; people drive down SVD at 75-80 miles an hour every day. A multi-use pathway would connect neighbors, encourage community, reduce vehicular traffic, and be a safe place for moms to walk their children in strollers. An equestrian path was proposed, but really, would it be used? Most people trailer their horses to ride and no one really wants to ride alongside traffic, especially loud UTVS and heavy equipment that will spook horses. Nothing should be more important than quiet, dark neighborhoods. (I'd say safe, but some people think safe means installing lights all over their property.) The idea of pocket parks, old style open air markets for produce, arts and crafts -- things grown and produced in Moab -- and it would also be a gathering place for locals is appealing. Encourage growing our own food and sharing it. Maybe allowing a certain percentage of front yard gardening. I would love for SV to be more pedestrian friendly (or at least cycling friendly). I would LOVE to not have to drive all the way to town for a loaf of bread, so the idea of a small market nearby would be awesome, even if it's up on the highway corridor, but double bonus if it's in a little nook close to where people live. My vision for SV is the opposite of what San Juan County is planning in their new "South Moab" city. Hundreds if not thousands of houses and development....that's a big nope!

Anonymous

1/29/2022 11:21 AM

Moderate growth

Anonymous

1/29/2022 01:54 PM

Small scale growth to accommodate residents better such as grocery stores, restaurants and new hiking and biking trails.

Anonymous 1/29/2022 02:55 PM	rural, commercial development on 191 only, small farms, open space, people not living in rv, water is not an issue if the colorado river water was pumped to the head of the valley for irrigation/ treatment for culinary, this could supply san juan county, spanish valley and moab citys irrigation needs as outdoor irrigation is a huge use of culinary water.
Anonymous 1/29/2022 03:08 PM	Limited commercial development.
Anonymous 1/29/2022 03:09 PM	Way less Development
Anonymous 1/29/2022 04:02 PM	Grand County should focus on affordable housing and transportation for the Moab workforce, sustainable water usage in probable drought conditions, and parks and greenspace (including agriculture) to ensure a desirable place to live and visit.
Anonymous 1/29/2022 04:29 PM	Stop allowing high density housing. Please preserve agriculture.
Anonymous 1/29/2022 04:52 PM	The quiet small town we all deserve. With actual homes that people live in not the nightly rental nightmare that has displaced the actual workers and members of the community, where people are forced to live in rvs in peoples yards, legally or illegally.
Anonymous 1/29/2022 06:00 PM	You need to open to Moab building and growing in a good direction
Anonymous 1/29/2022 06:30 PM	No or slow growth
Anonymous 1/29/2022 06:42 PM	Spanish Valley is a contuation of Moab City. Requiring large 1 acre & 1/2 acre lots now only pushes people into N San Juan County that allow smaller lots already.
Anonymous 1/29/2022 09:03 PM	Develop properties at one house per acre. Pass building codes that support composting toilets for residential use. Support grey water use for landscape irrigation. Education programs that encourage citizens to: reduce water use, drive less, reduce overall consumption of goods and services, recycle materials of all kinds.
Anonymous 1/29/2022 09:25 PM	Spanish valley to remain suburb and rural population as much as possibly. We would want the growth of commercial building in the south end of the valley in San Juan county. We know Moab will grow and hope it find a way to bring more young families i into towns and not outside investors making it impossible for home

grown folks.

Anonymous
1/30/2022 05:17 AM

To go back in time 20 years. It's already ruined. Since that can't happen, STOP DEVELOPMENT. at the very least, curb and leave zoning laws alone. I am livid at the high density overlay situation. A high density city is being build all around me. I'm devastated and my quality of life has gone down the drain. All for someone else's pocketbook.

Anonymous
1/30/2022 08:16 AM

Higher priced homes. Dark sky's. No rv parks.

Anonymous
1/30/2022 08:25 AM

keeping bigger rural residential lots and agriculture in the Valley. More businesses and commercial industry along the highway 191. No more hotels and VRBO units. Let's not have tourists take over Spanish Valley like they did with the Moab City. Let's start putting local needs like a bike path first. We really would love to some kind of park or recreational center or gym in the valley.

Anonymous
1/30/2022 08:55 AM

Affordable housing planning, well thought urban planning. Not overdeveloped.

Anonymous
1/30/2022 09:45 AM

To remain a rural, quiet area with smaller population than the City of Moab.

Anonymous
1/30/2022 10:00 AM

Businesses catered to support the locals NOT tourists!!! More single family affordable housing subdivisions. Dog friendly parks and green spaces. Cleaning up junkyards and neglected areas.

Anonymous
1/30/2022 10:26 AM

It is such a beautiful natural valley surrounded by mountains and red buttes. I would love to see an ordinance where people would have to get rid of their trash, junk, old used tires, old rusted car parts, old freeway accident car/truck parts. That ain't gonna happen but maybe at least every time something new is built they have to build a fence to hide their trash and have to plant one or two water wise trees/bushes.

Anonymous
1/30/2022 10:32 AM

Allow for electric ATVs only on the roads.

Anonymous
1/30/2022 10:42 AM

I'd like to see "Moab South" as a quiet, friendly, local hideaway with enough options to support oneself without having to venture onto main street.

Anonymous
1/30/2022 11:55 AM

More commercial opportunities and developing. Moab is for the tourists now.

Anonymous

1/30/2022 12:09 PM

QUIETER!!!!!! And ideally more multi family units.

Anonymous

1/30/2022 12:25 PM

I wish for Spanish valley to become what Moab is not anymore. A place for locals and a lovely residential area.

Anonymous

1/30/2022 12:38 PM

Restoration of the lost peace and quiet back to the area. Spanish Trail Rd in particular. Ban UTV/ATV travel.

Anonymous

1/30/2022 05:57 PM

Pastoral agriculture with non motorized recreation trails

Anonymous

1/30/2022 06:15 PM

A few more provisions/commodities, with mostly single family homes, maybe two-family homes.

Anonymous

1/30/2022 06:16 PM

Spanish Valley will grow as more residences are built here. I prefer the area to continue with Rural Residential zoning regulations and low-density housing with room for a family to grow food on a small scale. I believe establishing commercial nodes is important in Spanish Valley to reduce congestion in Moab City and place essential services close to the residents of Spanish Valley. I believe the time has come for strict enforcement of all zoning codes, especially rv camping in RR areas. I like the allowance for ADUs on RR one-acre lots if they are for long-term renters. I do not wish to see overnight recreational housing on RR lots because it brings too many vehicles and too much coming and going into these rural residential streets. I support revisions to our LUC if they look out 10, 20, and 50 years. I believe planners have solved these challenges before and have good proposals. I do not believe there is room for everyone to have a single-family home. The LUC needs to designate areas for multi-family homes to be built to reduce the lack of housing crisis.

Anonymous

1/30/2022 07:09 PM

To continue to grow and accommodate those who work in Moab

Anonymous

1/30/2022 07:10 PM

To meet the needs of the people who live permanently in and work in our ever Changing and evolving Moab.

Anonymous

1/30/2022 07:14 PM

Rural residential

Anonymous

1/31/2022 07:40 AM

More housing smaller properties

Anonymous
1/31/2022 07:54 AM

Growth and opportunity, as long as Grand county gets out of the way, you guys don't have a very good track record...

Anonymous
1/31/2022 08:03 AM

Number one, too many overnight rentals. Number two, too much noise from ATVs. Number three, an ATV path beside Highway 191 to keep ATVs away from residential areas.

Anonymous
1/31/2022 09:08 AM

Maintain as much agriculture as possible.

Anonymous
1/31/2022 09:40 AM

walking and biking trails along Spanish Trail Road that connects into town

Anonymous
1/31/2022 09:59 AM

Spanish Valley presents an opportunity for Grand County to preserve its attractive, south-of-town rural character while also showing itself as a leader in desert conservation practices and community planning. When we consider the current and likely continued movement to this area, whether Spanish Valley property owners (of which I am not) will admit it or not, Spanish Valley is the clear solution to housing working folks. It seems to be that, or erect taller buildings, which folks also do not want (I would count myself in these ranks). A coordinated, complete vision of Spanish Valley (to me, a humble renter) consists of the annexation of the Valley from San Juan County down to, oh, let's say La Sal? Things just do not make sense the way they are. We have a vision, they do not. We should be proactive in ensuring a community is not erected haphazardly. Spanish Valley can become a hub and still maintain its rural character - I know it can be done (please do not ask me how)! I love the idea of a farmer's market and other small developments that re-emphasize the area's rural character as it is inevitably and simultaneously built up. And, again, land/water conservation practices such as xeriscaping and other smart methods need to be severely encouraged. This region is too fragile to see large swaths of land, set aside for agricultural purposes, use water like we're in Orlando.

Anonymous
1/31/2022 10:01 AM

Realistic growth that provides affordable housing for all people in Moab. The absolute halting of any overnight rentals, which include Bed and Breakfasts, hotels, motels, Holiday Inns, and nightly rentals. Also, a long-term campground would be awesome. A place where locals/seasonal employees can live with a laundry facility on site, as well as cooking areas (like permanent charcoal grills), etc.

Anonymous
1/31/2022 10:02 AM

Growth is inevitable: we should work to keep sprawl to a minimum and to preserve the rural quality of life, peace and quiet, etc.

Anonymous
1/31/2022 10:03 AM
Mixed density living for all ranges of income, with an abundance of enjoyable walking/bike paths with dedicated open space areas.

Anonymous
1/31/2022 10:52 AM
A sustained long term local resident based community. Improvised resort fees and trail fees for non-local cliental.

Anonymous
1/31/2022 11:29 AM
A neighborhood for RESIDENTS NOT TOURISTS!

Anonymous
1/31/2022 11:40 AM
I would like to see it remain rural living, lots of agriculture.

Anonymous
1/31/2022 12:05 PM
Remain quiet and rural. That is why I live here.

Anonymous
1/31/2022 12:05 PM
No new commercial developments in Spanish Valley

Anonymous
1/31/2022 12:40 PM
Like it is now is fine with me.

Anonymous
1/31/2022 01:25 PM
Providing housing for Grand County residents, with higher density closer to the highway. Emphasizing access for traffic to the highway to reduce overall traffic on Spanish Valley Dr. Improving the safety of Spanish Valley Dr for bikes and pedestrians. Bike lane/walk way all the way along Spanish Valley Drive that connects to the Mill creek parkway system. Limited commercial development that serves Valley residents not commercial development that brings tourists into the Valley. Preservation of open spaces and access to public lands and trails. Reduction of fire hazard along Pack creek through fuels reductions and fire breaks. Maintaining dark skies.

