

****PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON & VIRTUALLY****

**JOINT PC & CC WORKSHOP
 Land Use Analysis**

Join via Zoom with Meeting ID: **857 8634 5945** Password: **243602**

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

<https://us02web.zoom.us/j/85786345945?pwd=Q1FKbXNOK21PRGxIQWxvVFINS Hd3Zz09>

Send written comment to planning@grandcountyutah.net or call 435-259-1368.

Type of Meeting:	Joint PC & CC Workshop
Facilitator:	Chair Emily Campbell
Attendees:	Planning Commissioners, County Commissioners, staff and interested citizens

2:30 PM

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

Joint PC and CC Workshop	Land Use Analysis	<i>Staff</i>
	1) Status & public outreach	
	2) Scenarios (assumptions & method)	<i>SCJ Alliance</i>
	3) Data & feedback (interviews, Factbook, workshops)	<i>(Bill Grimes)</i>
	4) Locations and neighborhood planning next steps	<i>Grimes)</i>

4:00 P.M.

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

ADJOURN

Land Use Planning

grandcountyconnects.com



Agenda

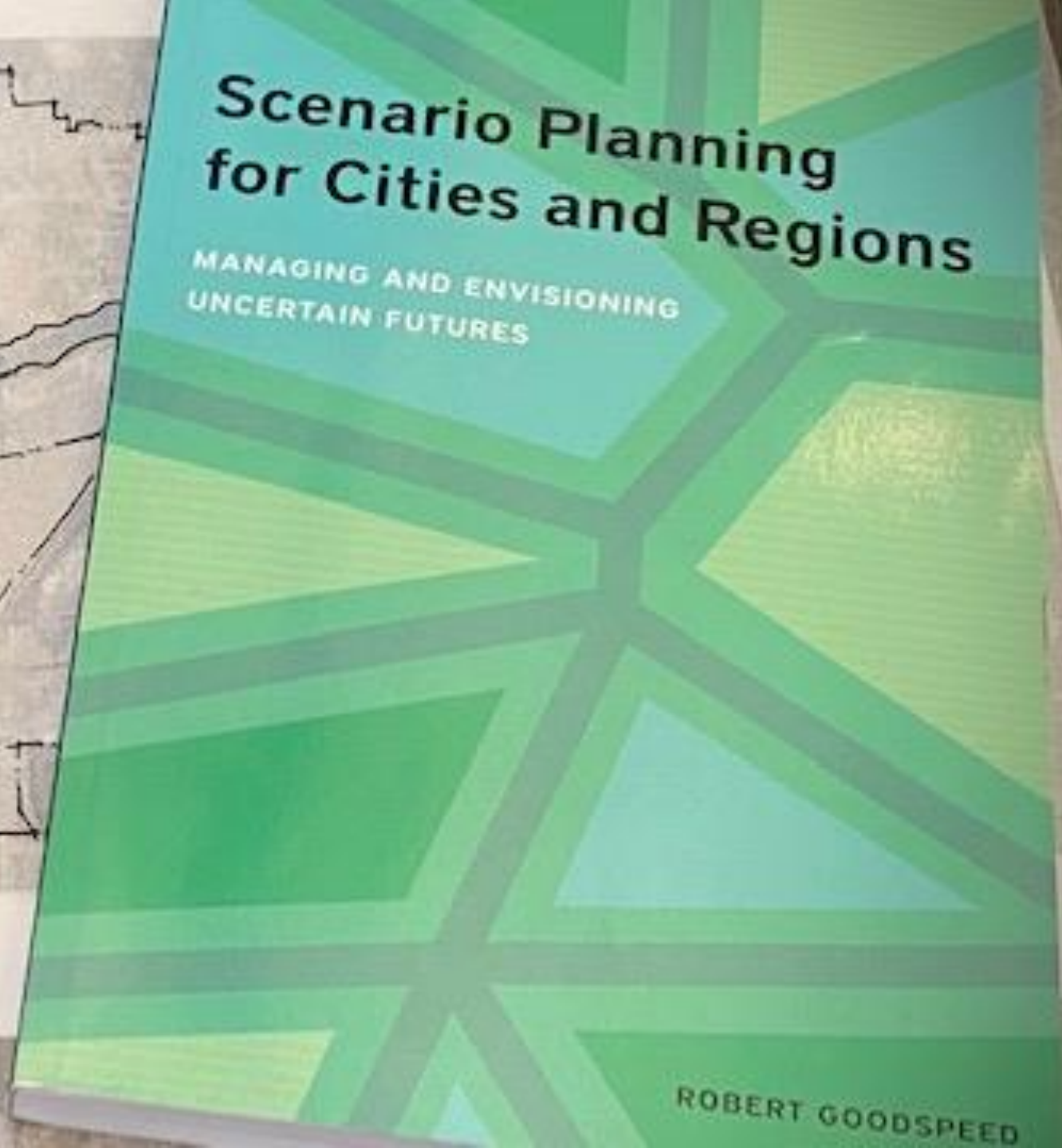
Status and public outreach

Scenarios (assumptions, method)

Data and feedback (interviews, FactBook, workshops)

Land use focus and descriptors

Locations and neighborhood planning next steps



Scenario Planning for Cities and Regions

MANAGING AND ENVISIONING
UNCERTAIN FUTURES

ROBERT GOODSPEED

Grand County Context

- 96% land in public ownership
- Federal, state and tribal jurisdiction
- Resource-based economy
- Tourism-based economy
- Water scarcity
- Climate change vulnerability

LIMITED CONTROL!



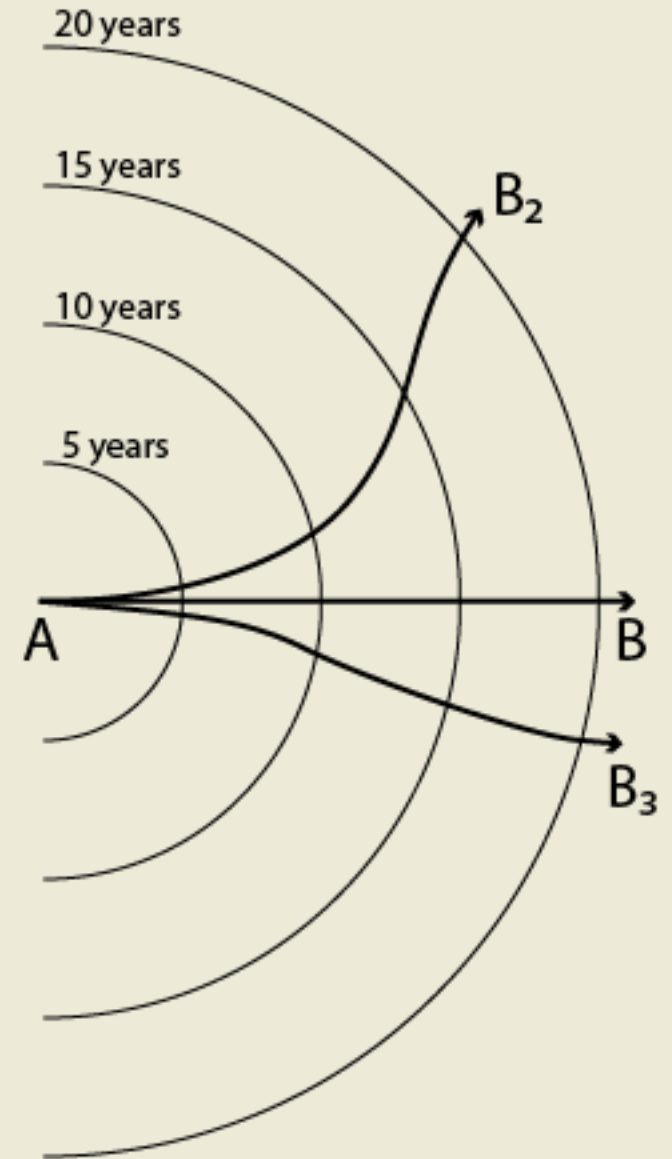
Conditions vs. Choices

- Recognizes influences the county cannot control
 - Shifts focus on conditions to which the county must respond
 - Recasts choices to respect shifting, uncertain conditions
 - Applies values from vision to develop response for each scenario
-



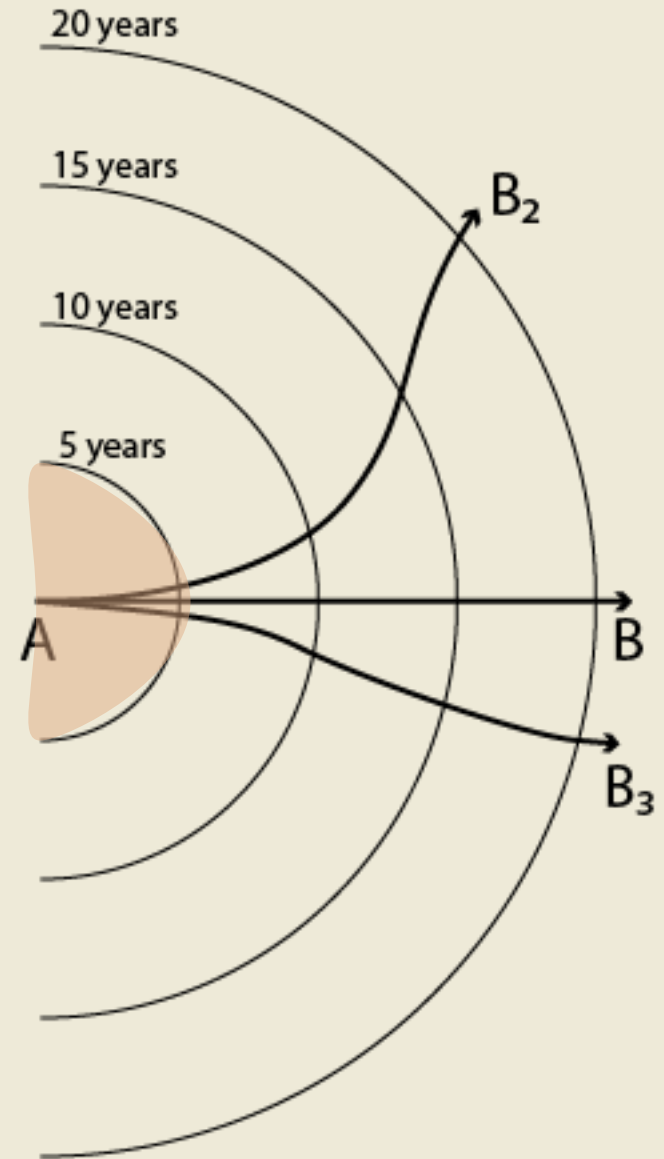
Scenario-Based Planning

- Anticipating surprises
- Expecting different outcomes
- Testing different variables
- Planning for 20 years, in increments



