GRAND COUNTY
Planning Commission
Monday, October 10, 2022
4:30 P.M. Regular Meeting

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

REGULAR PC MEETING:
IN PERSON: County Commission Chambers 125 E. Center St. Moab, UT
VIRTUAL: 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, County Commission liaison, Planning & Zoning staff, interested citizens	
	4:30 PM	
	Regular Meeting ● Call to Order ● Citizens to be Heard – public comment opportunity for any item not listed as a public hearing ● Ex Parte Communications and Disclosures	*Chair*
Action Items: (Administrative)	1) Approval of Meeting Minutes from September 12, 2022	*Chair*
Discussion Items:	**County Commission Update** 2) Commission meeting action items update	*County Commission Liaison*
	Chair Discussion items 3) Consider developing a "Construction Plan Catalog" of pre-permitted building plans available for local housing 4) Review meeting calendar and commit on a standing time	*Chair*
	Staff Updates 5) LUC Updates in Progress (see Agenda Summary) a) Article 3 updates (ADU, Temp Uses, etc.) b) Alternative Dwelling Overlay	*Staff*
	6) Future Land Use Planning -- public workshops, next steps (Informational Staff Report)	*Staff*
	5:30 PM	

	Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	*Chair*
	Future Considerations 7) PC workshop on FLUM 8) Upcoming LUC updates a) Dark Skies b) Kennels c) Noise producing businesses	*Staff*
	6:30 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, September 12th, 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://www.youtube.com/watch?v=v-aEO5kGc6g Recordings archived at www.grandcountyutah.net/AgendaCenter.

In attendance:
Commission Chair Emily Campbell, Commissioner Aaron Lindberg, Commissioner Tony Mancuso, Commissioner Bob O'Brien, Commissioner Steve Evers, Commissioner Makeda Barkley, Planning Director Elissa Martin, Associate Planner Jenna Gorney, VISTA Planning Technician Noelle Gignoux

Absent
Commissioner Rick York, County Commission Liaison Trisha Hedin

Commission Chair Emily Campbell calls the meeting to order at 4:30 pm

Ex Parte Communication and Disclosures - None

Action Items (Administrative):
1. Approval of meeting minutes from August 22nd, 2022 (00:01:50)
Commissioner Evers moves to approve the minutes
Commission O'Brien seconds
All in favor - all
Approved

Discussion Items
2. **County Commission Updates - Commission Meeting Action Items (00:02:30)**
Please refer to County Commission Meeting YouTube recording for details

Staff Updates (00:02:55)
3. Jenna Gorney is the new Associate Planner. We are currently hiring for the Planner I position.

4. August 20th flood event - lessons learned and actions being taken
P&Z staff have been playing a supportive role to the Building Dept, Roads supervisor, County Engineer and County Attorney, in coordinating responses and strategizing

around improvements that are needed related to public education, our LUC and development inspection protocols

Steps we are taking:

- Property owners who submitted official claims through code enforcement portal regarding failed drainages – County engineer performed inspections over the last couple of weeks and is to draft letters to prop owners with actions they can take to fix their respective drainage systems.
- PSA for annual distribution regarding responsibilities for drainage system maintenance per plat notes, how folks can obtain a copy of their drainage plan.
- Update LUC to establish new protocol /requirement to submit GIS shapefiles of "as-built" improvements for all infrastructure including roads, utilities, drainage, prior to P&Z signing off on Site Plan approval or C of O (or prior to bond release).
- Evaluate the need for revisions to other LUC sections pertaining to drainage improvements at time of development (Development Standards Section 6.7 and Subdivision Standards Section 7.7).
- Eventual partial update to Storm Drain Master Plan to focus on
- two or three problem areas (TBD
- Realtor disclosure to buyers