Anonymous
1/31/2022 01:47 PM
Maintain the good aspects and prevent more overnight rentals and non-resident uses. Reduce traffic if possible. No hotels or other commercial uses on Sand Flats Rd. Collaboration between Grand and San Juan Counties' Planning Commissions.

Anonymous
1/31/2022 01:53 PM
Stop the building. The town is already ruined.

Anonymous
1/31/2022 02:56 PM
More affordable housing for residents and more commerce

Anonymous
keep it as it is

1/31/2022 03:16 PM

Anonymous

1/31/2022 03:27 PM

I would like to see it stay mainly residential. I think a mix of housing types is great. I think some small commercial nodes would be great, but I would not like to see the valley become too suburban. Responsible development is key, but housing options are crucial.

Anonymous

1/31/2022 03:27 PM

Turn lower valley around the river into a desert version of Park City. But let the middle class build out in the upper valley unlock more land. Support the middle class, bring in more jobs and more affordable single family homes.

Anonymous

1/31/2022 03:34 PM

Rural setting

Anonymous

1/31/2022 03:37 PM

I would like to see actions taken that would benefit those that currently live here and improve the quality of life, not those actions that will line the pockets of a few and those involved in benefiting tourists/visitors.

Anonymous

1/31/2022 03:46 PM

Spanish Valley is going to grow, we just need to look ahead and plan the infrastructure. Just like the highway bypass planned in the 1980's, if we don't make the hard decisions now, it will be more difficult in 35 years.

Anonymous

1/31/2022 03:51 PM

Non atv growth

Anonymous

1/31/2022 05:15 PM

Quiet, peaceful, dark sky residential.

Anonymous

1/31/2022 05:26 PM

My general vision is to keep it open as a natural resource for people to get away from the city mode. To keep Spanish Valley as a more natural habitat for wildlife and birds. To keep it open and accessible, for the beauty of the night sky and quiet tranquillity. A quality of life

Anonymous

1/31/2022 05:57 PM

A simple and slow growth

Anonymous

1/31/2022 05:59 PM

Single family dwellings. With a park or two.

Anonymous

1/31/2022 06:11 PM

Less atvs, bike path to Spanish valley, no commercial development

Anonymous
1/31/2022 06:18 PM

I would love to preserve it as much as possible. Leave the open space. I'm not interested in any form of development. Especially given the fact that the area is only predicted to get drier as climate change intensifies.

Anonymous
1/31/2022 06:33 PM

I'd like to see it become it's own town with all things needed for people to live so that we don't have to go into town that's packed with tourists. Would love to see a Walmart.

Anonymous
1/31/2022 06:44 PM

I want it to stay uncrowded, beautiful, quiet and affordable. This should include restrictions on commercial business, except things like craftsman spaces or auto garages, and effective bans on overnight rentals. We should also tax second homes (unless rented out to full time residents) at the maximum rate, or ideally ban them. We should absolutely encourage the use of RVs and tiny homes on wheels as accessory dwellings, since this make them actually affordable (unlike permanently built accessory dwellings, which are not in the financial reach of many residents, such as myself). Moab has long has a spirit and tradition of being affordable and quirky, and that should be facilitated to the maximum extent possible. To me, Rim Village is a far great eyesore and does far great harm than a junkyard.

Anonymous
1/31/2022 07:06 PM

Keep it rural

Anonymous
1/31/2022 07:49 PM

Do not over build. Keep water shortage in mind.

Anonymous
1/31/2022 08:01 PM

Mostly residential and open land and agricultural with a few commercial businesses. The high water users are the hotels those need to be taxed for the high water use and not the local residence or agriculture growers.

Anonymous
1/31/2022 08:19 PM

Maintain rural/agricultural nature while planning for zones with high density, single family that make sense (planned for rather than reactionary- some uses are not co-compatible). Need daycare (<https://www.sltrib.com/opinion/commentary/2022/01/31/susan-r-madsen-utah-is/>) and affordable housing with access to public transportation for folks to get to work easily (bike/walking trail along Spanish Valley Rd). Commercial nodes off of highway corridor that would work in residential areas to reduce driving and create neighborhoods are daycare, small grocery/general store, restaurants, but not industrial or short-term rentals (fine along highway corridor/commercial zones).

Anonymous
1/31/2022 10:01 PM

Relief from off-road vehicles on both streets and backcountry trails. I'm out there every day and I see what's happening. They're

destroying this place one tire track at a time. My general vision for the Spanish Valley includes peace and quiet, and the ability of people on-foot to once again use & enjoy our public lands.

Anonymous
1/31/2022 10:11 PM

Moab's biggest problem is not being able to find enough housing for our workforce, especially affordable housing. I would like to see a high tax on vacation rentals that the profits would go to building affordable housing to buy or rent

Anonymous
2/01/2022 08:22 AM

Quiet. Lower density than further north near Moab. Good walking trails available. Good bike commuting trails. Low traffic on roads, which would make those roads suitable for bike riding. Shielded lighting (for dark night skies).

Anonymous
2/01/2022 08:38 AM

Keep RR1 and do not provide overlays for any reason.

Anonymous
2/01/2022 08:49 AM

Mixed residential/small business away from the 191 corridor. Keep nightly rentals, commercial developments adjacent to 191, and accommodate increased traffic from those businesses.

Anonymous
2/01/2022 08:56 AM

I would like some space between neighbors. I understand high density and that it's needed but when a development comes in can't it be required that some of the space is not high density.

Anonymous
2/01/2022 09:10 AM

My "vision" is really all based on availability of water. New construction should not be approved without seriously taking into consideration how much water will be available in the coming decades. Nightly rentals of all types use a lot of water that Moab and Spanish Valley can ill-afford to waste.

Anonymous
2/01/2022 09:17 AM

It's a rural area that I would like to see preserved as much as possible

Anonymous
2/01/2022 09:21 AM

Slow growth. Convenience stores.

Anonymous
2/01/2022 09:38 AM

I would like to see Spanish Valley remain rural and as wild as possible! It is sad that there has been overlay zones that allow increased density. We need to keep this area as peaceful, quiet and safe as possible!

Anonymous
2/01/2022 09:50 AM

More housing for residents that cannot be nightly rentals.

Anonymous
2/01/2022 10:23 AM

A mixture of residential areas, parks and commercial development that is non obstructive.

Anonymous
2/01/2022 10:33 AM

A quiet, uncrowded area with a variety of housing types for residents. Preserve the character of neighborhoods. Allow community gardens and small-scale agriculture. Safe pedestrian and bike trails connecting to town. Public transportation to and from town. Minimize lighting to preserve dark night skies. Allow small, quiet, non-intrusive home businesses.

Anonymous
2/01/2022 11:21 AM

Quiet non-tourist oriented and rural in nature in residential areas. Low commercial impact outside of 191 corridor.

Anonymous
2/01/2022 11:42 AM

I believe that the Moab area will continue to grow, and I know space is limited but I do like the rural feeling of Spanish Valley.

Anonymous
2/01/2022 12:19 PM

Maintain a rural atmosphere.

Anonymous
2/01/2022 12:56 PM

probably over developed.

Anonymous
2/01/2022 01:08 PM

This is supposed to be Large Lot Residential and Rural Residential. That is my vision for it. This is supposed to be a quiet place to live away from the tourist filled town. I am not interested in stores, businesses, or vacation properties that will bring more tourists to my doorstep. The Sage Creek Condos brought tourists and UTV noise day and night to my formerly quiet street. That was harmful enough. I don't see a need for any additional intrusion to our neighborhood.

Anonymous
2/01/2022 01:54 PM

I would like it to remain relatively the same with no further development in the Grand County portion. Development of San Juan OK as their is room.

Anonymous
2/01/2022 02:08 PM

Reduce growth, preserve open space, reduce ATV noise. No hotels or motels.

Anonymous
2/01/2022 02:39 PM

Residential area with some supporting services such as grocery store, restaurants

Anonymous
2/01/2022 03:32 PM

Rural...

Anonymous
2/01/2022 04:59 PM

Responsible housing

Anonymous
2/01/2022 05:21 PM

Preserve the quiet and open spaces to the greatest extent

possible

Anonymous
2/01/2022 07:15 PM

We love Spanish Valley because of the great views and small/rural feel. With advanced planning like this, I think we can maintain that and still provide amenities for the residents to avoid downtown Moab. Bring on the shopping and business opportunities! Maybe they can help us with these crazy taxes!!

Anonymous
2/01/2022 07:49 PM

Forbid any additional night to night rental properties, find investors for apartments for our workforce and/or get corporate businesses to build employee housing.

Anonymous
2/02/2022 06:53 AM

This area should be a rural area where there are single family homes. It should be quiet, peaceful and have access to trails. There should not be industry, tourism or noise in this area.

Anonymous
2/02/2022 08:02 AM

Housing, housing, housing. This town needs housing desperately. The more land available for development, the more lots available, the lower the cost of a lot, the more affordable a house becomes for the working population of our town.

Anonymous
2/02/2022 09:08 AM

Limited growth

Anonymous
2/02/2022 09:13 AM

i would like to see it stay as it is.

Anonymous
2/02/2022 09:48 AM

Single family homes

Anonymous
2/02/2022 10:25 AM

SINGLE FAMILY HOMES, NOT CONGESTED MINI HOMES, AGRICULTURE AND EQUESTRIAN USE

Anonymous
2/02/2022 11:29 AM

Small areas of local commercial development, with affordable mixed housing and preserved open spaces and trails.

Anonymous
2/02/2022 12:09 PM

Less expensive lots

Anonymous
2/02/2022 01:12 PM

Keep it rural.

Anonymous
2/02/2022 01:40 PM

Moab City should expand to San Juan County Line, one set of rules for Moab Valley.

Anonymous

That it grows into a reasonable town with businesses and homes

2/02/2022 01:55 PM

that will make it a decent community that's affordable

Anonymous

2/02/2022 04:25 PM

Much as it is currently, perhaps adding some badly needed multifamily units which are only two story. Keep dark sky as one of the most important aspects of limits to development. Nothing ruins a potentially calm rural style area as quickly as big bright streetlights and huge home lights!

Anonymous

2/02/2022 04:30 PM

A quiet area for single family homes.

Anonymous

2/02/2022 06:34 PM

Affordable housing and places for families to live and make a living.

Anonymous

2/02/2022 07:27 PM

Keep ATV's and UTV's usage restricted. Provide bike trails for commuters.

Anonymous

2/03/2022 04:02 AM

A peaceful rural, area for those who already live here.