Scenario-Based Planning

- Anticipating surprises
- Expecting different outcomes
- Testing different variables
- Planning for 20 years, in increments
- Aligning policy in first five years
- Implementing and monitoring



Fact Book

Context
Characteristics
Issues
Values



Community Fact-Book

Grand County, Utah



Jurisdictional Context

Home to an abundance of natural lands, a national park, rivers, and mountain ranges, Grand County includes many agencies with varying levels of jurisdiction and land ownership. Notably, the County consists of 96% public land, or more than 1.7 million acres, restricting development while also offering opportunities for outdoor tourism, recreation, resource extraction, farming, and rangeland grazing. Five jurisdictions are administering these public lands:

1. National Park Service
2. Bureau of Land Management
3. US Forest Service
4. School and Institutional Trust Land Administration;
5. Utah State Parks

There are other public agencies in the County to

Table 1. Land Ownership in Grand County

Landowner (Agency)	Acres	% of County
Bureau of Land Management (BLM)	1,563,431	66.3%
Dept. of Natural Resources (DNR)	26,896	1.1%
Dept. of Defense (DOD)	2,535	0.1%
National Park Service (NPS)	76,470	3.2%
Private	102,598	4.4%

Key Takeaways: Policy Context

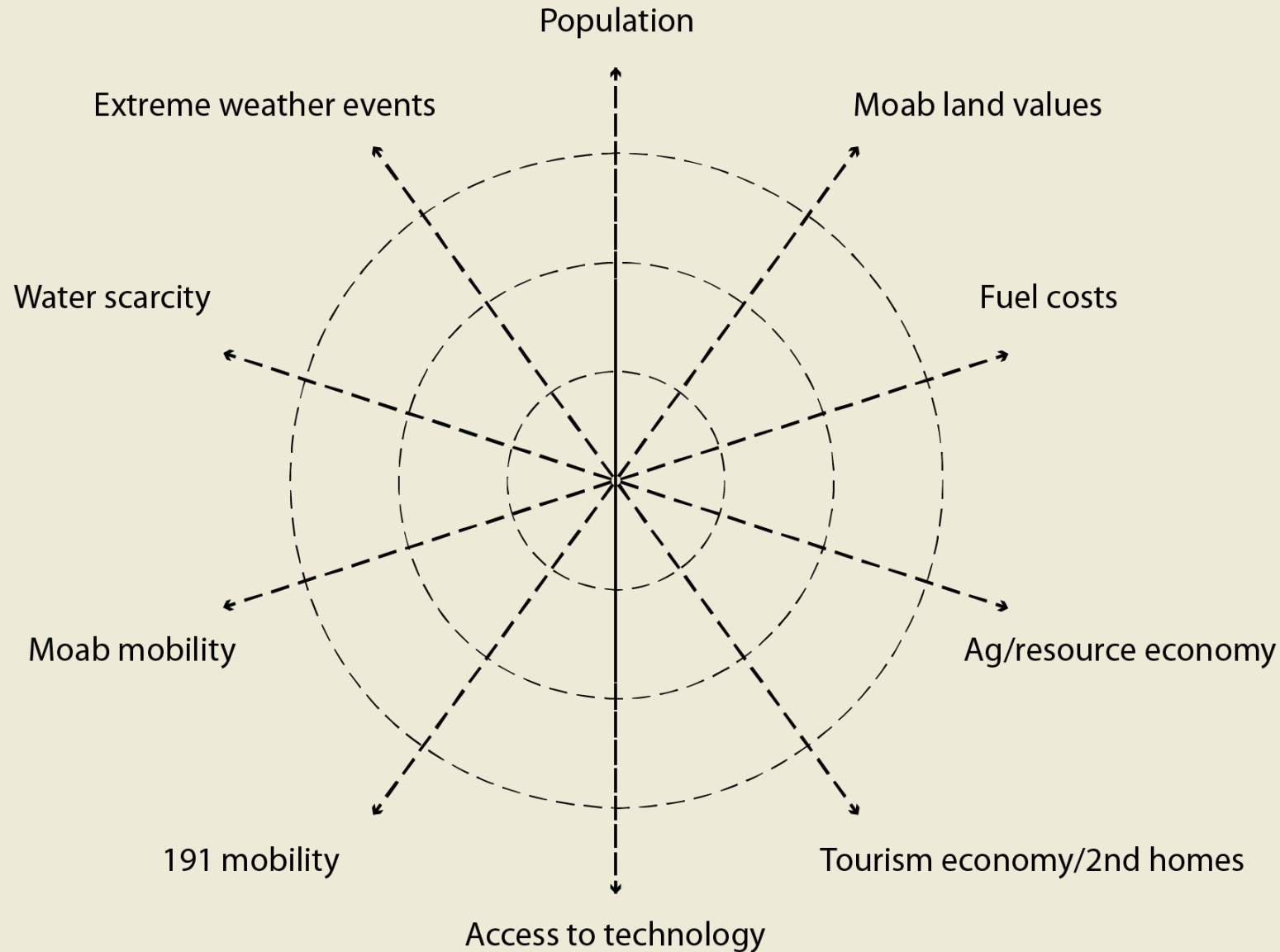
Efforts throughout Grand County for planning have focused primarily on the availability of resources and services. The County has prioritized planning for water since it is a valuable resource in its arid context, and as demand continues to grow as the region grows. Planning efforts have also looked extensively at the availability of transportation and how to expand active transportation in the area. A clear gap in the policy framework is an accompanying action plan that provides clear direction for the County to achieve the goals and policies presented in the General Plan and for the land owned by other entities such as federal and state.



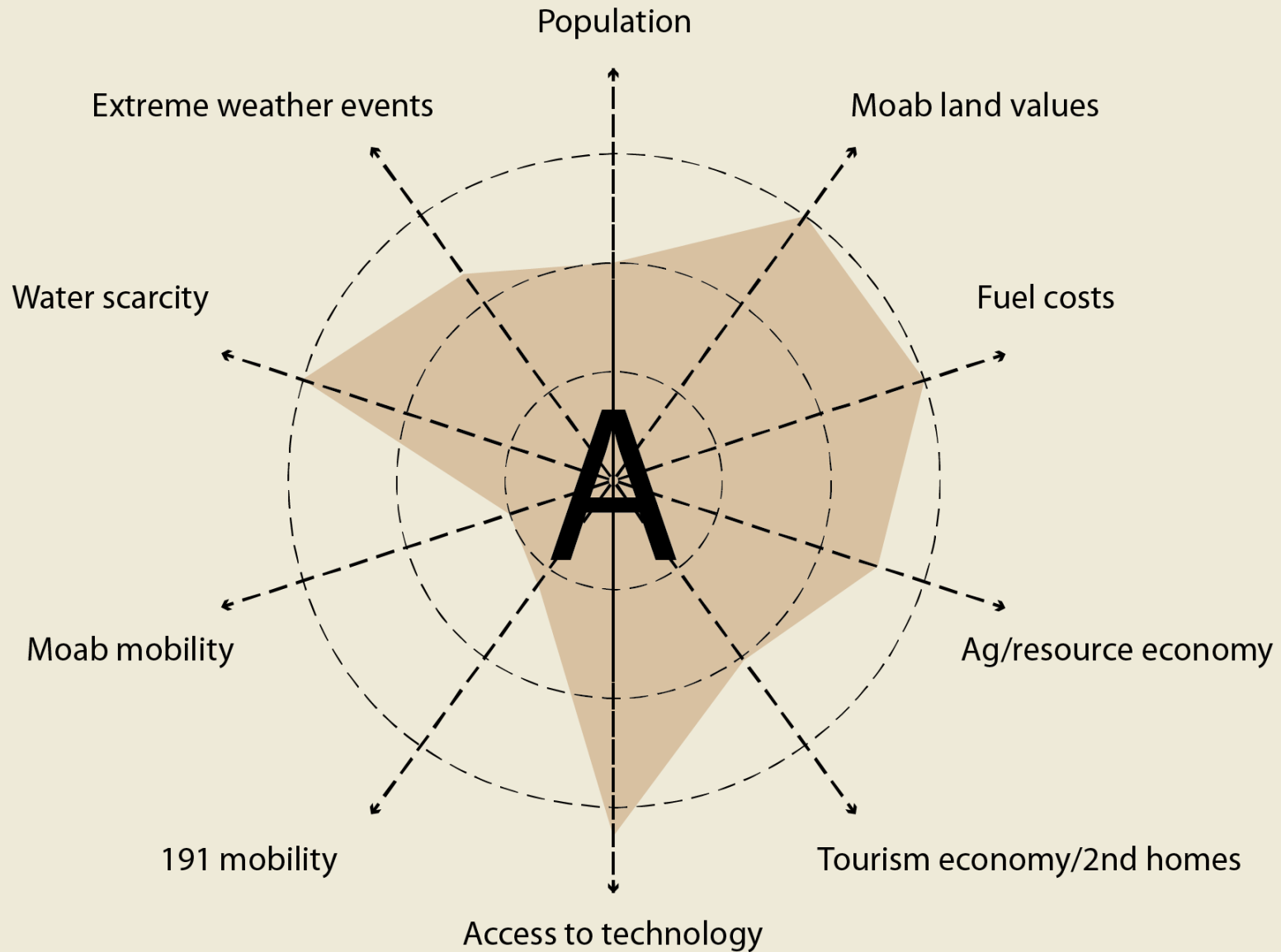
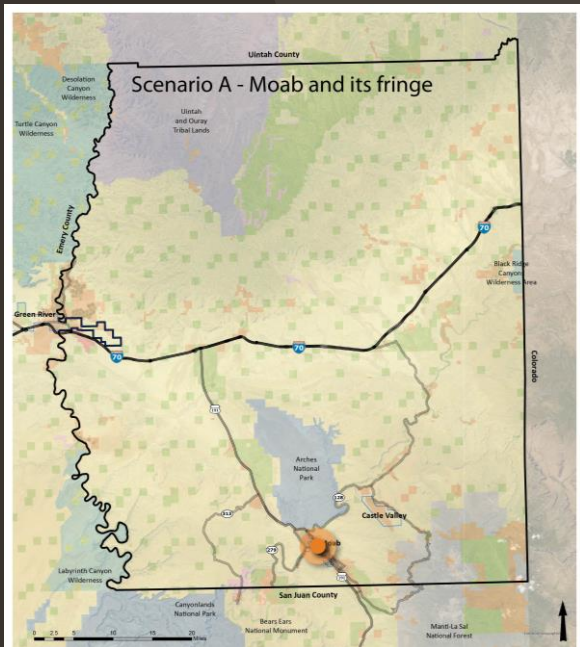
SCJ ALLI