5. Other PZ efforts and Projects underway

Housing Front

a. Housing Study – Kick off meeting went well, discussed the study area
   - baseline data collection for BAE
   - Rolling out the employer survey to capture larger pool of responders (re: housing needs)

b. Housing Task Force
   - Planning for Housing Fair in December, will continue as a series
   - New energy on Moab Area Affordable Housing Plan update (Noelle is taking on a lead role). Update to General Plan's Housing Element early 2023.
   - Kalen reporting on mountain towns conference, Housing nexus studies based on impact of STR's and secondary housing market.

c. ADO ordinance
   - Many public comments have been submitted, both in favor and not in favor – some of those warranted responses from staff.
   - Draft code is through legal review, revisions are in the works, to be finalized by this Wednesday's agenda deadline for 9/20 CC public hearing.

Transportation

a. UTMP is now up on the County's webpages (Roads & P&Z)

b. SS4A grant request has been submitted (GC is primary applicant, City is joint applicant), potential for millions of dollars for transportation projects in City and

County, including funding for the remaining portion of Spanish Valley shared use path.

Other LUC Updates in the works

a. “noisy businesses” new mitigation measures
b. Kennels – redefining use standards

Thompson Replat – an uptick in inquiries from residents, P&Z intends to pick this back up and move it forward

2023 Budget Request – Budget Advisory Board presentations are due at the end of October. P&Z schedule BAB meeting is 9/30

Current Planning – A number of current development applications are in progress
Please review Youtube video for full detail

P&Z County webpage and Grandcountyconnects.com have been updated
Staff Directive to add public Hearing Posts to Facebook events and Instagram

Action Item (Legislative)

6. Public Hearing - Ordinance to Amend Article 3 and Article 10 of the Land Use Code (00:26:45)

- Planning Director Elissa Martin presented Staff Report
- Please see Youtube and agenda packet for draft code language and Ordinance

5:12pm Public Hearing Opened (00:43:00)

- Public Comments Heard: None

<u>Clarifying Questions presented (00:43:45)</u>

- Commissioner O’Brien - Comment on Article 10 definition of Accessory Use or Structure

- Commissioner Lindberg - concern over definitions, concern that ADU could be added to an OAO property and also used as overnight accommodations
  Elissa Martin - current code makes using an ADU for overnight rentals illegal

- Commissioner Evers- Affordable Housing definition - median household income should be specific to Grand County

- Commissioner Lindberg - concerns about threshold for affordable housing

- Commissioner Barkley - add lower and middle affordability in terms of income thresholds to address Commissioner Lindberg’s concerns
  - Elissa Martin - can address this once the Housing Nexus Study has been completed;

    - HDHO may help alleviate this issue because it is deed restricted for locals

- Commissioner Mancuso - Median Grand County AMI may not always be representative of what is affordable for most people as the area income is increasing

- Commissioner Campbell - Revisit this after the Nexus Study

- Commissioner Barkley - public event/venue, shouldn't lump temporary uses in with permanent concert venue
    - Elissa Martin - conference or event space is considered for addition as a dedicated use, should be added to the definitions

Public Hearing Closed 5:32pm (01:02:50)

Citizens to be Heard **(01:03:20)**

1. Sheri Griffith - Rancho Nuevo Subdivision - Drainage Concerns after flood: Drainage Plans don't appear to match what exists on the ground
2. Marc Horowitz - Please consider requiring property owners to be responsible for maintaining drainages as well as requiring property owners to mitigate fire damage Cites LUC 8.1.3 E7 - failure of any appointed member to attend 3 consecutive meetings, unexcused, may be cause for written notice that the commissioner's position may be vacated. Calls for Commissioner York's position to be vacated.
3. Jason and Gretchen Goldsmith - Rancho Nuevo Subdivision - Drainage concerns after the flood - Concerned about consistency with what was approved as compared to what exists on the ground.
4. Sarah Finocchio - Drainage concerns after flooding, apparent incorrect grading on property, concerns that the developer is not held accountable, county officials with contradicting views, spillways and retention ponds

Public Hearing Resumed **(6:10 PM) (01:41:15)**

Commissioner Evers moves recommend approval of an ordinance to amend LUC Article 3, Article 5 and Article 10 based on the revisions made to the draft code in this meeting, for the purpose of addressing deficiencies related to land uses and use specific standards, conflicts related to uses allowed, as well as inconsistencies with state code.