Anonymous

2/03/2022 07:27 AM

Mix of agricultural, rural, multi-family and single family homes. Small commercial nodes along Hwy191. This will increase traffic on the few roads we have in this narrow valley. This should be a main consideration for the level of development. Not to mention the availability of water based on the new climate trends based on climate chamber we are already seeing. Basing those decisions on worst case scenarios is the only wise way to develop.

Anonymous

2/03/2022 07:46 AM

Provide amenities for locals, just not for the tourists industry. Allow businesses that will help with competition (local based), so not one business has the monopoly in the valley. We need kids clothing, shoes, health clinics, dentists clinics. We have too many residents and not enough professionals. More office space!

Anonymous

2/03/2022 08:49 AM

Commercial, including any overnight rentals, in the hwy corridor. Single family, multi-family housing in neighborhoods. And no buildings on the cliff tops.

Anonymous

2/03/2022 10:05 AM

To keep as much of the rural feel as possible. Stay away from high density housing, apartments and condos.

Anonymous

2/03/2022 10:28 AM

The only north//S road is Sp Va. Allowing development of any kind will cause severe gridlock on Sp Va. We are killing Moab. There is not infrastructure , roads, water, to support all of these plans without raising taxes, causing traffic gridlock everywhere. Including in our Backcountry areas This obsession with low income housing

is misguided as well. Build them in Thompson! Bus them here or train. Problem with house values increasing goes away. Less crowding here. Business should build own employee housing like Keystone Co has. They have same problem. UHV's are TOO LOUD. They should be no louder than a car. Outfitters should be made to muffle them or trailer to trail. HOW DOES DARK SKIES AND LOUD NIGHTS MAKE SENSE?

Anonymous

2/03/2022 10:36 AM

remain a quiet residential area without commercial development.

Anonymous

2/03/2022 10:52 AM

Preserve the kens lake area, keep height restrictions on all developments, planned developments for those growing older with sidewalks and walking paths, parks, open land, child care, widen Spanish valley dr, create more hiking paths on the east side of valley

Anonymous

2/03/2022 10:56 AM

In my opinion, the southern Spanish Valley is the only place for Moab to grow with any integrity, there is room for growth using specific guidelines as shown in your survey and under supervision of our Planning and Zoning Personel.

Anonymous

2/03/2022 11:30 AM

We don't need a Moab suburb out here!

Anonymous

2/03/2022 11:53 AM

Controlled residential development that maintains open space around and between residential lots, limited commercial development within the residential areas, limited commercial development on the Hwy corridor. Plans for walking and biking paths separate from road traffic where possible. Quiet residential area away from the noise and congestion of the tourist areas of Moab.

Anonymous

2/03/2022 01:14 PM

Slow growth

Anonymous

2/03/2022 04:16 PM

To understand that the age of abundance is over and our general vision must align with this reality.

Anonymous

2/03/2022 04:56 PM

remain a rural community with reasonably priced housing opportunities for folks who work in town

Anonymous

2/03/2022 05:33 PM

We came here for the peace and quiet. The most important thing is not to turn this beautiful corner of the world into another St. George.

Anonymous

Retain SOME of our agricultural heritage

2/04/2022 07:37 AM

Anonymous

2/04/2022 09:46 AM

Quiet residential neighborhoods to address housing shortage in Grand County

Anonymous

2/04/2022 10:07 AM

Moderate growth.

Anonymous

2/04/2022 11:24 AM

That it should remain a pleasant place to live. The four commercial nodes need to be acceptable to the people already living in the IMMEDIATE areas. As far as the function of Spanish Valley in the Greater Moab area, it seems the perfect place for income-qualified affordable multi-unit dwellings or "tiny houses". Consider the "working poor" and not only the wealthy tourist or even the tax base.

Anonymous

2/04/2022 02:07 PM

Clean, attractive, and organized development.

Anonymous

2/04/2022 02:07 PM

rural residential with agriculture interspersed and multi family housing for locals.

Anonymous

2/04/2022 05:19 PM

Modern retail and higher density housing

Anonymous

2/04/2022 05:44 PM

A well zoned town that is healthy for the people and land.

Anonymous

2/04/2022 05:44 PM

Spanish Valley should continue to be dominated by agricultural and residential uses. If commercial development or tourist lodging expands from its current level, the whole valley will just become part of Moab City. Commercial, retail, restaurants, should remain concentrated in or close to Moab city limits.

Anonymous

2/04/2022 05:47 PM

A well zoned community healthy for the residents and for the land. Affordable housing is also a must so that small businesses may thrive.

Anonymous

2/05/2022 08:04 AM

More rural community investment. This is an area San Juan has right and is ahead of us. Animals, agriculture, improved roads and services. road shoulders our kids can safely ride their bikes and horses on—even if it's not a designated lane, just a little wider, not a divided lane—that's too much space from private property owners and too much \$\$ and maintenance.

Anonymous

To maintain as much of a rural/quiet community and direct traffic

2/05/2022 08:43 AM

quickly onto Hwy 191 as possible.

Anonymous

2/05/2022 08:59 AM

Quiet, dark, mainly residential. ALL lights (even on all churches) need to illuminate DOWN only.

Anonymous

2/06/2022 07:29 AM

I appreciate that this survey is going out. There is so much potential for well-thought out development in the area, but I hope that it is done in a way that is water-wise, planned, and optimizes the beauty of the area. Right now it appears to be a bit of a free for all. Trail connectors to Moab, more bike paths and trails. I hope education about the desert is a part of it every new development such that impact is contained.

Marc Horwitz

2/06/2022 08:09 AM

I appreciate this section especially because limiting previous comments to 255 letters is much like limiting comments to two or three minutes....impossible! Especially, I see HDHO as the biggest problem for the future; Upcoming a parcel form RR -one per acre - to 20, 30, 50 per acre does NOT promote rural community character, prevent overcrowding, or respect property owners (except of course the "developer").. Planning errors of the past - ie, allowing developments for overnight rentals (rim village, coyote run, etc) and allowing condos in the hwy comm zone, is a huge mistake...now to compensate for that error HDHO is today's error for tomorrow's problems. Citizen access to county commissions has suffered during these covid times. There should be a zoom meeting at least twice each month devoted entirely to Citizens to be heard.

Anonymous

2/06/2022 09:29 AM

Commercial and higher density housing along the 191 corridor, low density housing elsewhere.

Anonymous

2/06/2022 11:17 AM

Leave the area west of US 191 as is.

Anonymous

2/06/2022 11:48 AM

I am speaking for my general area here, not the total of Spanish Valley as different parts of the valley may have different visions. I live, and have lived, on East Bench Road for 30 years. When I first moved here it was what I had dreamed of. I grew up and suburbia and always disliked it, and here I had large open spaces surrounding me, as well as my own open space. No neighbors to the north (where Coyote Run is now) and only one to my west (Applegate's old property). The land across from me on the west was built on soon after, very tastefully and on a large 2-acre lot. Then came Coyote Run in what should have been a rural agricultural (I believe that's what it used to be called) area. Totally out of place. Now there is Watchman Estates – suburbia is coming to me in a most distasteful way. That never should have been

allowed. I do realize it was re-zoned many years ago, but it is totally out of place in this neighborhood. Very large homes on small lots are really intrusive. Nor is East Bench going to be able to handle the traffic. Ignoring Watchman and Coyote, we are a very rural area, surrounded by a golf course and very large greenbelt agricultural areas. This area should never be allowed zoning smaller than 1 acre per dwelling. (Note I did NOT say as many dwellings as acres.) As for my preferences for the rest of Spanish Valley, I answered many questions with "not sure" because in some areas some of those choices may be appropriate. The residents should have a very large input as to whether that is the case.

Anonymous
2/07/2022 07:46 AM

I would like to see a community with a mixture of all economic range not just an expensive second-home community like Aspen or Vail.

Anonymous
2/07/2022 08:54 AM

Efficient housing and traffic flow...reduced junk yards.

Anonymous
2/07/2022 12:17 PM

The commercial zoning needs changed so we have apartment complex in Moab for workers. We are losing work staff daily

Anonymous
2/07/2022 04:43 PM

It will continue to become the housing for Moab.

Anonymous
2/08/2022 07:00 AM

It would be nice to keep Spanish Valley for agricultural uses and mostly single family homes with some multi-family housing interspersed.

Anonymous
2/08/2022 08:48 AM

I truly hate the notion of "wall-to-wall" development in Spanish Valley that has been used to describe the directions some folks wish to see Moab go in. Much of Spanish Valley, especially the East side, should be reserved for rural zoning. This area was quickly becoming a recreational area for out-of-towners who come just to tear up the country. I'm, referring to those folks who show no respect for our community or the fragile surrounding environment. Spanish Valley should be reserved for locals as a retreat from the insanity of tourist season when shopping, parking, or eating is virtually impossible for 10 months out of the year without major delays.

Anonymous
2/09/2022 07:52 AM

It's still fairly rural with a lot of building currently going on. We have too many commercial rental properties and not enough affordable housing. We don't need any more hotels, motels, B&B's, or camp parks until we have enough housing for the people actually working here. We also don't have the infrastructure to support any new developments or even the ones currently going in. We already

have problems with water pressure and our sewer system and don't need any added to that.

Anonymous
2/09/2022 10:16 AM

Densely packed pockets for workforce and those who cannot afford a large lot. Larger lots for those who want it and can afford it. More commercial use to generate sales tax and alleviate the constraints faced in the city. We need more services but there is not enough commercial space to accommodate reasonable purchase/lease rates.

Anonymous
2/09/2022 12:33 PM

I would love to see a more locally focused development for Spanish Valley, keeping tourism zoning and development at bay, while creating a hometown vibe for locals to interact with each other again... parks and restaurants would be wonderful.

Anonymous
2/09/2022 09:39 PM

Local family support.

Anonymous
2/10/2022 08:18 AM

Mostly residential housing with some multi family housing

Anonymous
2/10/2022 09:33 AM

Grand County P&Z should be serving the current residents of Spanish Valley by not allowing increased density south of Spanish Trail.

Anonymous
2/10/2022 11:16 AM

Keep some sense of it's rural agricultural feel and keep the doublewide neighborhoods to a minimum. Add parks and schools and mandatory waterwise landscaping when the when real estate vultures descend.

Anonymous
2/10/2022 05:07 PM

Please do not develop any more. The roads need to be fixed. Protect the dark skies and keep the peace and quietness.

Anonymous
2/11/2022 08:00 AM

Keep the agricultural and rural areas intact. Allow in-filling for residential in areas already established. Keep commercial zoning to hubs to avoid the highway becoming one long ugly blight. Allow only resident serving retail in outer communities, such as grocery, pet and animal supplies/services, etc. Avoid encouragement/encroachment of tourist related accommodations and services so that traffic flow and integrity of community is retained.