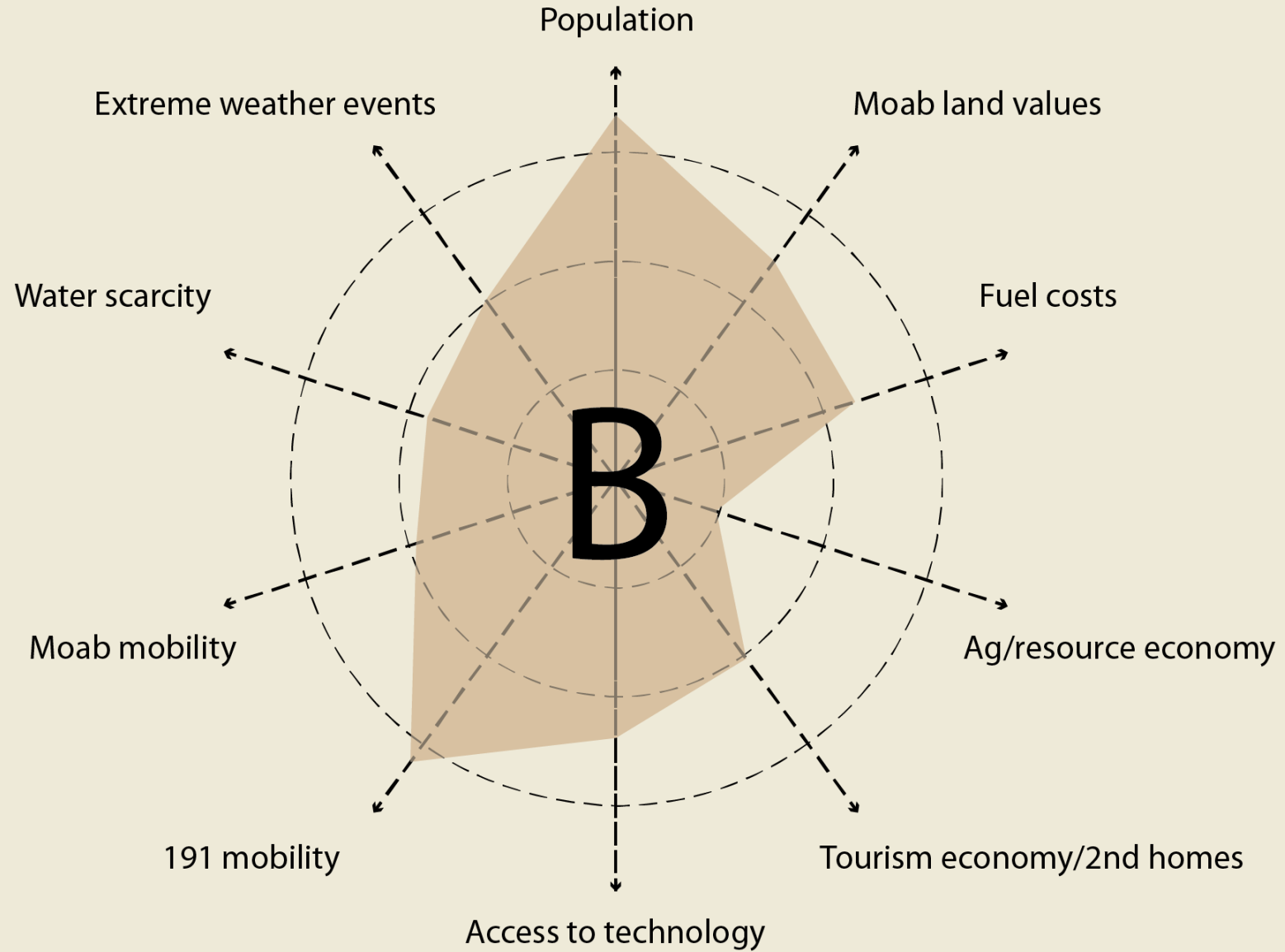
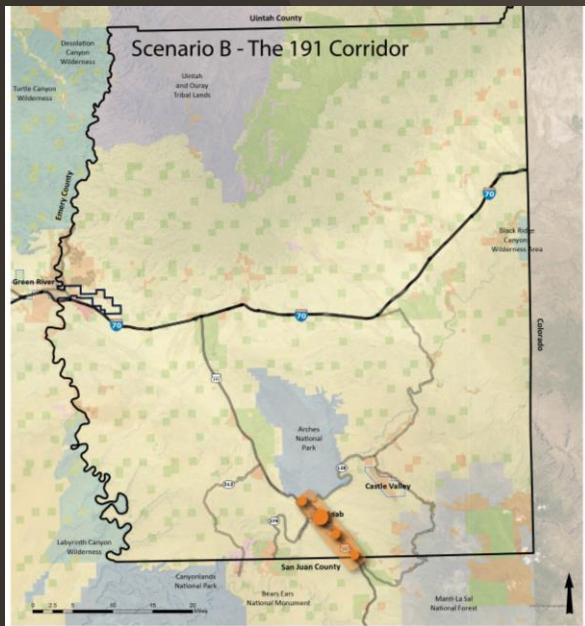
The things which matter



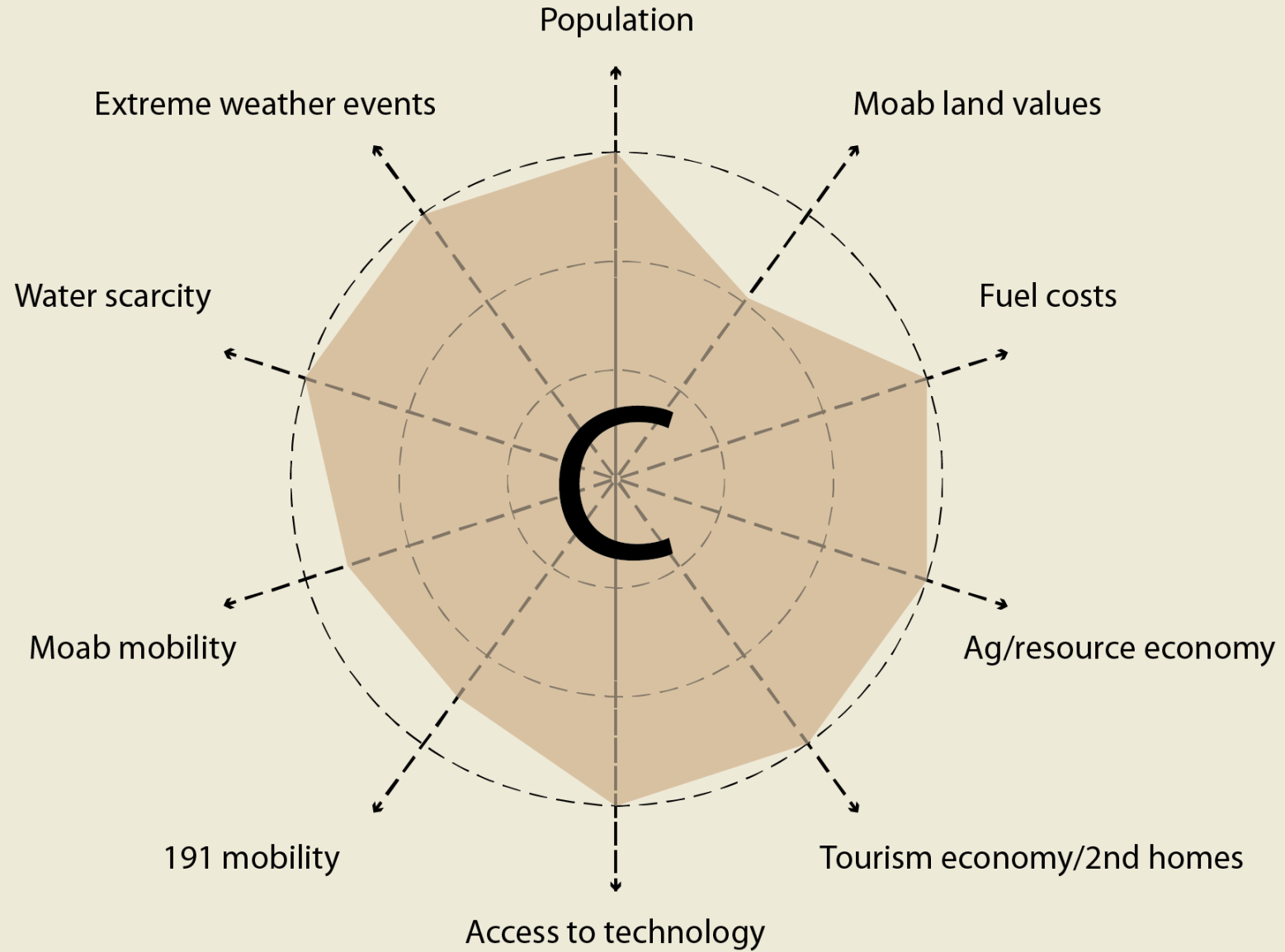
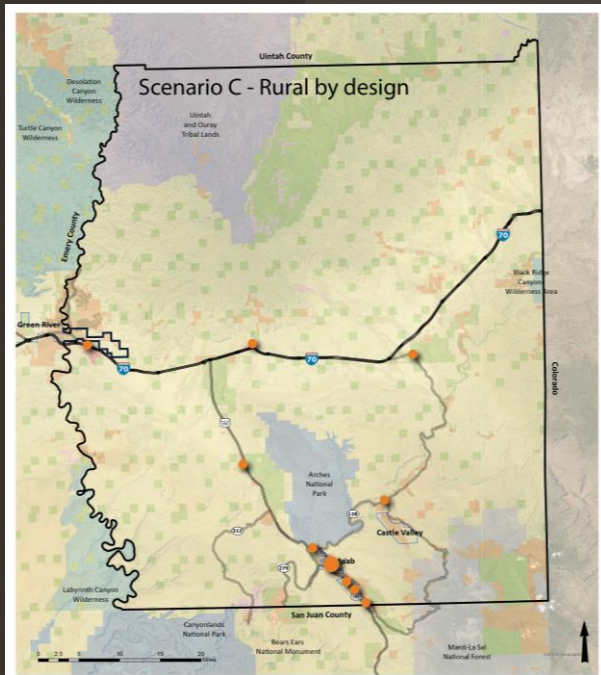
Scenario A: Moab and its Fringe *Conditions*