Seconded by Commissioner O'Brien

Commissioner Discussion **(01:42:30)**

Article 3:

- Commissioner Evers - 3.3.3 J - concerns over vagueness of terminology "health and safety of all persons"
    - Elissa Martin - meant to apply to only the action of filming, attorney will review

- Commissioner Lindberg - discussion over the reason for updating the code regarding film production due to the recent increase in film production in the County, concerns over illegal camping

- Commissioner Mancuso - The County must be able to regulate all commercial use within its jurisdiction, including filming; commercial use has the potential to impact the public

- Discussion over the maximum length of time for temporary use

- Commissioner Barkley - Recommend referencing other communities who have considerable film industries and how these communities have developed regulation; Raised concerns that filming will impact vulnerable environments and public lands

- Commissioner Mancuso: impact of film production on housing;
  Conversation around the amount of commercial use allowed on Range and Grazing - to be discussed during the future land use planning process, currently commercial is largely limited due to emergency services

- Commissioner Campbell: General Provisions 11 and 12 - how is clean-up and environmental damage mitigation enforced? Increased legal scrutiny on this point
    - Public lands require BLM film monitor to be present during filming and other regulations
    - Comparison of asphalt plan to potential filming regulations and inclusion in the general provisions
    - Fines for illegal use of ADU should be similar to the ADO
    - Elissa Martin - the code already includes a fine $10,000 per day for overnight rental violation; could simply reiterate this fine in the code.
    - Jenna Gorney - Could add this mention of the fine and deed restriction to employee housing as well.

    - Food truck regulations were considered.

- Commissioner Mancuso - Contingency of film production permits between different departments, add “all necessary permits are required”

Vote **(6:44PM) (02:11:45)**
Vote on motion made by Commissioner Evers and seconded by Commissioner O’Brien recommending approval of an Ordinance to amend the Land Use Code Article 3 & Article 10 based on the revisions made to the Draft Code this meeting for the purpose of addressing deficiencies related to land use uses and use specific standards, conflict related to uses allowed as well as inconsistencies for state code.

All in favor - All

Opposed - None

Citizens to be Heard - None **(6:45 PM) (2:15:10)**

Future Considerations (02:15:30)

7. New Items for LUC Steering Committee and Public Workshops on FLUM
    - Updated timeline
    - Advertising for FLUM workshops
    - Join county commission and planning commission workshop after public feedback has been compiled
    - Potentially add a weekend workshop (two locations potentially)

8. Mountain Towns 2030 Climate SolutionsSummit - VISTA Noelle Gignoux attending

Other future considerations:

- Flooding and drainage concerns
    - Adopt an ordinance requiring property owners to comply with the drainage maintenance duties prescribed in the plat notes to enable code enforcement
    - Discuss with Building Department and Recorder's Office how to deal with drainage enforcement issues
- Enforcement issue
    - Discussion of writing a letter to the County Commission - to be discussed in next meeting
- Need to digitize plat records
- Address fire risk

Adjournment 7:15 pm (02:45:35)

Motioned by Commissioner O'Brien
Seconded by Commissioner Mancuso
All in favor - All

Agenda Summary

GRAND COUNTY

PLANNING COMMISSION MEETING

October 10, 2022

AGENDA ITEM: 5

TITLE:	Land Use Code Updates in progress
FISCAL IMPACT:	
PRESENTER(S):	Elissa, Planning & Zoning

Prepared By:
ELISSA MARTIN
GRAND COUNTY PLANNING & ZONING

FOR OFFICE USE ONLY:

Attorney Review:

N/A

SUMMARY:

1. Article 3 and Article 10 LUC updates (ADUs, Temp Uses, Definitions): Still in legal review, expect to be at Commission as a public hearing on 11/2

2. Alternative Dwelling Overlay District ordinance (Article 4 amendment). Expected to be at 10/18 Commission meeting for adoption. Joint PC/CC workshop (10/4) resulted in the following revisions:

   - PILOT PROGRAM TERMS: Consensus was to set the cap at 150 units (sites) and a sunset date one year from the time of adoption.