Anonymous
2/11/2022 04:12 PM

Slower or no growth in new overnight construction, gradual planned increase in new housing. No out of state developers.

Anonymous
2/11/2022 06:53 PM

Rural residential

Anonymous
2/11/2022 07:22 PM

This should remain a rural living area but the commercial land near the Hiway should have to right to be businesses.

Anonymous
2/13/2022 06:18 AM

Keep it primarily residential. Preserve quiet open spaces. Enforce lighting ordinances to maintain dark skies

Anonymous
2/13/2022 11:27 AM

Affordable, deed-restricted housing. Multi-family housing. FEWER ATVs. FEWER hotels. More bike routes.

Anonymous
2/13/2022 09:01 PM

Maintain the rural feel while increasing density close to the town center. Include dark sky regulations for commercial and residential development. Take a look at some of the towns in the west that have had the foresight to plan for a sense of community and maintaining an appealing esthetic rather than just allowing anything that will bring in revenue.

Anonymous
2/14/2022 07:08 AM

Work to hold on to rural, scenic character.

Anonymous
2/14/2022 01:48 PM

Generally we need housing a services to support our long term residents and businesses. I am very frustrated with the ongoing idea that "rural charcter" should take precedence over supporting our population. Further from town is more appropriate for lower density development but anything in the major spanish valley corridor should be allowed to be developed into housing, local businesses, support services. I am also frustrated with the idea that water is the limiting factor when we still allow unrestricted yard watering, unresitricted visitor water usage and unrestricted vehicle washing, etc. If all of these were metered we should have more than enough to fullfill the needs of our long term residents and build housing for them.

Anonymous
2/14/2022 04:36 PM

Caution with water. Some housing density. Prevent ATV noise.

Anonymous
2/14/2022 04:50 PM

Mostly residential area where locals are prioritized. Affordable housing, including high density housing, and services such as grocery and daycare for the workforce. Open spaces, wildland preserves, and preservation of agricultural land to sustain the rural atmosphere. New developments must strictly adhere to water conservation measures. Public transportation, such as a bus, available to go into Moab.

Anonymous
2/15/2022 09:19 AM

I'd like Spanish Valley to remain a peaceful area to live that provides great access to hiking trails.

Anonymous
2/15/2022 02:42 PM

Grand County needs more housing for residents (not overnight rentals for commercial use). To serve this purpose, I envision much of Spanish Valley becoming mostly residential development with some dispersed multi-family units. I would like to see a balanced approach with the preservation of green spaces/agricultural areas mixed in to break up developed areas. I would like to see height restrictions put into place to protect view sheds, which is the reason many people choose to live here. Also maintaining dark night skies is of paramount importance to me. I see some small scale mom & pop-type neighborhood commercial development potential to serve the needs of area residents along Spanish Valley Drive. Larger scale commercial development should be placed along hwy 191 and closer in towards Moab City in order to limit noise pollution for residential areas.

Anonymous
2/16/2022 10:19 AM

Increase density for homes - I am tired of the NIMBYism "We need more housing, just not here". Also, the so-called rural character of 1 unit per acre is antiquated and based on old technology (septic leach fields), not planning superiority. In areas where municipal services are provided, density should be increased - that's the cost of living in a society. Some commercial growth would be great to deflect some of the need to use Moab for necessities like groceries, fuel. Similarly for commodities like restaurants, cafes.

Anonymous
2/16/2022 02:44 PM

I would like to see it remain mostly residential homes with some development along Highway 191 which is already happening. We bought when it was five acre lots and have seen it reduced and reduced. I would like to see the lighting controlled to try and maintain our darker skies. A bike trail along Spanish Valley would be good and some form of transportation to town to cut down on auto use. Since I am a senior citizen getting into town for me requires transportation as I can't bike. I understand we need to provide affordable housing, so I am open to creative ways of providing that.

Anonymous
2/16/2022 07:54 PM

No more development in areas that are not privately owned.

Anonymous
2/16/2022 08:44 PM

No trash

Anonymous
2/17/2022 04:24 PM

Smart growth with smaller lot sizes to reduce sprawl and help affordable housing. Good bike and hiking trails.

Anonymous
2/17/2022 09:35 PM

Rural.

Anonymous
2/18/2022 06:58 AM

Keep large lot residential. Possibly pockets of smaller lot size. Absolutely no more overnight rentals. I feel like I am in an area where I could push for that and make money off of it, but some things are more important than money. The ATV noise has got to end. People from the condos nearby full throttle their ATV's in front of my house. It creates an immediate, internal response that makes you so angry inside. It is a recipe for violence. It has got to stop. I have visited other communities that are attractive and peaceful but still have small businesses in pockets. Why can't we look at their models? See what is working for them and possibly integrate that into our community. Change can be good.

Anonymous
2/18/2022 05:52 PM

Quaint tourist town

Anonymous
2/19/2022 08:13 PM

Quiet neighborhoods with motorized sound restrictions and reduced down cast lighting to protect night skies.

Anonymous
2/21/2022 09:15 AM

Sustainable affordable small community with a strong connection to nature

Anonymous
2/21/2022 02:03 PM

I would like to see more dense housing options with your land as well as more small commercial areas and grocery store options. I would also like to see a bike/pedestrian connector path on Spanish Valley Drive for Pete's sake!

Anonymous
2/22/2022 09:57 AM

Limited growth and density

Anonymous
2/22/2022 03:34 PM

A horse-friendly environment, complete with hayfields, produce farmers, and little vegetable stands-with happy neighbors who greet each other in passing, uncrowded recreational opportunities nearby, quiet nights under dark skies, occasional potlucks, and impromptu musical performances. You know, the GOOD life.

Anonymous
2/22/2022 08:34 PM

A few more traffic signals, reduced speed limits on 191

Lizzie Jones
2/24/2022 08:16 AM

I love Spanish Valley because it is true to be a quite place with nature left undisrupted

Anonymous
2/24/2022 01:38 PM

Quite, rural living.

Anonymous
2/24/2022 07:03 PM

I would love for people like me to be able to buy homes and settle down here, instead of leaving after 5 years because they can't

carve out a sustainable niche for themselves.

Anonymous
2/24/2022 07:59 PM

A well-planned development. An area locals can utilize for all needs, as well as provide more services (not more hotels) for tourists. Restaurants. Parks. Gas stations. Grocery Stores. Parking lots. And still maintain the farm land and small town feel Spanish Valley has always offered.

Anonymous
2/24/2022 09:04 PM

There is a lot of potential growth out this way and I support all recreational activities that support our local families and generate a good income.

Anonymous
2/25/2022 05:16 AM

Places to eat,shop, live

Anonymous
2/25/2022 05:38 AM

A self-sustaining community that allows housing for middle class families, like San Juan County is proposing. People who have jobs should be able to live here too. Just not the indigent, trustfunders, and out of town millionaires.

Anonymous
2/25/2022 06:58 AM

Peaceful, quiet, and not over developed

Anonymous
2/25/2022 07:44 AM

More multifamily housing.....apartments would be nice

Anonymous
2/25/2022 09:58 AM

very small business within the valley, large business along the highway corridor. Frontage roads are needed from Sunny acres to Bonnie Way. trails all along both sides of the valley up against the cliffs, like Pipedream and Prospector but they should go for miles and miles from Blue Hill to the River.

Anonymous
2/25/2022 10:06 AM

A place where I can have a home to raise a family.

Anonymous
2/25/2022 01:22 PM

Water conservation, improving public access such as bike trails, improving and enforcing zoning regulations, keeping it rural and as natural as possible

Anonymous
2/26/2022 05:56 PM

A mix of residential and agricultural with few commercial businesses except along Highway 191.

Anonymous
2/26/2022 08:48 PM

I would like to it it expanded as a separate town and space from moab. Some of us feel more at home in Spanish valley and feel moab town doesnt represent us and our values as long time residents

Anonymous

2/27/2022 10:58 AM

With the new university campus, we should plan for ways to accomodate associated uses and housing. Survey choices related to this topic were not provided.

Anonymous

1/30/2022 08:50 AM

Residential neighborhoods where community members live and have homes. The large commercial nightly rentals have destroyed my neighborhood and we do not benefit in anyway from their presence. San Juan County does not require these commercial businesses to be licensed, they do not pay commercial taxes and there are no ordinances about noise. It is awful, especially in the spring and fall, when the renters party into the wee hours of the morning and my school age children cannot sleep due to the noise. Please fix the problems and allow residents to leave peacefully in our neighborhoods!

Anonymous

1/31/2022 09:48 AM

Sustainable Growth and somewhere to take my kids on walks that don't involve extreme hiking!

Anonymous

1/31/2022 11:22 AM

Spanish Valley in Grand county is residential and Spanish Valley in San Juan County is primary residential. What we think at this point is meaningless as there is no water in San Juan County for development, and Moab City giving water to SJC is suicidal as they will lose part of their tax base to SJC.

Anonymous

1/31/2022 11:54 AM

I have lived in Moab since 1960. Moab and Spanish Valley are growing and changing and I don't see it stopping. My vision for Spanish Valley would be a community offering more than just tourism shopping, rentals and motel/hotels.

Anonymous

1/31/2022 03:14 PM

Being able to find a nice lot myself to have agriculture (horses, cows, goats, chickens etc) to be able to live the life I would like to

Anonymous

1/31/2022 04:16 PM

Controlled growth and a ban on nightly rentals. No fancy homes on the ridges to the east and no low income homes in the flood zone for Ken's Lake. Centralize businesses in the south end of Spanish Valley instead of cramming them into neighborhoods. Don't put a business area north of Kens Lake. We hate driving into the traffic in town and we don't want the traffic in the valley between us and town to get worse.

Anonymous

2/01/2022 10:16 AM

growth on the highway...leave the neighborhoods for people to enjoy quiet country life...do not bring the tourists/city to us.

Anonymous

2/01/2022 06:53 PM

Keep the rural atmosphere, keep commercial activity near 191. Make on-road use of UTVs and ATVs illegal.

Anonymous

2/02/2022 10:30 PM

Quiet, dark skies, residential, open public places, a community

center at old airport

Anonymous

2/03/2022 06:16 AM

You can do what ever with your property as long as you do not affect my property area. I want Clean air to breath in my yard. No noise in my yard. No noxious/carcinogenic fumes in my yard. No venting fumes from storage tanks in my yard. No lights from nearby property in my yard. No smoke from fires in my yard. No temporary renters coming and going at all hours. No noise from vehicles coming into my yard.