Scenario B: The 191 Corridor *Conditions*



Scenario C: Rural by Design *Conditions*



Land Use Patterns

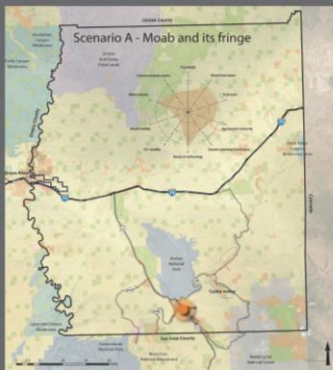
Dear Committee Member:

As you're aware, the Grand County General Plan provides a diverse set of policies, coordinated in support of an overall vision. But as new challenges emerge, it's important to revisit the plan's policies, considering how land use patterns may help address those challenges. This worksheet asks you to evaluate three land use diagrams or "scenarios," identifying how each may address community goals, issues and needs – and how they might shape land use policies for the updated General Plan.



Scenario A: Moab and Its Fringe

This scenario concentrates future growth within Moab and in those areas already characterized by urban development. It implements a "grow up, not out" philosophy, tailored to fit the metro area and acknowledge existing infrastructure investment and programmed projects. It recognizes that much of Spanish Valley is already platted, but prioritizes investing in water and transportation infrastructure for projects near the center of Moab's urban area.



- Advantages**
- Greater services efficiency
 - More transportation alternatives
 - Reinforces urban/rural edge
- Service Implications**
- Uses and builds on existing transportation infrastructure, including the possibility of public transportation
 - Uses existing utility infrastructure, with efficiencies for system design, cost, and delivery
- Drawbacks**
- Increased land values in and near city
 - Constrained land use choices
 - Land use compatibility concerns
 - Reliance on housing assistance

Scenario B: 191 Corridor Nodes & Neighborhoods

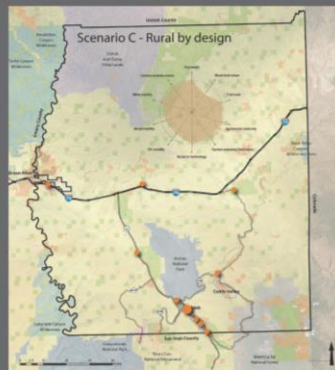
This scenario anticipates continued development in Spanish Valley but organizes incremental urbanization with a pattern of "nodes and neighborhoods" (with Moab being the largest). The 191 corridor and Spanish Valley Road would define areas of highest intensity, with nodes appearing at prominent intersections and providing a compact arrangement of local services.



- Advantages**
- Greater services efficiency
 - Some transportation alternatives
 - Enhances housing choices
 - Reinforces urban/rural edge
- Service Implications**
- Uses and builds on existing transportation infrastructure, including the possibility of public transportation
 - Uses existing utility infrastructure, with efficiencies for system design, cost, and delivery
- Drawbacks**
- Limits next generation land use choices
 - Compatibility concerns
 - Moab's prominence diminished

Scenario C: Rural by Design

This scenario also anticipates development in Spanish Valley, but organizes it in ways to facilitate and encourage rural lifestyles. It values farming as a critical component of local land use, economic diversity, and community character, aligning development in ways sensitive to the valley's rural essence.



- Advantages**
- Clustered services and new systems
 - More transportation alternatives
 - Maximized land use/housing diversity
 - Enhanced community identities
- Service Implications**
- Uses and builds on existing transportation infrastructure, facilitating public transportation and non-motorized travel
 - Concentrates existing utility infrastructure and consolidates new systems, with efficiencies for system design, cost, and delivery
- Drawbacks**
- Tenuous market support today
 - Reliance on 191 corridor
 - Moab's prominence diminished

land and water resources in Grand County are scarce, very simple, proposing strategies differing in spatial patterns. Each describes associated trade-offs, promises and reflecting objectives drawn from the general plan's

...the scenarios share the following similarities:

- ...that arid conditions favor development in areas that systems or have access to reliable wells.
- ...County's composite constraints, directing development in areas with fewer vulnerable or hazardous
- ...development on publicly-owned land.
- ...each favors more compact growth patterns over
- ...consistent with overall general planning policy.
- ...access to recreation areas and national or state
- ...community identities.
- ...balance land use and transportation planning of their interdependence.
- ...economic and fiscal resiliency, suggesting most easily supported within the county's
- ...of contexts.
- ...offering these scenarios to foster discussion, for what the plan now expresses in words.
- ...to evaluate how policy objectives – land use
- ...to benefit the long-term future of Grand

to get familiar with each scenario as you decided here. Thanks again for your service!

John Guenther
Planning and Zoning Director, Grand County UT

Basic Questions

Consider the scenarios on the other side of this worksheet to answer the questions below. For reference, the orange dots on the scenario diagrams represent concentrated areas of development. Orange shading indicates a more suburban, semi-rural pattern.

Let's Evaluate

Take a look at the table below and indicate how you'd expect each scenario to perform regarding the listed criteria, using a scale where 1 = "Least optimal" and 5 = "Most optimal." Note we've provided a "Consultant's Take" column for comparison purposes. Your responses may very well differ from ours. Extra credit: add your thoughts in the "Why" column!

Criterion	Scenario A (Moab/fringe)		Scenario B (191 corridor)		Scenario C (Rural design)		Why?
	Your Take	Consultant's Take	Your Take	Consultant's Take	Your Take	Consultant's Take	
Q1 - At first blush, which scenario appears to be the best fit for Grand County's future?							
1. Economic vitality	4	3	4	4	2	4	OUR ECONOMY IS TOURISM CENTERED ON THE VALLEY
2. Economic diversity	3	3	4	4	4	4	DITTO - THUS MOVING OUTWARD = DIVERSITY
3. Fiscal sustainability	5	4	4	2	3	4	TOWN WILL RETAIN TOURISM
4. Environmental sensitivity	5	4	2	2	2	4	WHEN YOU EXPAND - THE ENVIRONMENT WILL PAY.
5. Water conservation	5	5	2	2	2	4	THE VALLEY HAS H2O.
6. Housing affordability	2	1	5	4	4	4	SPANISH VALLEY GIVES US GREATEST OPTIONS FOR AFFORDABLE HOUSING
7. Transportation options	5	4	5	1	1	5	THE SHUTTLE + TOWN = MOST TRANS. OPTIONS.
8. Community feel	4	4	2	2	5	4	I THINK TOWN + CV + THOMPSON = COMMUNITY
9. Cultural sensitivity	4	4	2	4	2	4	AS WE EXPAND, NOT SENSITIVE TO EXISTING CULTURES

SCENARIO C - I THINK THAT OUTLYING COMMUNITIES WILL PROVIDE AMENITIES NOT FOUND IN THE VALLEY.

Q2 - Why did you select this scenario? What are some of the characteristics that best serve community needs?

OUTLYING COMMUNITIES WILL PROVIDE SOLITUDE, RURAL FEEL, SEPARATION FROM TOURISM + PROXIMITY TO RECREATION, ETC.

Q3 - How can your preferred scenario be made even better?

WE WILL HAVE TO LOOK @ RESOURCES FOR STRATEGIC GROWTH FOR THESE COMMUNITIES (H2O, SERVICES) + BUY-IN

Q4 - What aspects of the other scenarios do you consider attractive for Grand County?

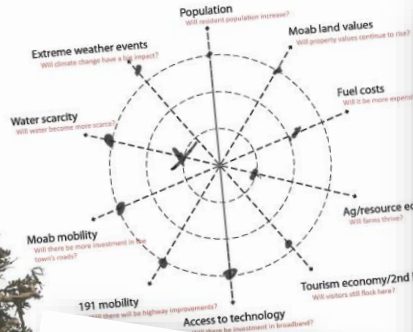
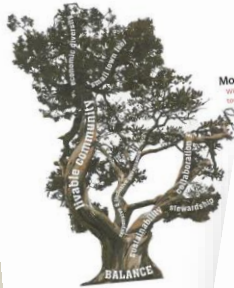
(A) EFFICIENCY (I LIKE THAT EVEN THOUGH I APPRECIATE RURAL CHARACTER.)

(B) MORE HOUSING FOR OUR WORKFORCE.

March 3 worksheets

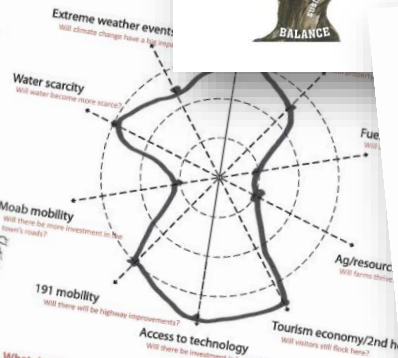
Land Use and Level of Service Study Grand County

The Juniper is at home in Grand County's environment, adaptable to arid conditions, long-living, and a symbol of the area's culture, people, and history. Here, it also summarizes community values.