   - ALLOWING WELLS AND SEPTIC

     Consensus was to limit ADOs to the Moab and Spanish Valley area, which by default would not require wells and septic systems to support ADO development.

   - OCCUPANCY REQUIREMENT: Consensus was to maintain the occupancy requirement being 60 consecutive days or more. We originally included a caveat for seasonal employees who may only need an AD site for 2-4 weeks at time in between guide gigs, but this was omitted at the recommendation of the Attorney to keep the pilot program streamlined and simple, and to not increase the burden of code enforcement. Everyone was in agreement that individual sites managed by employers would be able to fulfill that 60 day requirement even though they may have employees coming and going.

   - TENTS and YURTS allowed? This topic was brought up by members of the public – the consensus was that they should be allowed in ADOs.

   - ELIGIBILITY MAP or RESTRICTED AREA MAP: The general consensus was that an eligibility map would not be necessary, as the decision-

making process requires two public hearings and the discretion of both bodies to approve or deny an ADO application. And the "Items for Consideration" to make findings related to the proposed project, do a sufficient job of defining areas where ADOs would be appropriate or not.

- ITEMS FOR CONSIDERATION: The Draft Code includes six "items of consideration" in section 4.9.2 Applicability, to base findings on. The workshop participants asked to incorporate language "preference given for sites within SLR, LLR, MFR, GB, NC, HC"

- DENSITY: Staff revised the original draft language to include a minimum unit count to ensure that prop owners aren't applying for the ADO to provide for 1 or 2 RVs in their backyard. Currently, the minimum unit count is set at 4 sites. In lieu of a max density requirement, the number of units that can be placed on a parcel would be determined by "Max Lot Coverage" or Bldg Coverage of the underlying zoning district. The square feet of the dwelling site (not the vehicle or tiny home) would be used in the formula to determine max lot coverage. There was some discussion on this topic, but the consensus was to keep it as is.

Residential Zoning Districts

Development Standard	**MFR**	**SLR**	**LLR**	**RR**
Max. Density (units/acre)	8	5	2	1
Min. Lot Size (acres)	0.125	0.20	0.50	1
Min. Project Boundary Buffer Parcel Size	5,445	8,712	21,780	21,780
Min. Front Yard and Street Side Yard	10'	20'	25'	25'
Min. Interior Side Yard*	10'	10'	10'	15'
Min. Rear Yard	10'	10'	20'	20'
Min Lot Width*	80'	50'	100'	130'
Bldg. Coverage Max.	55%	45%	25%	25%
Max. Height Principal Structure	28'	28'	35'	35'
Max. Height Accessory Structure	28'	28'	35'	35'