Anonymous

2/03/2022 07:11 AM

When I first bought my home my intent was to live in a rural to semi rural setting. That is my preference. But I realize things are changing. My vision is for a quiet, less crowded, environmentally sensitive setting. I realize this will require us all to offer concessions from our dreams.

Anonymous

2/03/2022 08:03 AM

I would like to keep the rural character, no urban sprawl, better architectural design in future developments, respectful development benefiting residents not tourists. Protect our dark skies, land, wildlife, water. Its deeply disturbing what Sitla wants in SV and what SJC allows. GC needs to exercise more of an authoritative/collaborative hand in any future development in the SJC portion of SV. We are one valley, an invisible line shouldn't hold back GC government from trying to protect or have a say in what is done in NSJC.

Anonymous

2/03/2022 11:59 AM

Not like Moab!

Anonymous

2/03/2022 01:06 PM

Rural, dark night sky, lg. open spaces, native veg. Restoratn. Community gardens, green towers for local food, speciality surgery centrs, end of life care center/resort, retreat centers

Anonymous

2/05/2022 04:28 PM

Great neighborhood that has its own infrastructure to support the people of the valley.

Anonymous

2/09/2022 02:30 PM

Please keep it as sparse and as rural and as quiet as possible. I recognize some growth is inevitable, and tried to give allowances for the least damaging ways to incorporate that. As necessary, keep all retail and traffic-heavy uses near the highway corridor. Please keep the residential areas as quiet as possible, and with dark skies. Focus on biking and pedestrian and pet provisions, with less emphasis on motorcycles and UTVs. Planning bike connectivity to the large number of trails in vicinity would be a great plus, and easier to do now before the whole area is developed. Get those low-impact bike trails and connectors in place now before selling off properties to private entities. It would be great to be able to bike (on a trail, not a road) all the way to

Moab. But it is achievable to bike from Johnson's to Steelbender to Pipe Dream

Anonymous
2/09/2022 02:33 PM

single family residential/agricultural/animal friendly area with a priority towards public open spaces, dark skies and low noise levels. Grocery, gas, medical, and other residential businesses/services to support residents rather than businesses geared for tourism.

Anonymous
2/16/2022 03:42 PM

It's good as it is. We can't expect to keep building and adding to our water needs.

Anonymous
2/25/2022 07:07 AM

Moderate growth with improved conveniences but not too much.

Anonymous
1/30/2022 07:48 AM

Rural character. Quiet. No commercial development in housing areas. Larger lots with possibly one accessory small dwelling for mother-in-laws, etc.

Anonymous
1/30/2022 08:03 AM

Quiet and more enforcement

Anonymous
1/30/2022 08:12 AM

Quiet and reduced noise and speeding

Anonymous
1/30/2022 12:45 PM

No change but we all know that isn't possible. Smart development, water conscious construction and landscaping, banning utvs, maintaining more rural sense of location and community

Anonymous
1/30/2022 03:31 PM

Mixed residential, non-short term rental, agriculture, open space. 100% protection of any areas adjacent to Millcreek. Restaurants and grocery.

Anonymous
1/31/2022 07:37 AM

preserve rural character by preserving existing farmlands, maintaining larger lots along Spanish Valley Drive and concentrate commercial /industrial uses around nodes closer to HWY 191 and higher density residential radiating outwards from the nodes.

Anonymous
1/31/2022 09:50 AM

I'd like to see careful and thoughtful development, some commercial development as almost all retail and commerce is concentrated on a few blocks of Main Street. A small neighborhood grocery, that serves residents would take some pressure off our 2 in town groceries. A movie theater, eateries or other entertainment venues would do the same. Obviously housing is a need and there needs to be consideration of varying typologies of housing, an RV park that is long term, for locals or seasonal workers, multi household apartment buildings and condos, priced for mid-income folks that may not want a single household

dwelling and the responsibilities that come with that. Bus and or transit service needs to serve the local workforce, not just be a "party bus" for visitors, concentrate on the places people work and transport them to work and close to home (park and ride lots may be an option). Change is going to happen, regardless, it can be good change or unpleasant change. Working for the best solutions for the most people will yield better solutions and less disgruntled residents.

Anonymous
1/31/2022 09:55 AM

Like most, I wish it were still the 80's and Moab/GC were still small and quaint. That reality is gone. I hope we move forward with thoughtfulness and purpose, creating quiet, safe communities with open spaces and walkable districts with bike paths everywhere. While I don't want us to become or look like Aspen or Telluride, I hope zoning and standards will keep things nice in the valley.

Anonymous
1/31/2022 02:04 PM

Primarily residential with single family/multi housing, small neighborhood non-industrial businesses. No overnight rentals in neighborhoods.

Anonymous
1/31/2022 02:30 PM

more housing and public transportation

Anonymous
1/31/2022 05:16 PM

More affordable housing non nightly rental for the poor dirtbags that run our fine region. Like more apartments I guess. Not just more condos that sell for \$500+

Anonymous
1/31/2022 07:42 PM

very moderate growth and keep the rural character

Anonymous
1/31/2022 10:23 PM

Multifamily housing, more shopping and restaurants that would include chains like Walmart, Bed,Bath and Beyond, Panera, Perkins and Kohls. Beautify the side of the road and have parks and trails.Make blaring lights illegal to keep Moab's night sky

Anonymous
2/01/2022 04:07 PM

Promote and preserve local businesses and encourage slow paced local growth and do not move forward with massive construction of corporate chains like Walmart and Whole Foods, etc

Anonymous
2/01/2022 11:01 PM

agricultural with low density homes as much as possible- the beauty of Moab is our ability to be somewhat self reliant with food and renewable energy

Anonymous
2/02/2022 08:59 AM

Development is poorly managed.

Anonymous

Do not commercially develop it. Keep it RR. Bike trails, both

2/02/2022 01:02 PM	paved & unpaved. Make sure ALL outside lighting is downward. Stop the Jake braking to the new light. Extremely noisy since new stop light was put in!
Anonymous 2/02/2022 01:16 PM	Keep it RR. More paved bike paths all the way into Moab.
Anonymous 2/03/2022 12:23 PM	Maintaining the rural, small town character, open space and dark skies; preserving quiet; providing walkable and bikeable neighborhoods and neighborhood amenities; cultivating community; building communities that benefit humans and nature including preserving and protecting wildlife habitat, migration corridors and native vegetation
Anonymous 2/03/2022 06:03 PM	The area should be primarily residential but with services and offices in certain areas so that people don't have to come all the way to town for everything. Focus should be on RESIDENCES not visitor accommodations.
Anonymous 2/05/2022 05:48 AM	No commercial infrastructure on land that is not directly connected to hwy 191, no more nightly rental condo or apartment structures and more affordable housing options for families in the valley.
Anonymous 2/05/2022 10:19 AM	would like to see a master plan that controls future developing
Anonymous 2/08/2022 05:07 AM	Quiet affordable bedroom community, with the commercial area only along 191. We are too narrow of a valley to have commercial area's off of the 191 corridor. A small 7-11 type store with gas would be okay, but it's not that far to travel to 191 from anywhere in the Spanish Valley area to reach 191 for shopping.
Anonymous 2/11/2022 12:50 PM	Pockets of higher density housing w/ agricultural open space
Anonymous 2/12/2022 06:19 PM	Slow progression, with careful planning to save our precious water supply
Anonymous 2/16/2022 11:52 AM	I'd like to see more resources geared towards locals; housing, community spaces, and preserved land.
Anonymous 2/16/2022 07:35 PM	MORE DEVELOPMENT FOR RESIDENTS AND NOT TOURISTS
Anonymous 2/24/2022 09:24 PM	A thriving well thought out appropriately zoned community with mixed uses.

Anonymous

I am scared to be overrun.

2/25/2022 07:03 PM

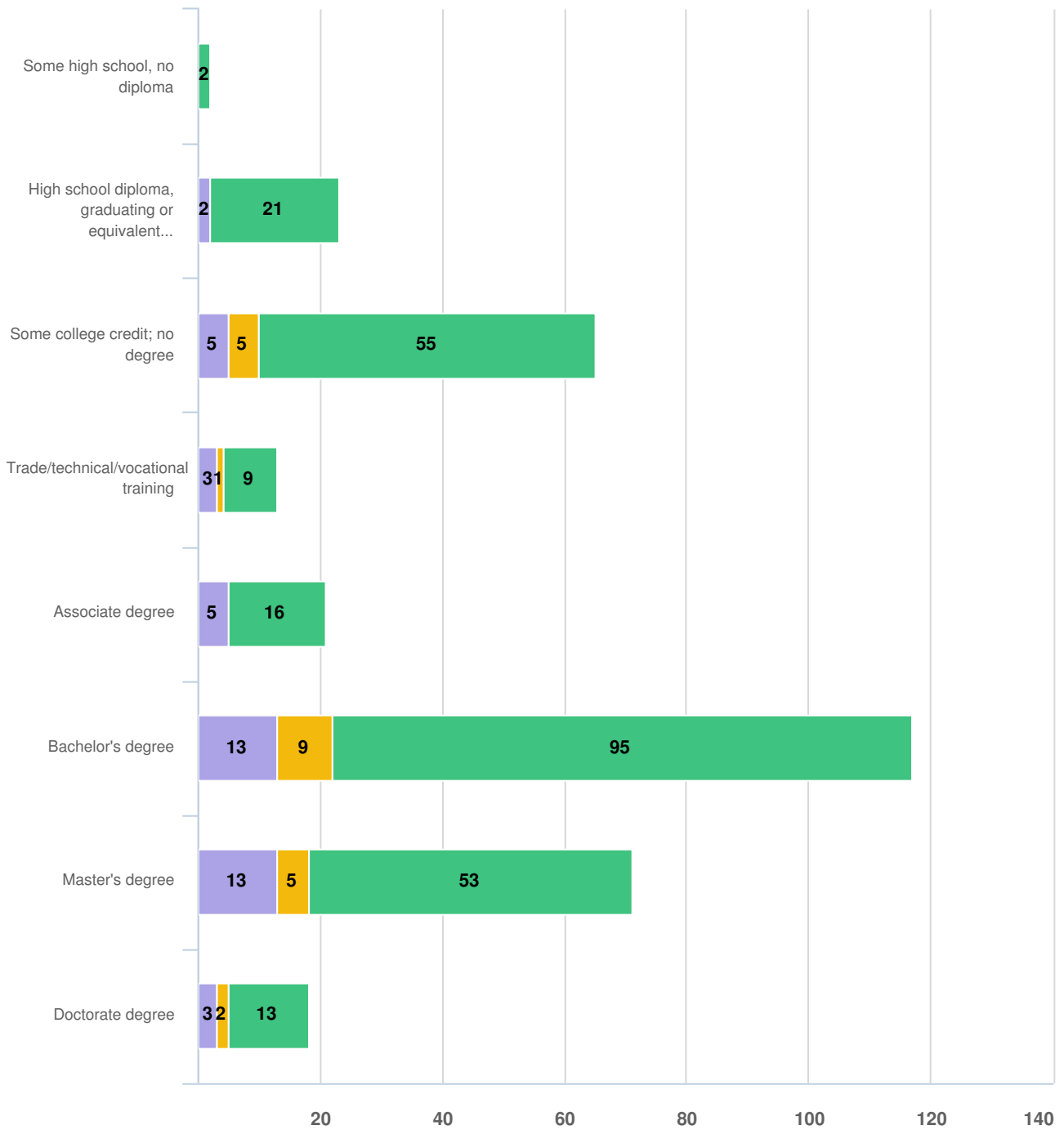
Optional question (250 response(s), 98 skipped)

Question type: Essay Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County,A full time resident of Spanish Valley in San Juan County,A resident of Grand County but not a resident of Spanish Valley

Q16 What is your highest degree or level of education you have completed?