Land Use and Level of Service Study Grand County

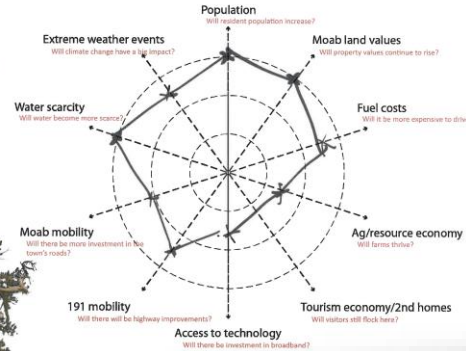
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What do you predict for Grand County's future?
Take a few moments, grab a Sharpie, and consider how these variables may change over the next 10 to 20 years. Given what you expect, how can we best manage land development to suit those future conditions?

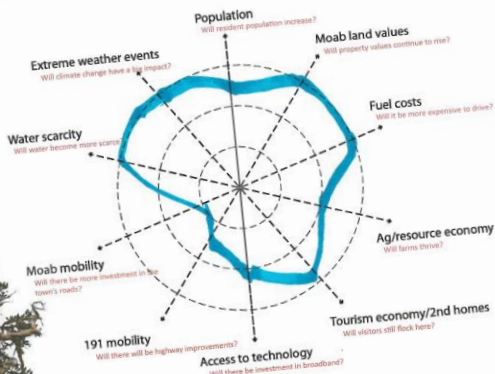
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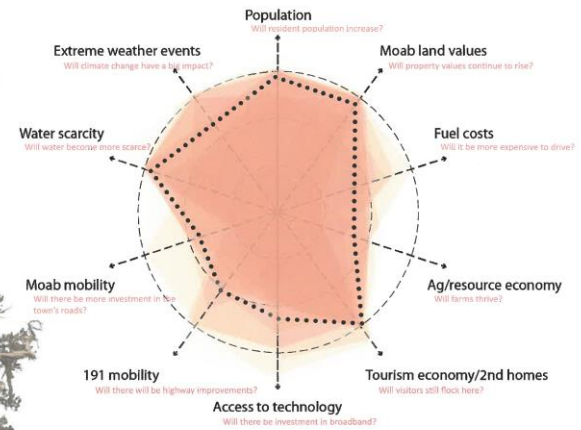
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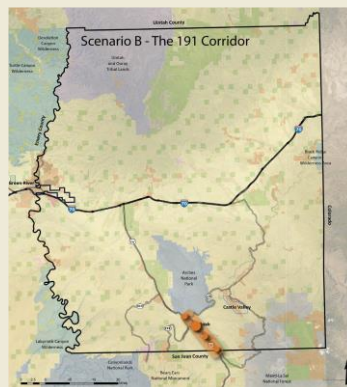
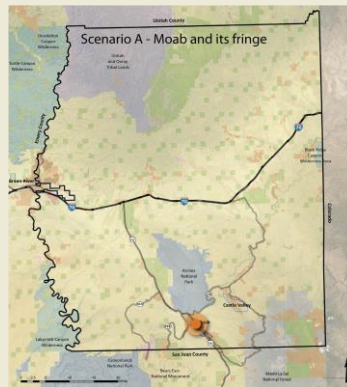
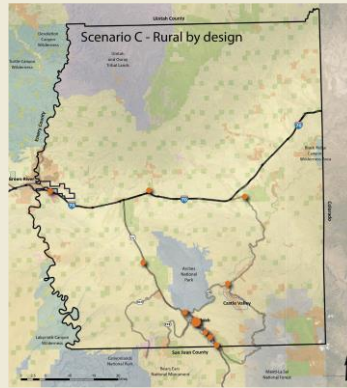
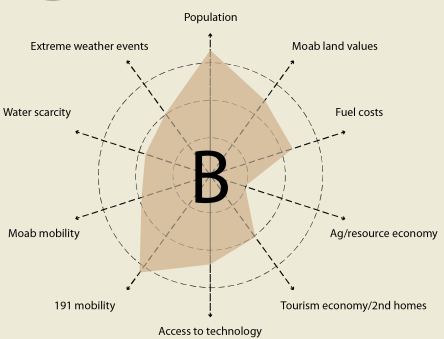
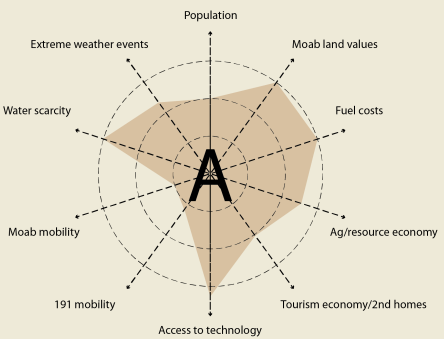
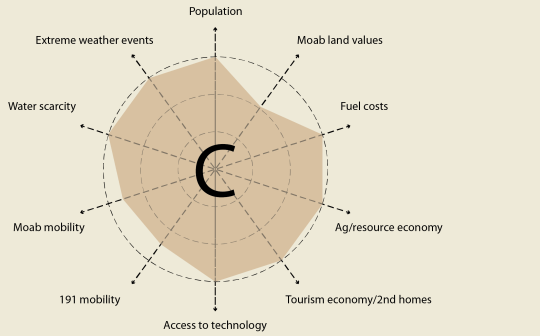
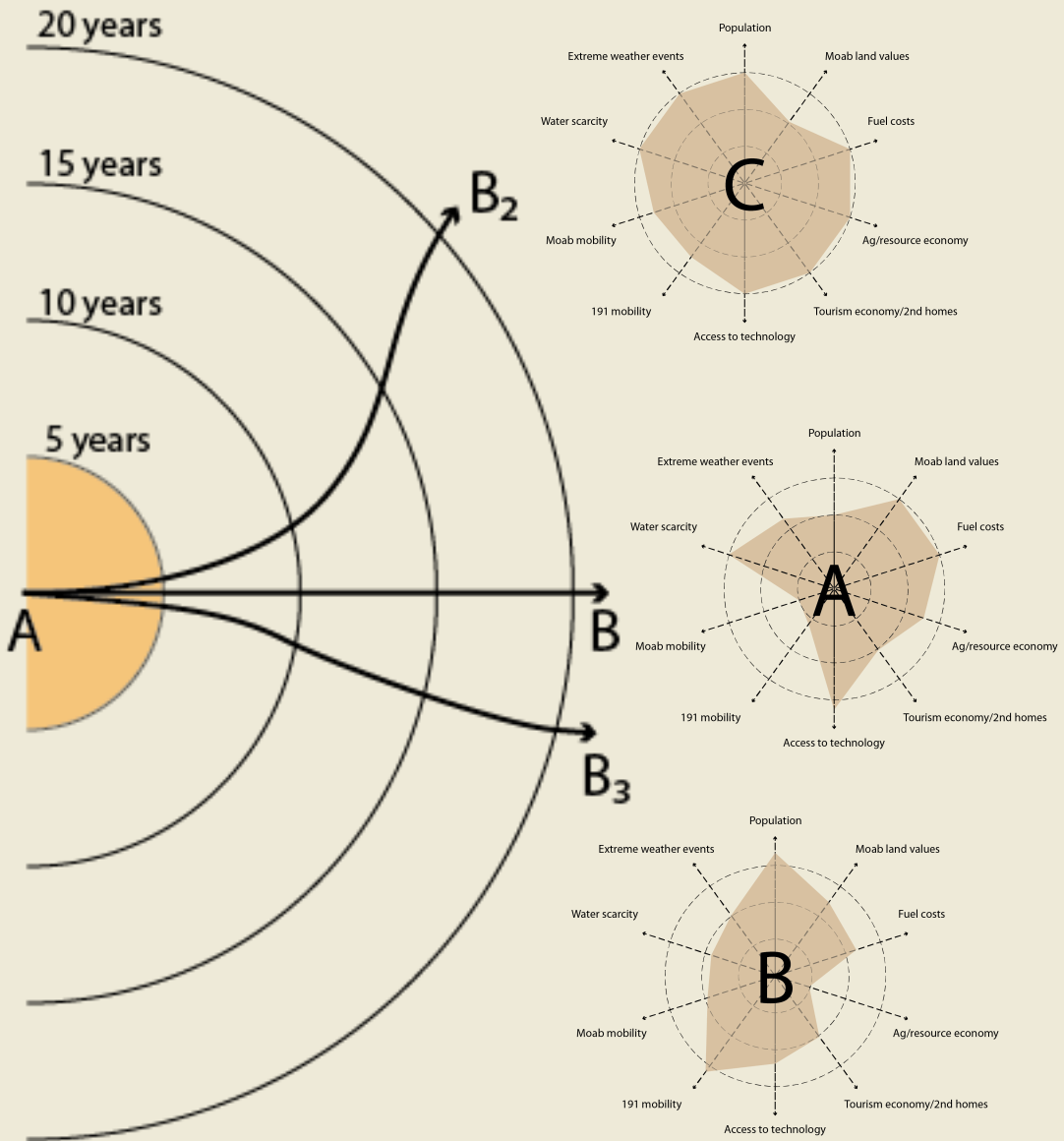
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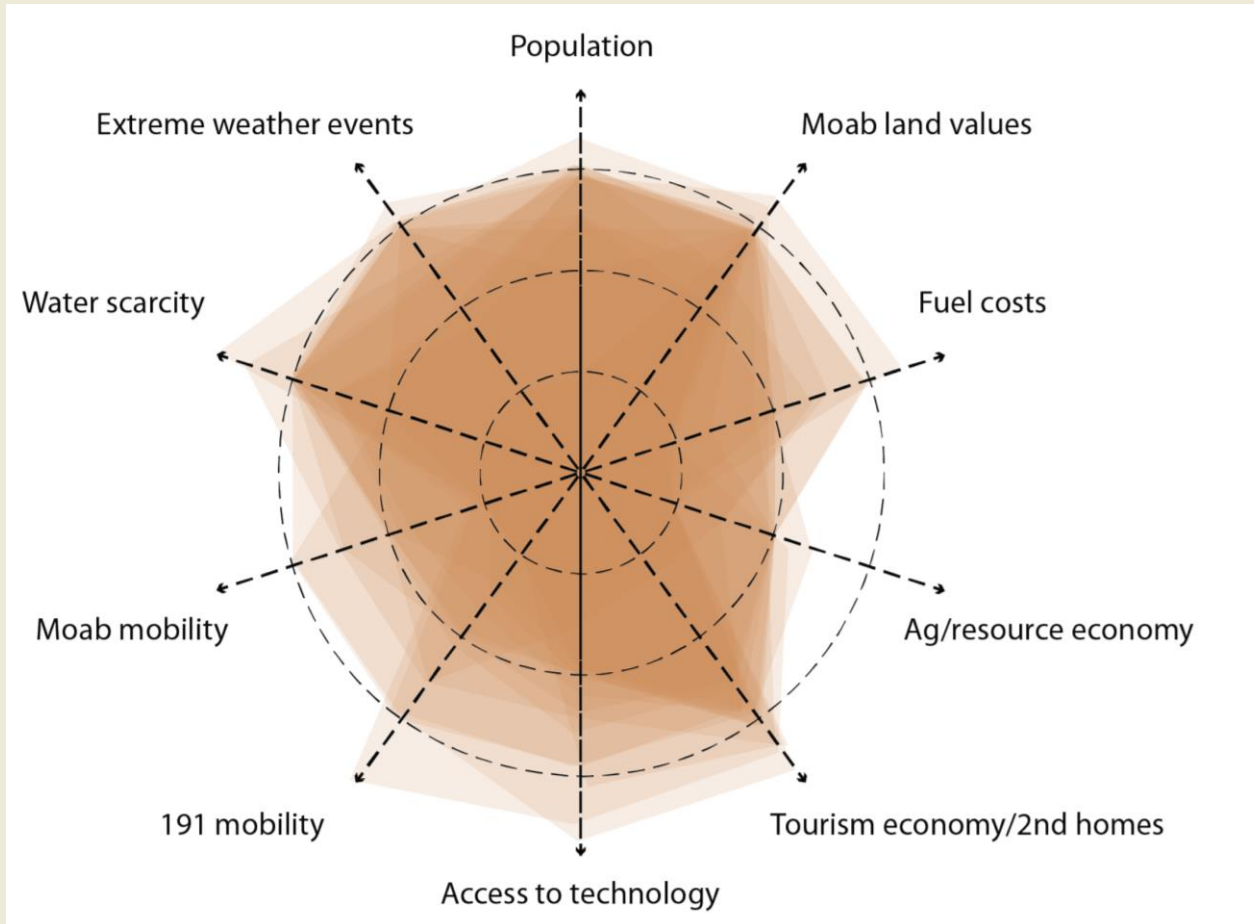
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Direction