*Side setback and min. lot width does not apply to townhome and multi-family sh

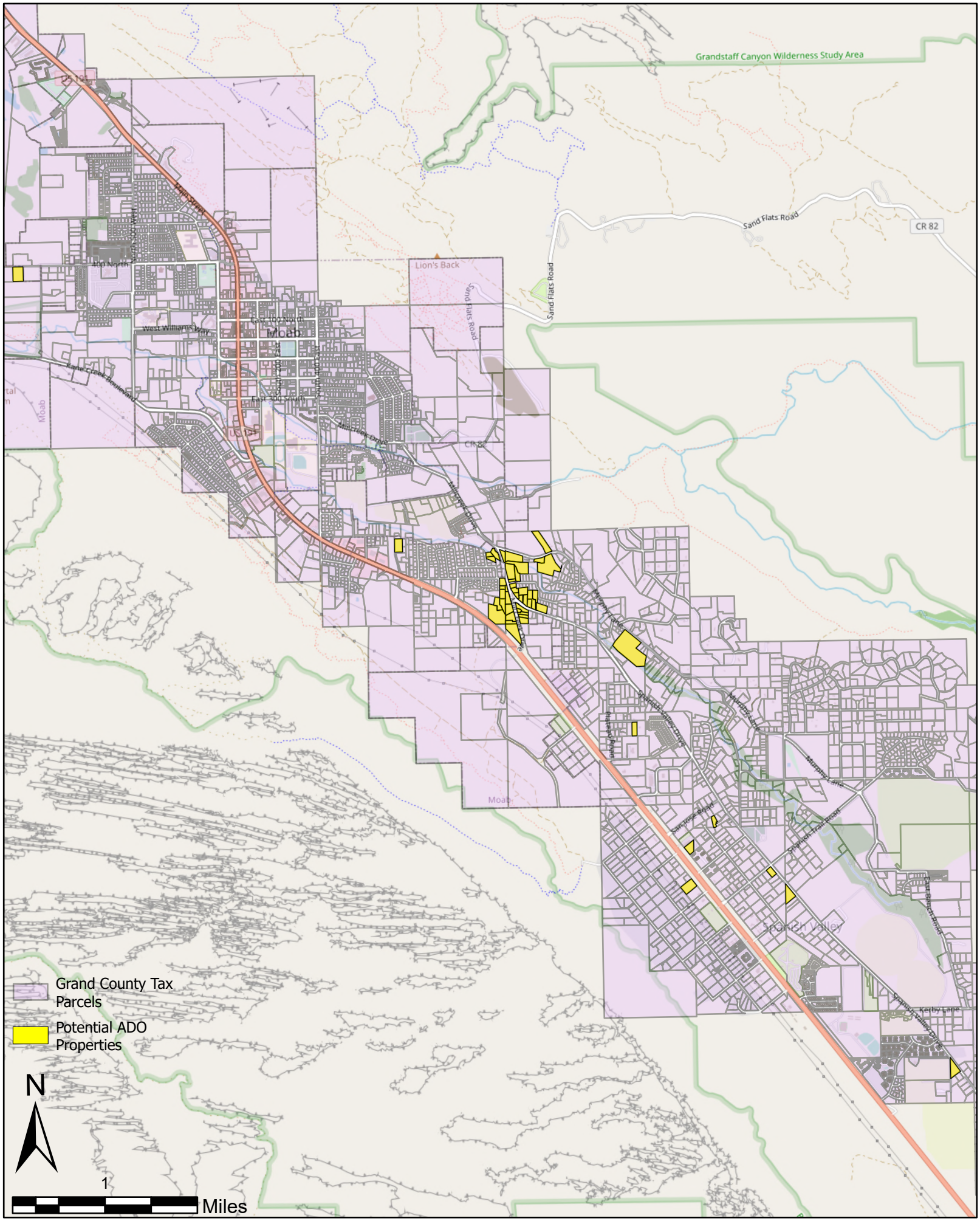
- COMMUNAL KITCHEN: Public comment provided at the 8/8/22 public hearing suggested not requiring a communal kitchen when dwelling sites DO NOT have hookups. P&Z staff and Commissioners agreed at the workshop that a bare minimum, ADOs would be required to provide a covered area with a sink basin with potable water and a

washable surface to act as a countertop, when hookups are not provided to individual dwelling sites. The requirement for a gas hookup (for grill or stovetop) to be part of the kitchen was omitted.

- ONE RESTROOM REQUIRED: Public comment suggested that at least one restroom should be required for all ADOs regardless of whether individual site hookups are provided. Consensus at the workshop was to omit this requirement.