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

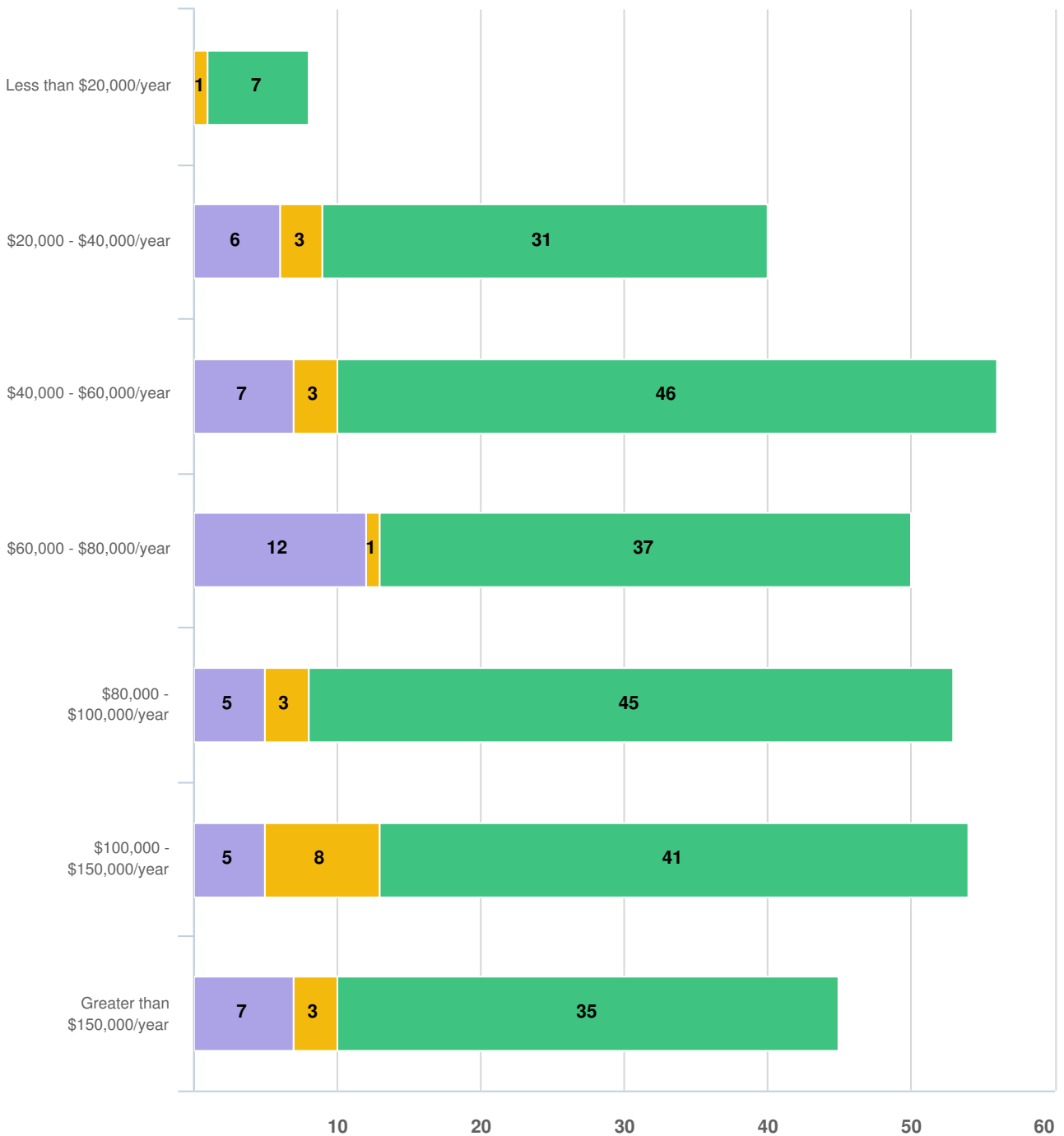
Optional question (330 response(s), 18 skipped)

Question type: Radio Button Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Q17 What is your current annual household income level?



Comparing by:

Are you:

- A resident of Grand County but not a resident of Spanish Valley
- A full time resident of Spanish Valley in San Juan County
- A full time resident of Spanish Valley in Grand County

Optional question (306 response(s), 42 skipped)

Question type: Radio Button Question

Comparing by: Are you:

For answers: A full time resident of Spanish Valley in Grand County, A full time resident of Spanish Valley in San Juan County, A resident of Grand County but not a resident of Spanish Valley

Agenda Summary GRAND PLANNING COUNTY COMMISSION February 28, 2022 AGENDA ITEM:	
TITLE:	LUC Updates DRAFT language and materials related to possible code updates to address Housing needs
FISCAL IMPACT:	N/A
PRESENTER(S):	Planning & Zoning Staff

Prepared By:
ELISSA MARTIN
 GRAND COUNTY
 PLANNING & ZONING

FOR OFFICE USE ONLY:
Attorney Review:

 N/A

LUC Updates -- HOUSING

P&Z Staff is currently seeking guidance on several possible updates to address Housing needs in Grand County:

- 1) **Section 3.3.2 ADU's** – updates per Utah state code requirements, to address Internal ADU's and setbacks for External ADU's.
 - a) Consider allowing an additional IADU along with one detached EADU on a parcel.
 - b) Currently code requires a minimum parcel size of 5,000 sq.ft. but State code minimum is 6,000 sq.ft. (see attached parcel map)
 - c) Currently ADU's are deed restricted to ensure they are not used as nightly rentals, but Moab City went further and deed restricted for Actively Employed Households.
 - a) Consider reducing the side and rear setbacks for EADU's where height does not exceed 20'
- 2) **Replace Assured housing section with Affordable Housing requirement for all development (Article 6).**
 - a) Based on Summit County model (see draft copy attached)
 - b) Developers construct affordable units or pay fee in lieu
 - c) Exemptions include construction of ADU's, principal residences under 3,000 sq ft (??), schools, churches.
 - d) Would solve the campground exemption problem (OAO).
 - e) Justification based on 2018 BAE linkage fee study (update in progress)
- 3) Is there still interest in allowing **long-term rental RV and/or tiny home developments** in limited areas to house seasonal workers as well as long term residents?
 - a) Possible Special Purpose Overlay District similar to HDHO with a sunset date, a maximum unit cap and eligible parcels map.
 - b) Parcels limited in size and density
 - c) Application period: 12 months, maximum 500 unit cap

d) Strict design guidelines and maintenance requirements to ensure quality living for residents and neighbors (based on prime examples)

Attachments:

- DRAFT Redlined copy of section 3.3 ADU
- Map of parcels 6,000 sq.ft. and over in area South of Moab & Spanish Valley
- EXAMPLE of affordable housing requirement for all development
- Examples of Tiny home developments
- HDHO map of eligible parcels

Accessory Dwelling Unit (ADU)

The purpose of this section is to encourage accessory dwelling units (ADUs) as an affordable housing opportunity while protecting the neighborhood character and quality of life in residential zone districts. ADUs shall comply with the following standards:

1. Area, Setback, and Size Restrictions

- a.** An ADU may be permitted as an accessory use to an otherwise allowed residential dwelling unit that is the principal use on a lot or parcel of at least 5,000 square feet.
- b.** Only one accessory dwelling unit shall be permitted per lot/parcel of record.
- c.** ADUs shall meet setback and building height requirements applicable to the principal structure in the underlying zone district.
- d.** The maximum square footage of ADU shall not exceed 1,000 square feet.

2. Site Plan and Design Requirements

- a.** A site plan shall be required prior to issuance of a building permit. The site plan shall be drawn to scale and clearly show the location and dimensions of existing and proposed structures (including such items as building elevation, color, and materials), setbacks, parking, easements, and driveways.
- b.** An ADU shall be a permanent structure that meets the currently adopted standards of the International Residential Code (IRC). No travel trailer, boat, or similar recreational vehicle shall be used as an accessory dwelling unit.
- c.** ADUs shall be designed to preserve or complement the architectural design, style, and appearance of the primary single-family dwelling unit. Specifically, whether attached or detached, the roof pitch, siding materials, color, and window treatment of the ADU shall be the same as, similar to, or an improvement to, the appearance of the primary dwelling unit.
- d.** If a separate external entrance for the ADU is necessary it shall be screened from view of the street, and where possible, shall be located on the internal side or rear of the structure

ALSO FROM MOAB CITY:

The maximum size for accessory living quarters shall be no more than twelve hundred (1200) square feet. Lots larger than 20,000 square feet in size may increase the maximum to fifteen hundred (1500) square feet.

One on-site parking space shall be provided in addition to the underlying parking requirement. The parking space may be provided in tandem if the existing driveway length exceeds thirty-five feet as measured from the property line.

Accessory Dwellings Per Lot. One (1) Type 1 EADU may be permitted on parcels up to 20,000 square feet. Parcels that are greater than 20,000 square feet may apply for a maximum of two (2) ADUs.

Property to Remain Undivided. Properties with EADUs shall remain recorded as one lot. The accessory dwelling shall not be sold separately

3. Occupancy Requirements

- a. ADUs shall not be condominiumized or sold separately.
- b. Where an ADU exists, neither the primary nor the secondary dwelling unit shall be occupied for periods of less than 30 consecutive days. A restricted use covenant shall be signed and recorded by the owner prior to issuance of a building permit for the accessory dwelling unit. [Ord. 543, 2016.]