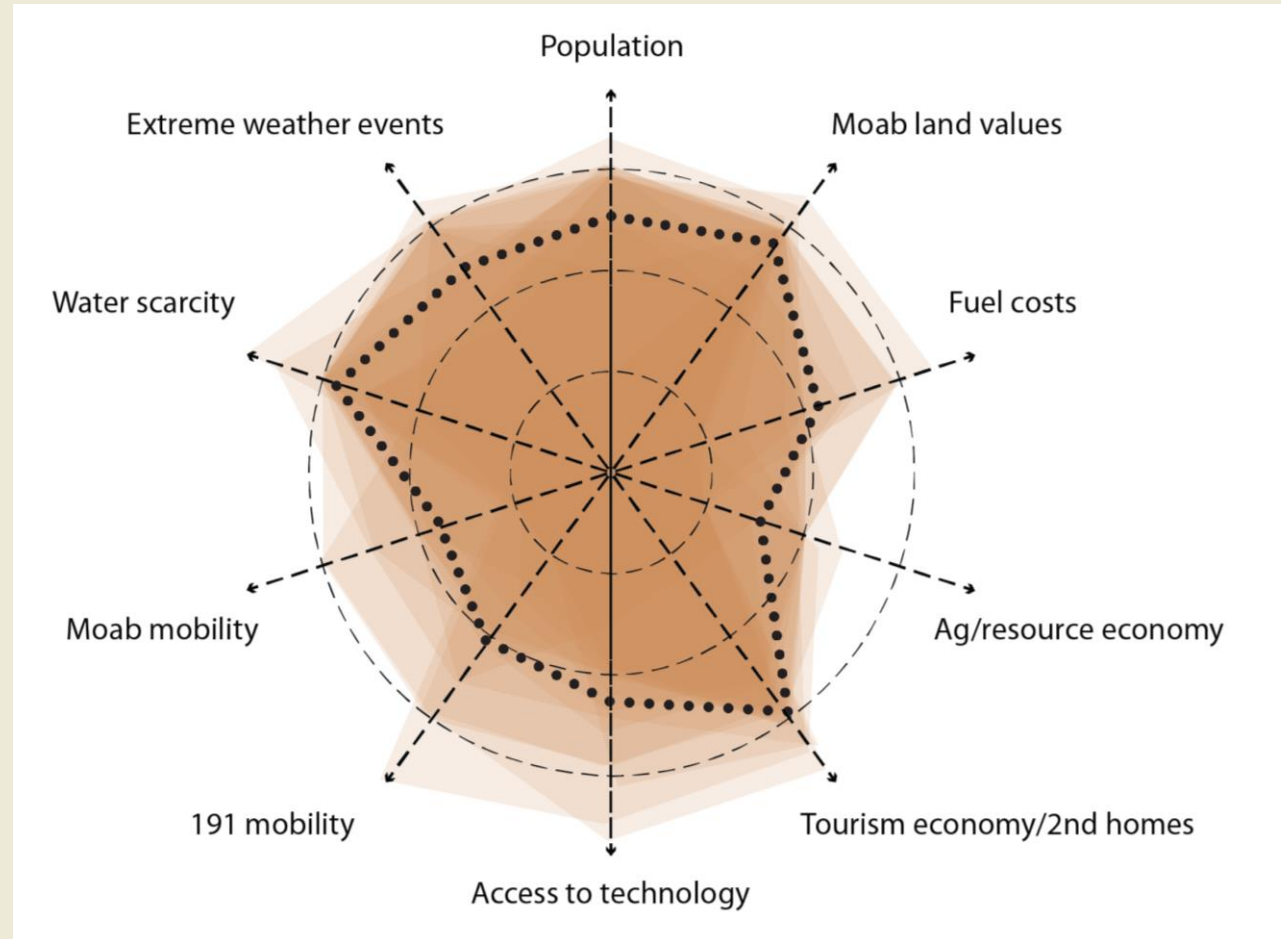


The future we expect
The future we want
Policy to close the gap

Overlay

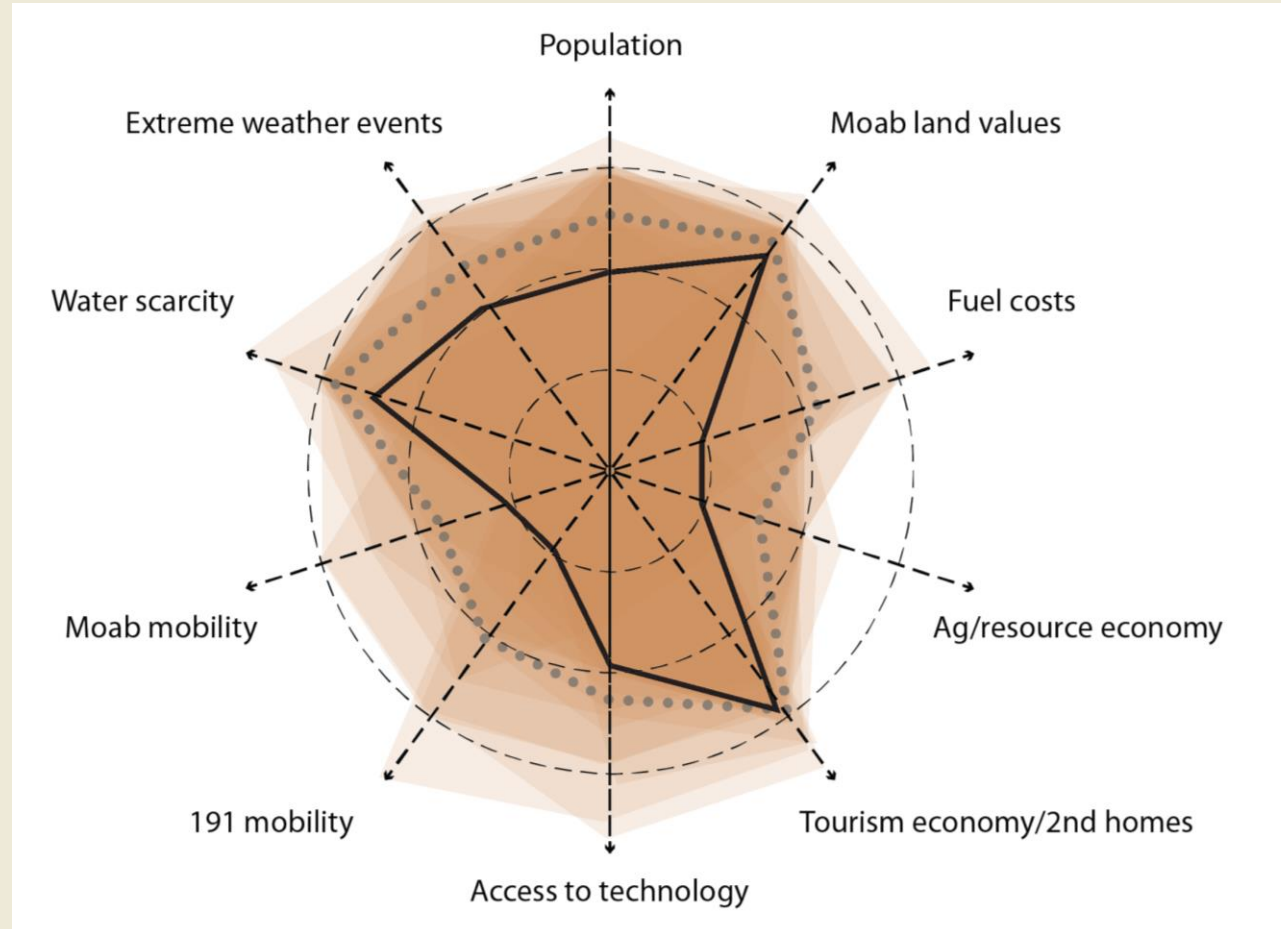


Overlay with Mean



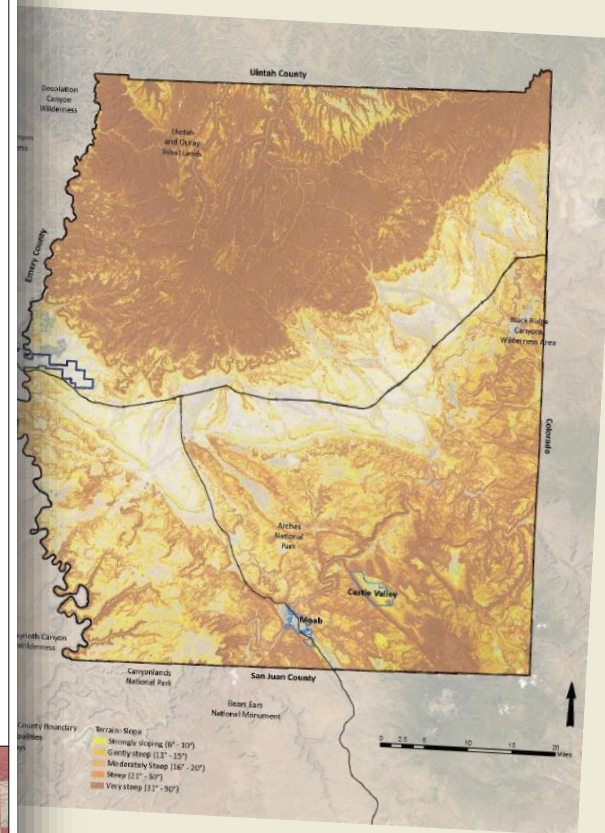
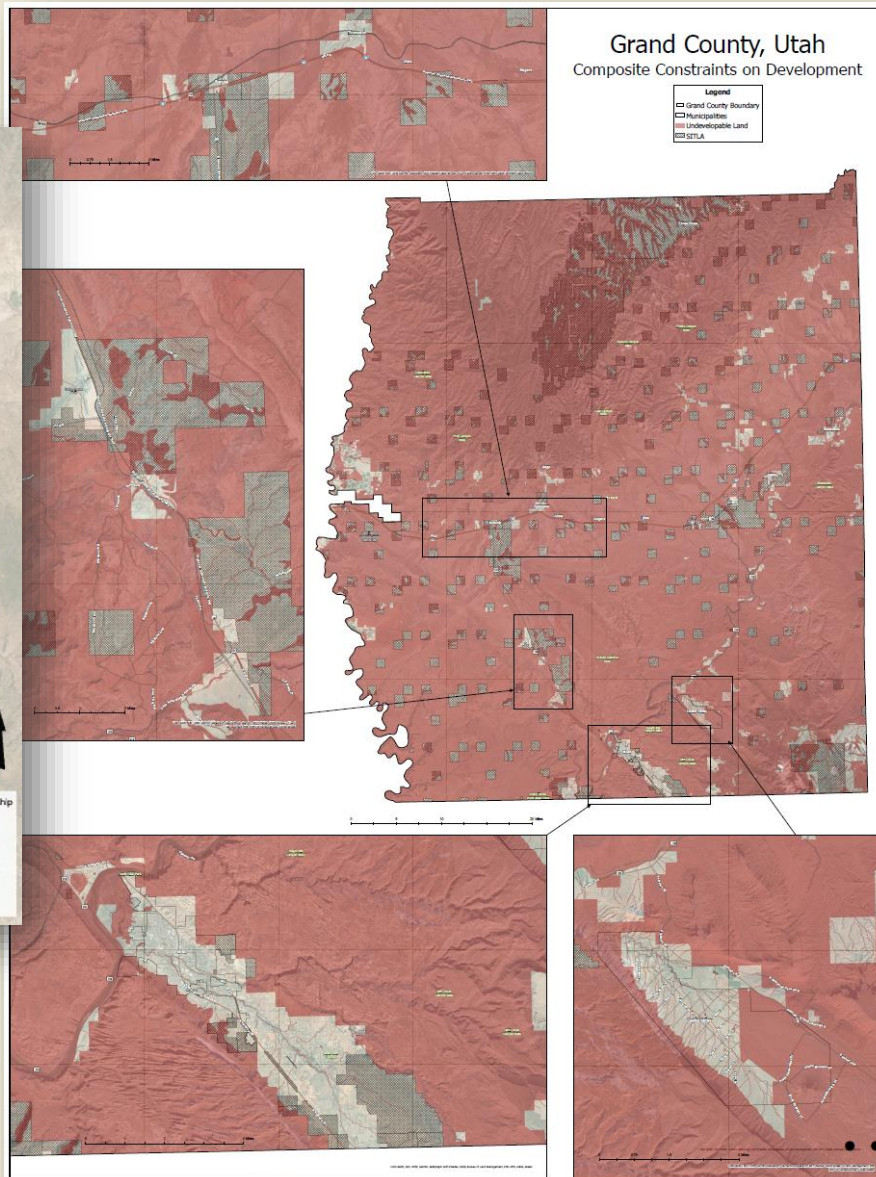
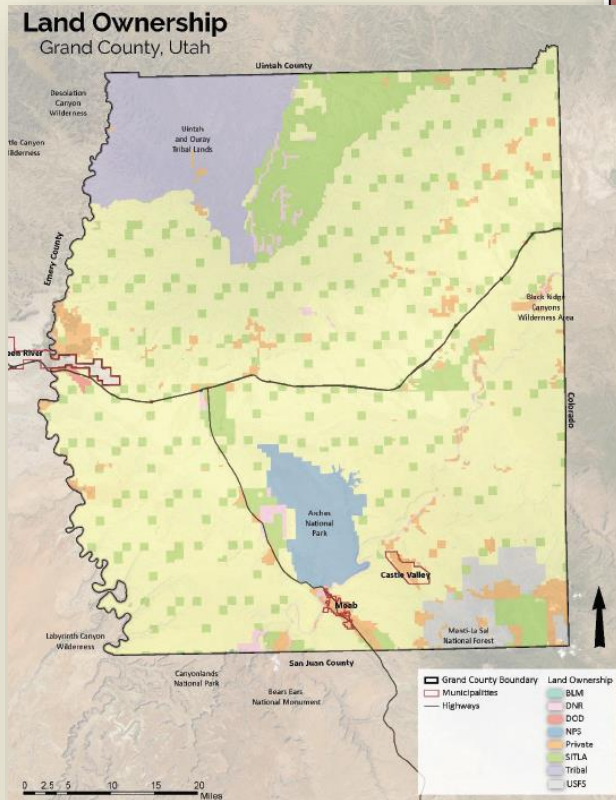
Overlay with Consensus

Land
Tourism
Water
Weather
People



Fuel
Ag/resource
Mobility

Constraints



Preferred Scenario

Moab-centric
Spanish Valley development
Mill Creek node
Spanish Trail node
Thompson Springs node
Castle Valley node



About Character

Moab-centric



DRAFT

About Character

Spanish Valley development



About Character

Mill Creek node

DRAFT

About Character

Spanish Trail node

DRAFT

About Character

Thompson Springs node

DRAFT

About Character

Castle Valley node

DRAFT

LOS and Tiered Service Areas

	Service type	Locations
Tier 1	Water and sewer	Moab and fringe Spanish Valley w/in sewer service area
Tier 2	Water	Spanish Valley w/in water service area Castle Valley Thompson Springs Green River
Tier 3	Rural	Cisco Airport/Giants Balance of unincorporated county

Policy & Zoning Implications

191 corridor & split zones

Overlays

Transportation design

Housing type

Neighborhood Planning

Issues

Scope

Pace

Nuance

Governance

DRAFT

Land Use Planning

grandcountyconnects.com



GRAND COUNTY
Planning Commission
Monday, April 25, 2022
4:30 P.M. Regular Meeting

****PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON & VIRTUALLY****

REGULAR PC MEETING:

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 435-259-1368.

Type of Meeting: Regular PC Meeting

Facilitator: Chair Emily Campbell

Attendees: Planning Commissioners, interested citizens, and staff

4:30 PM

Regular Meeting

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

Action Item
 (Administrative) 1) Approval of Meeting Minutes from April 11, 2022 *Chair*

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

3) Article 3.3.2 Accessory Dwellings code update draft language *Staff*

4) Addressing the illegal camping situation: brainstorm session:
 a) Solutions for short term campers (tourists) *Staff*
 b) Solutions for long-term, seasonal workers

5) Draft language for long-term campark (Housing B) *Staff*

Future Considerations

- 6) Public Open House on Future Land Use **April 27th & 28th** *Staff*
- 7) Scope of work from BAE

5:30 PM

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

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, April 11th, 2022 at 4:30pm

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

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

YouTube recording of the meeting can be viewed at https://youtu.be/D_aqSMlln2w Recordings archived at www.grandcountyutah.net/AgendaCenter.

In attendance:

Commission Chair Emily Campbell, Commissioner Rick York, Commissioner Makeda Barkley, Commissioner Bob O'Brien, Commissioner Trisha Hedin, , Planning Director John Guenther, Planner Jenna Gorney, Lauren Booker, Vista

Absent

Commissioner Steve Evers, Commissioner Mancuso

Commissioner Campbell calls the meeting to order at 4:31pm

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

Ex Parte Communication and Conflicts of Interest - None

Action Items (Administrative):

1. Approval of meeting minutes from March 28th, 2022

- Edits suggested

Commissioner O'Brien moves to approve the minutes as corrected.