Deed Restriction. A deed restriction must be filed with the county recorder which states:

Other things to consider:

Restrict ADU's to NOT be used as second homes? Usually, you don't rent a second home, but maybe this could be the case?

Allow the principal and ADU to be long term rentals??

State Code *allows* additional restrictions

- require bedroom window egress, prohibit installation of a separate utility meter
- require one additional on-site parking space and replace any garage or carport parking spaces if the IADU is created in the garage or carport,
- require an IADU permit or license,
- prohibit an IADU if the primary dwelling is served by a failing septic tank,
- prohibit an IADU if the lot is 6,000 sq. ft. or less,

Definitions for IADU and EADU (FROM MOAB CITY ORDINANCE)

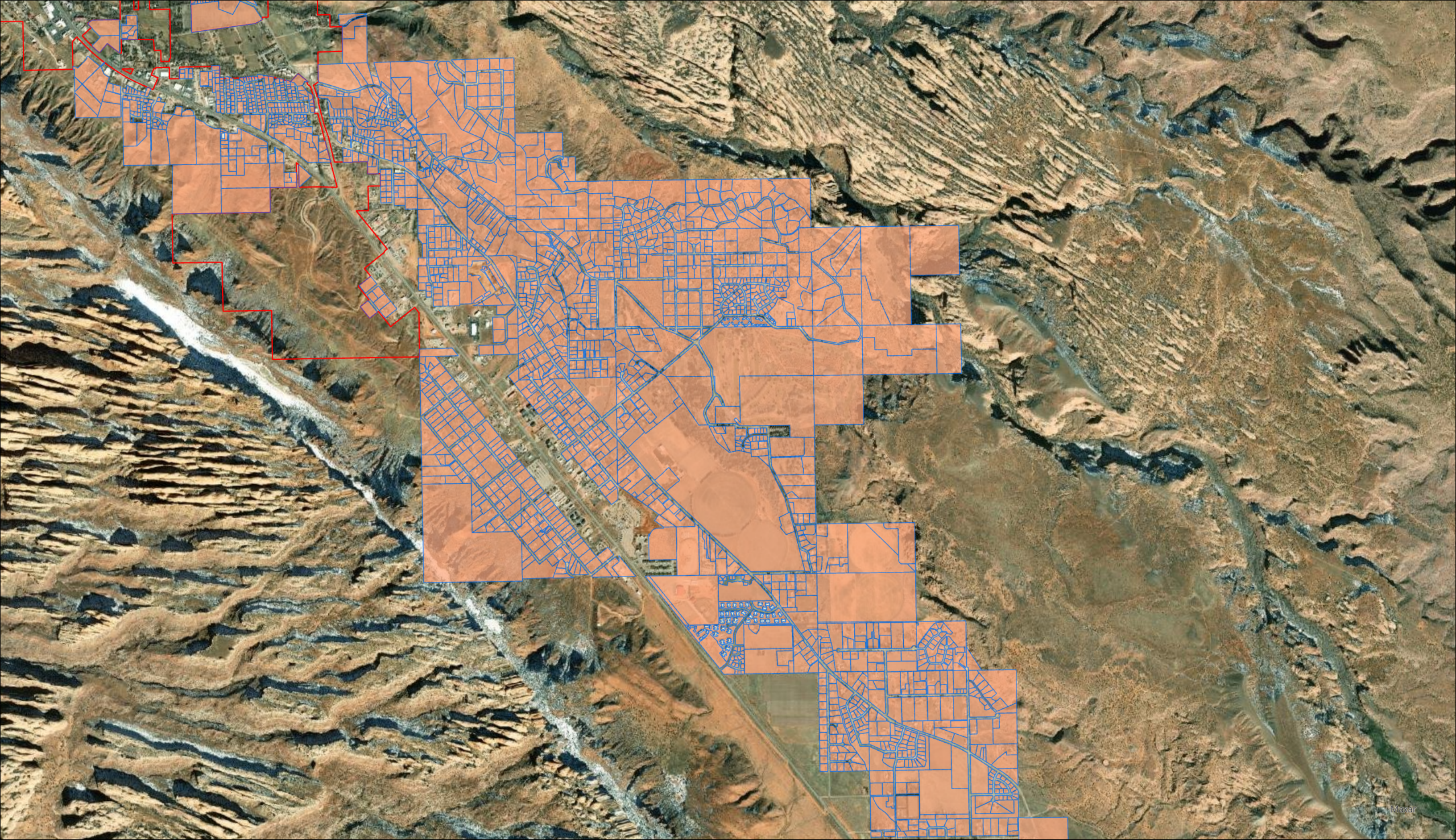
“Accessory Dwelling Unit, Internal (IADU)” means an accessory dwelling unit created:

1. within an existing single household dwelling; and
2. within the footprint of the main dwelling; and
3. The intent of ADUs is not to provide additional second home opportunities.

“Accessory Dwelling Unit, External (EADU)” means an accessory dwelling created:

1. on the same parcel or lot that contains the main dwelling structure; and
2. physically separate from the main dwelling structure; and
3. The intent of ADUs is not to provide additional second home opportunities

DRAFT



Residential zoned parcels 6,000 Sqft. or more

6.14 Affordable Housing

Housing is considered to be affordable when 30 percent or less of total household income is spent on all housing costs, including mortgage or rent, taxes, insurance, utilities, and HOA fees where applicable. In some developments, it may be practical to limit all housing costs to less than 40 percent of total household income. Housing may also be considered affordable when a household's residual income – what is left over after paying all housing costs – can cover essential nonhousing expenditures, including food, clothing, transportation, healthcare, and others.

6.14.1 Purpose:

1. Provide requirements, guidelines, and incentives for the construction of housing affordable to extremely low income, very low income, and low income households in Grand County;
2. Implement the affordable housing goals, policies, and objectives contained in the Grand County General Plan and the Moab Area Affordable Housing Plan;
3. Ensure a wide variety of affordable housing options and opportunities for residents, seniors, workers, and special needs individuals in Grand County;
4. Maintain a balanced community that provides housing for people of all income levels; and
5. Implement planning for affordable housing as required by state code.

METHODOLOGY AND APPLICABILITY:

A. Affordable Housing Needs: The County shall adopt a needs assessment model to determine the need for affordable housing, types of housing, special needs, and specific incomes to be targeted in Grand County, and specifically the Moab Area. The model shall be utilized to update the needs assessment no less than once every five (5) years, unless requested sooner by the planning commission or county council.

B. Base Requirement: There shall be a base requirement to provide affordable housing throughout all zones of Grand County. The base requirement shall apply to all new residential subdivisions, commercial, and mixed use development, and shall be calculated using affordable unit equivalents (AUEs).

C. Exemptions: The following developments shall not be required to provide affordable housing:

1. The construction of accessory dwelling units.
2. The construction of a single-family residence under 3,000 sq. ft. on an existing lot of record for primary residence or locally owned secondary residences deed restricted for workforce housing.
3. The expansion of an existing residence up to 3,000 sq.ft.
4. The construction of schools, churches, ~~public facilities, and other institutional uses.~~

~~5. A change or expansion of an existing commercial use which is less than a fifteen percent (15%) increase in the existing structure gross square footage or total project square footage, but no greater than five thousand (5,000) square feet; this is a onetime exemption.~~

~~6. The first five thousand (5,000) square feet of a new commercial use that is not for overnight accommodations; this is a onetime exemption.~~

~~7. A change or expansion of an existing commercial use which is less than a fifteen percent (15%) increase of the existing total acreage but no greater than two (2) acres, if the use is primarily outdoors; this is a onetime exemption.~~

8. A change in use which does not increase the employee generation by more than two (2) employees per one thousand (1,000) square feet.

D. Definitions:

AREA MEDIAN INCOME (AMI): The amount of income which divides the income distribution of the area into two (2) equal groups, half having income above that amount, and half having income below that amount as determined by the U.S. department of housing and urban development for Grand County from time to time.

MEDIAN LOT SIZE: Half of all lots in the development are larger, and half are smaller.

AFFORDABLE HOUSING REQUIREMENTS:

A. All developments containing affordable units shall enter into a housing agreement with Grand County. The housing agreement shall be recorded against all parcels and units identified as affordable in the development, and shall include the following:

1. Identification of the units to be deed restricted as affordable housing, including, but not limited to, unit ID number and/or address, square footage, location, and style of unit.

2. A specification of allowed starting sales and/or rental price(s), price increase methodology, target household size and target income range for each unit.

3. Management plan for the affordable units, including the process for buyer qualification to ensure that employees working and living in Grand County are given priority. The management plan shall conform to a template to be provided by Grand County.

4. A copy of the approved deed restriction or document to assure affordability to be recorded against the individual affordable units.

5. A good faith marketing plan for the units. All sellers or owners of deed restricted affordable units shall engage in good faith marketing efforts each time a deed restricted unit is rented or sold such that members of the public who are qualified to rent or purchase such units have a fair chance of becoming informed of the availability of such units. A public marketing plan shall be submitted by the developer prior to the initial sale or lease of the units.

B. Affordable units shall meet all of the following criteria:

1. Design To Be Consistent With Character Of Neighborhood: The specific unit type and design shall be consistent with the character of the surrounding neighborhood and/or development. If the development contains both market rate and affordable units, the exterior design, look and feel, and finishes of affordable units shall match the exterior design, look and feel and finishes of market rate units in the development. Interior finishes may differ between affordable and market rate units.

2. Compliance With Development Standards Required: Affordable housing units shall comply with all the development standards outlined in chapter 4 of this title, and shall comply with the requirements of the underlying zone, with the exceptions outlined in this chapter.

3. Minimum Size: The minimum size of an affordable housing unit shall be based on the category of unit, as outlined in section _____, "Affordable Unit Equivalents (AUEs)", of this Section.

4. Concurrent Construction: The affordable housing component in a development shall be constructed concurrently with the rest of the development. Each phase of a project must contain a proportionate amount of the required affordable housing. This applies to both on site and off site housing.

5. Construction Within Development Site: The affordable housing component of a development shall be constructed within the development site, except as outlined in this chapter.

6. Residential Parking: Residential parking shall be provided at a minimum rate of one space per single room occupancy (SRO), studio, or one bedroom unit, and two (2) spaces per unit for multiple bedroom units. Visitor parking will also be provided throughout the project at a rate of 0.25 spaces per unit.

7. Variation Of Prices: The affordable units shall be provided in a variety of prices so that multiple income levels, as outlined in section _____ this section are targeted. No one target income level may make up more than seventy five percent (75%) of the affordable units, except in cases where the total number of affordable units provided is ten (10) or fewer, or where the land use authority determines that a different unit mix is compatible with the proposed development, or where all units are approved to be located in a single structure.