Commissioner Barkley seconds

All in favor - all

Approved

2. Planning Commission Vacancy

- Josie Kovash was appointed to County Commission (previous Planning Commissioner)
- Staff directed to notice the vacancy
- Notice in this week's paper - deadline in Times Independent tomorrow.
- Also notice on Grand County Website and Grand County Connects

3. Discussion items:

County Commission update - Commission Liaison Trisha Hedin

- Josie Kovash now a County Commissioner
- Rezone of 4400 Spanish Valley Drive denied
- Still awaiting House Bill 82 to be reviewed by County Attorney

“Based on the language of the state legislature. Do we have the ability to regulate internal ADUs in the cases where a property already has an external ADU on site?”

- Noise reboot meeting - on hold at this time. Considering all reasonable options moving forward.
- Current discussions underway regarding Land Use Code updates and their prioritization
- April 19th meeting with Mark Stillson - informational water meeting

4. Staff Updates

- Lauren Booker is a new Vista added to the Planning Department
 - She will be working on outreach as well as an Age Friendly Plan (seniors, youth and post college)
- Another Vista on the way for the month of August - [Noelle Gignoux](#)
- a. Book Cliffs SAP is with SCJ for finishing, slated for public hearing at May 3rd County Commission (to be adopted as an appendix of New General Plan instead of amending 2012 GP).
 - Alternative approach to not change the 2012 GP but instead add the plan as part of the General Plan 2030
- b. LUC priorities approved by County Commission
 - i) Interim Resolution to be considered at May 3rd CC.
 - Regarding Housing
 - ii) BAE economics scope of work is being developed
 - Baseline study taking a look at housing and the application of Assured Housing, Demographics, OAO and references to Best Practices.
 - iii) ADU and Temp Use Sections to be adopted late May.
 - iv) Housing C (long term camping) will be next
- c. April 12th LUC and Land Use Analysis steering Committee mtg.
 - Unified Development Code - all departments to be included
- d. April 25th Joint PC/CC workshop on Land Use Analysis with SCJ
- e. April 27th & 28th Neighborhood Planning Meetings
 - To be held at GWSSA and the Grand Center
- f. April 20th - Town Boat Ramp meeting at Grand Center 4pm-6pm

5. Public Hearing to Consider and Solicit Public Comment on the General Plan Update 2030

- Public Hearing Opened at 5:19pm
- Review of redline recommendation items within the agenda packet
 - For full review of suggested edits and comments please visit the YouTube recording

- Staff Directive: Explicitly state a recognition of full time, part time and seasonal workers as top tier residents. Do so by adjusting the grouping of these workforces out of the tourist category and into the resident category as well as by the inclusion of specific language stating the same.
- Staff Directive: We need to be intentional about addressing within the General Plan the evolving non-traditional housing uses in our area such as van lifers in order to adapt County support of those lifestyles over time.
- Open for Public Comments at 5:47pm - NONE
- Staff Directive: Adjust the goals within the policy section - Prioritize residents. We should do this with the intent to support and verify the fact that residents of all types (full-time, part-time, and seasonal) are the County's priority.
- Citizen Comment: Lauren Booker - include the recognition of different resident groups at this stage in order to engage those residents early
- Citizen Comment: Kalen Jones - please include in the plan the commitment to 100% renewable energy by 2030 as this is a County document.
- In an effort to preserve quality of life and property owner's rights; through GP language, look to protect residents and visitors against pollution of all types - noise, light, environmental etc..
- 6:11pm Public Hearing closed
- Motioned by Commissioner York to advance the Grand County General Plan 2030 to the County Commission for consideration.
 - Seconded by Commissioner Barkley
- Motion by Commissioner Campbell to amend to add directive to staff to explicitly state within the decision making section, the goal of the GP representing and prioritizing the needs of residents of all types including seasonal workers (language TBD by staff)
 - Seconded by Commissioner Barkley
- Motion by Commissioner Campbell to amend the amendment to also include explicit direction to to staff to address the comments as discussed at this meeting related to sustainability, noise pollution, dark skies and renewable energy
 - Seconded by Commissioner York
 - All in favor - all
- Vote on the Motion to Amend the motion in order to include the prioritization of all resident types within the decision making section, explicitly address dark skies and light

and noise pollution as well as renewable energy as directed throughout the conversation.

- All in favor - all

Call for a vote: Motion on the table to recommend the advancement of the Grand County General Plan 2030 to the County Commission with the following direction to staff as outlined in the amended motion

- All in Favor - all

Future Considerations:

- Work to start Live stream of these meetings on Facebook
- Logistins: Planning Commission should consider omitting the meeting during Easter in order to avoid the potential of not having a quorum as spring break occurs during this week and attendance can be a challenge.

5:30pm: Citizens to be Heard (public comment opportunity for any item not listed as a public hearing) - None

Adjournment 6:15pm

Motioned by Commissioner O'Brien

Seconded by Commissioner York

All in favor - all

Agenda Summary

GRAND PLANNING COMMISSION

April 25, 2022

AGENDA ITEM:

TITLE:	Accessory Dwelling Units code amendment – Section 3.3.2
FISCAL IMPACT:	N/A
PRESENTER(S):	Planning & Zoning Staff

Prepared By:

ELISSA MARTIN

GRAND COUNTY

PLANNING & ZONING

SUMMARY: P&Z staff has worked with the LUC Update Advisory Committee over the past few months to bring an update to the ADU section in our code, specifically to address new requirements put forth as part of State HB 82. The changes also include modifying the original development standards for External ADU's in order to encourage their construction as well as to provide opportunities for some ADU's to be reserved for workforce housing.

FOR OFFICE USE ONLY:

Attorney Review:

N/A

STAFF RECOMMENDTION: Review the DRAFT redlined copy of Section 3.3.2 of the LUC and provide staff feedback with the goal of bringing a final draft to County Commission for adoption in May.

3.3.2 Use-Specific Standards for Accessory Uses

A. Accessory Uses and Structures, General

Accessory Dwelling Units shall comply with the standards outlined in Section [3.3.2B](#). All other accessory uses and structures shall comply with the following general standards:

1. Such uses shall be located on the same lot or tract as the associated principal use.
2. Accessory uses and activities shall be subject to the same regulations as principal uses unless otherwise stated. In no event shall an accessory use be construed to authorize a use not otherwise permitted in the zone district in which the principal use is located.
3. No accessory use or structure shall be established prior to the principal use or structure to which it is accessory.
4. The minimum front yard setback shall be the same as for the principal structure in the underlying zone district.
5. The minimum side and rear yard setbacks for accessory structures shall be 10 feet or that of the underlying zone district, whichever is less.
6. Accessory uses and structures shall be subject to the dimensional standards outlined in Section [5.4.2](#).

B. 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. ADU's are also beneficial to provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods and obtain extra security, companionship and services.

Definitions

Internal ADU (IADU): A habitable living unit created within the existing footprint of a primary owner-occupied single-family dwelling.

External ADU (EADU) or Detached ADU: A habitable living unit on the same parcel or lot that contains the principal dwelling structure; and is physically separate from the principal dwelling structure.

ADUs shall comply with the following standards:

Development Standards ~~Area, Setback, and Size Restrictions~~

1. Site requirements for ADU's

- 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. One EADU shall be permitted per lot/parcel of record.
- c. Duplexes and ADUs: one (1) EADU may be permitted on a parcel with an existing Duplex. One of the three (3) units shall be a primary residence occupied by the owner. If an IADU already exists in the Duplex, an EADU shall not be permitted.
- d. Where pre-existing structures meet the development standards of this chapter for an EADU, the original structure may be designated as the accessory dwelling if a new principal structure is constructed on site.
- e. ADU's shall not increase the cumulative building footprint beyond the minimum lot coverage of the underlying zone.
- f. The maximum square footage of a detached ADU shall not exceed 1,200 square feet measured from the exterior footprint.
- g. EADUs shall meet setback and building height requirements applicable to the principal structure in the underlying zone district, with the following exceptions:
 - i. The rear and side setbacks may be reduced to 10 feet if the EADU does not exceed a building height of 20 feet.
- h. A minimum separation between an EADU and any adjacent structures must be 10 feet, even if that structure is on an adjoining lot. The Building Official may waive or modify this requirement if adequate fire separation can be achieved by other means.
- i. An EADU may be constructed above a garage and consist of the same floor area; provided, that it shall not protrude beyond any ground floor wall and shall not consist of more than one story above the ground floor. The overall structure shall comply with underlying zone setbacks and shall not exceed 20 feet in MFR and SLR zone districts, and 30 feet if within LLR or RR zone districts.
- j. One parking space shall be provided if there are more than one ADU's on a parcel. The parking space may be provided in tandem if the existing driveway length exceeds thirty-five feet as measured from the property line.

2. ~~Permit~~Site Plan and Design Requirements

- a. A building permit requires a site plan of the ADU and existing structures. 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.

3. Occupancy Requirements

A restricted use covenant that includes the following shall be signed and recorded by the owner prior to issuance of a building permit for all accessory dwelling units:

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 930 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.]~~

c. An ADU may not be used for commercial purposes.

d. An ADU shall be restricted for workforce housing as defined in _____, when either of the following conditions are met:

i. An ADU is located on a parcel where the principal dwelling is a secondary residence, or,

ii. An IADU and an EADU exist on one parcel; one of the ADU's must be occupied by an Actively Employed Household, as defined in _____.

Notes:

To enforce IADU regulations, a municipality may file a lien recorded with the county recorder if the property owner violates IADU regulations, the municipality holds a hearing to determine that a violation has occurred, and the owner fails to cure the violation.

A municipality may also record with the county recorder a notice of a permitted or licensed IADU. Finally, a municipality may prosecute or fine an individual who advertises an IADU as a short-term rental on a short-term rental website

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,

Define “Workforce Housing” or Actively Employed Households

- adjust the occupancy requirements for workforce to include seasonal workers, and those who may work in san juan county

GRAND COUNTY NEIGHBORHOOD AREA PLANNING MEETINGS



Join the Planning and Zoning Department with your neighbors for a community-focused discussion centered around happenings and concerning your neighborhood.

Wednesday April 27th, 4-6pm at the
Grand Water Sewer Services Agency
(GWSSA) Office - 3025 Spanish Trail Road

or

Thursday April 28th, 4-6pm at
The Grand Center - 182 N 500 W

Refreshments will be available

Visit our Website, Grand County Connects for more info!

Questions? contact 435-259-1343 or planning@grandcountyutah.net