8. Variation Of Sizes And Styles: The affordable units shall be provided in a variety of sizes and styles, as outlined in subsection 10-5-4C of this chapter. No one size or style of unit may make up more than seventy five percent (75%) of the affordable units, except in cases where the total number of affordable units provided is ten (10) or fewer, or where the land use authority determines that a different unit mix is compatible with the proposed development, or where all units are approved to be located in a single structure.

9. Compatibility: To allow for the structures to be compatible with market homes within the subdivision and the existing neighborhoods, the homes constructed can be multi-family to avoid having smaller homes within a larger home community. Such multi-family structures shall contain no more than three (3) units per structure, and shall be designed in such a manner that they appear to be one detached single-family home consistent with the adjacent larger homes. Multi-family structures shall be subject to the permitting requirements in chapter 2 of this title.

10. Minimum Length Of Time: The minimum length of time for a unit to be deed restricted as an affordable unit shall be sixty (60) years as measured from issuance of certificate of occupancy, which may be renewable for an additional term.

11. Rentals: All deed restricted rental units shall be rented for a minimum period of ninety (90) consecutive days. Nightly and weekly rentals shall be prohibited.

a. Exception: Special needs emergency/transitional/athlete/employee housing shall be exempt from the ninety (90) day limitation, but shall be rented for a sufficient period to prevent nightly and weekly rentals. To qualify for the exemption, there must be a quantified, demonstrated need for the emergency/transitional/athlete/employee housing within the Grand

County boundaries, and the housing must be developed in collaboration with a federally recognized, 501(c)(3) nonprofit organization. The housing must satisfy all other requirements of this chapter.

12. For Sale Units: The maximum initial sales price or rent of an affordable unit shall be limited to a price that is affordable to an "extremely low income", "very low income", or "low income" household as defined by the department of housing and urban development (HUD) for the area median income (AMI) for Grand County each year, and annual appreciation shall be limited through a deed restriction to ensure that the unit remains affordable over time. Notwithstanding this provision, the deed restrictions may provide for sales or rental to higher income households in the event the unit is not sold or rented within a reasonable time.

13. Net Income Limitations: In addition to the net income limit, qualifying households are limited to a net worth of four (4) times the AMI.

14. Master Leases: A qualified nonprofit organization, or employer desiring to provide qualifying employees with affordable housing, may purchase or lease existing affordable units when a master lease program is approved, whereby the nonprofit organization or employer will rent or lease the units to qualifying employee households. A management plan shall be approved by Grand County and recorded against the affordable units as part of, or an amendment to, a housing agreement.

15. Housing Availability: In an effort to ensure that the affordable housing is available for qualified individuals:

a. All renters of affordable units will be required to certify annually to the county, or its designee, that they still qualify for the targeted percentage of AMI. If a renter no longer qualifies for the housing, their lease will not be renewed and the property will then be made available to a qualifying renter.

b. If a for sale unit owner's household's income increases to an amount above the targeted percentage of AMI while occupying an affordable unit, the household shall not be required to sell the unit. Upon vacating the premises naturally, a for sale unit shall be sold pursuant to the terms of the deed restriction.

16. Priority In Obtaining Units: Households currently living or working in Grand County shall have priority in obtaining affordable units, through a selection process determined by the county council, subject to compliance with federal and state fair housing requirements.

17. Deed Restriction Approval: A deed restriction shall be approved by the county and recorded on all affordable dwelling units. A template restriction approved by the county council shall be used for all new affordable units, unless substitute restrictions setting forth substantially the same information are provided by a community oriented housing nonprofit group for units they develop, and if the substitute restriction is approved by the county council. Such substitute restrictions may include the use of a community land trust or management by a local housing nonprofit to ensure long term control and stewardship. The deed restriction templates shall be reviewed annually, and shall at a minimum outline the following:

- a. Income and net worth qualification,
- b. Term of applicability,
- c. Assignable county right of first refusal,
- d. Allowable capital improvements,

- e. Maintenance,
- f. Occupancy requirements,
- g. Rental and sales policies,
- h. Starting sales and rental prices,
- i. Allowable annual price increase,
- j. Reporting and monitoring structures,
- k. Management,
- l. Enforcement provisions.

18. **Modification Of Restrictions:** These restrictions may be modified to satisfy state and/or federal requirements, if a project receives state and/or federal funding that requires modifications.

19. **Certification:** All for sale and rental affordable units shall be certified by an independent qualified evaluator, at a minimum, Energy Star or its equivalent energy efficient certification.

AFFORDABLE UNIT EQUIVALENTS (AUEs):

A. **Affordable Unit Equivalents (AUEs):** All new development shall be required to provide a certain number of affordable unit equivalents (AUEs), as outlined in this chapter. To encourage the provision of smaller more affordable units, the cumulative total square footage required decreases for smaller units and increases for larger units.

B. **AUE Defined:** "AUE" is defined as a "two (2) bedroom unit with nine hundred (900) square feet of net livable space, measured exterior wall to exterior wall". Multiple smaller units together may constitute one AUE, or fewer larger units, according to the conversion in subsection C of this section.

C. **AUE Conversions:**

1. **Dormitory unit:**

- a. Minimum size = 150 square feet per bed
- b. 1 AUE = 5 beds (1 bed = 0.2 AUE)
- c. Example: 8 AUEs = 40 beds

- (1) $8 \times 5 = 40$, or
- (2) $8 \div 0.2 = 40$

2. **Single room occupancy (SRO) unit:**

- a. Minimum unit size = 275 square feet
- b. 1 AUE = 2.75 units (1 unit = 0.3636 AUE)
- c. Example: 8 AUEs = 22 units

- (1) $8 \times 2.75 = 22$, or
- (2) $8 \div 0.36 = 22$

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Note: Management reserves the right to change any specifications at any time. This is only a general representation of this project and not indicative of future changes to models, dimensions and amenities that may occur at any time.

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FIRE ZONE / ZONE INCENDIARIA

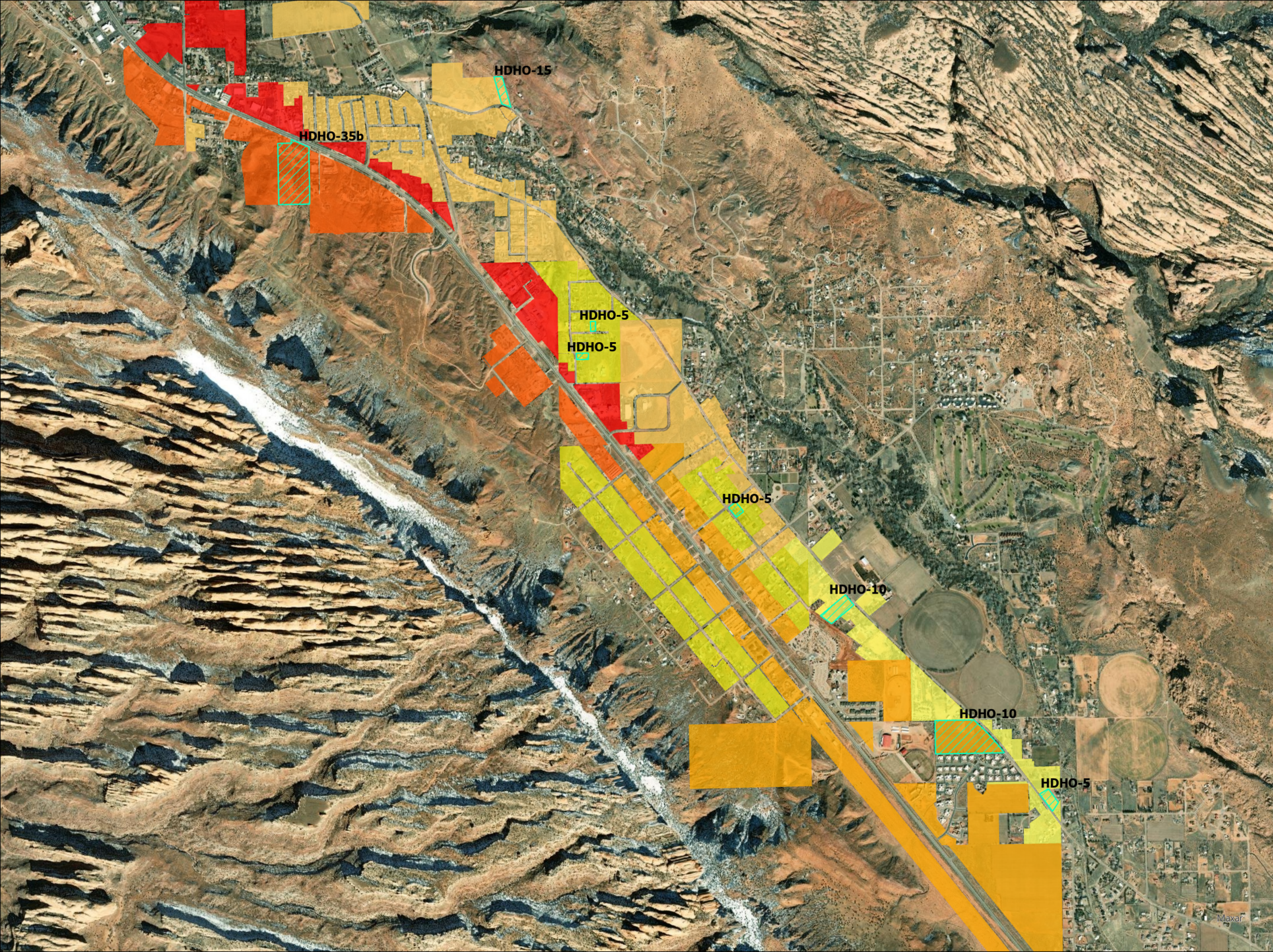


Rendering of Legacy Village Tiny Home Park









High Density Housing Overlay Eligible parcels & Approved projects

HDH Density

- HDH35
- HDH35b
- HDH25
- HDH15
- HDH10
- HDH5

- Approved HDHO

ENVISIONING GRAND COUNTY:

LAND USE PLANNING PUBLIC WORKSHOP

Grand County is hosting a Public Workshop and Land Use Planning Scenario Exercise. Join us as we continue to update the General Plan and strategize future land use possibilities for our Valley. Comments and feedback are welcomed and encouraged. Refreshments will be provided.

Thursday, March 3rd
4:00pm - 6:00pm

Outdoors at Moab City Sun
Court (Next to Star Hall on
Center Street)

Land use presentation will occur at
5:00pm

Please direct further questions to
planning@grandcountyutah.net