- OTHER REVISIONS:
  - Remove requirement for passive solar design (either make it "encouraged" or remove altogether)
  - Add language to C(6) "appropriate for intended use"
  - Clarify C(7) to "Any permanent structure" not on a chassis will require a foundation and building permit.
  - Revise D(1) to "encourage" open space as opposed to requiring
  - Revise D(4) to encourage preservation of native plants on site, as opposed to requiring their relocation onsite.
  - Omit F(1) Air conditioning stipulation
  - Revise F(2) to omit language pertaining to plastic or vinyl awnings but maintain "Awnings and structures must be of solar stabilized materials."
  - Omit F(3) regarding construction materials required

Potential ADO Properties



Map Created: 10/04/2022

Map Author: James Murphy

Layer Credits: Grand County Utah

STAFF REPORT
PLANNING & ZONING DEPARTMENT

DATE: Thursday, October 06, 2022

TO: Grand County Planning Commission

SUBJECT: Informational staff report on Future Land Use Plan public engagement and next steps

RESPECTFULLY SUBMITTED: Elissa Martin, Planner

SUMMARY: During the week of 9/26 – 9/30 the planning department, in partnership with the Planning Commission conducted three public workshops on the Future Land Use Plan / Map. This staff report provides a debrief of the workshops and suggests next steps for further public outreach as well as continued input from the PC and Commission.

BACKGROUND: SCJ Alliance conducted a "Future Land Use Analysis", which culminated with a Master Land Use Report, a Community Factbook and a draft update to the Land Use Element of the General Plan. They also provided the County with the beginnings of a Future Land Use Map (FLUM), including the GIS shapefiles so that we could carry on that work, and make changes as we collected feedback from the community.

STAFF RECOMENDATION: Provide feedback on the public engagement process, workshop design, etc.. Provide input on next steps and timeline for finalizing the FLUP.

PUBLIC ENGAGEMENT: 9/27, 9/28 and 9/29 public workshops had average overall turnout, but quality feedback provided.

> **Thompson Springs**: Fire Hall venue was packed, many folks interested in the replat coming to fruition, and many citizens concerned about the building/development moratorium. By the end of the workshop we ended up with quality feedback on future land uses in the area.

HC – Most indicated along the Interstate, especially near the off ramp, one HC was placed next to the UDOT parcel and another map indicated HC in downtown Thompson

NMU & GC – In downtown north of railroad, also at Interstate off-ramp and one map called for NMU on Northwest corner parcels, GC located downtown central, and along HWY 94 coming into town

HDR – Near downtown and north of railroad

MDR - near downtown, along old hwy, west of RV park

RG – most large parcels surrounding downtown and in outlying areas

LI – South of town near interstate, Northwest parcels

Next Steps:

- letter going out to all Thompson Springs property owners affected by replat to get consent for that to move forward. Resolve any issues prop owners have with current draft survey. Eventually everyone will need to sign the plat (see packet).
- Follow up email to all workshop participants and other prop owners with compiled results of mapping exercise and "values and concerns" exercise. Also provide link to online mapping exercise and questionnaire for those who couldn't participate in person.
- Town hall to report on draft FLUM and finalize replat signing (late winter/early spring)

Spanish Valley/Moab Area: Lions Park had least attendance, but great to have a couple Commissioners and PC members in attendance (we had two tables of about 4-5 participants each). OSTA turned out about 25 residents plus some PC members. People very engaged in the mapping exercise. The combined result of the mapping exercise is included in the packet as "Attachment 8". There were some obvious areas with common ground and some conflicting areas.

HC - Next to city Boundary
Only along the highway
Some chose not to have HC extend south along 191 - mixed in LI

NMU - 2 maps chose next to the University
Appears that people used this mixed use to break up the HC zone
Several cases along Spanish valley drive in the south valley
1 map showing mixed use on the east side of McKnight Prop Industrial circle

HDR – Adjacent to city bounds - almost all cases show this
In the periphery of the Spanish Trail node
South Valley Area
Millcreek node and north of the University

MHR - MDR and MHR were the most used uses. Ppl were not afraid to distribute that use Around.

Interesting that in several locations where you would expect ppl to only want RR, some increased residential was prescribed in the south valley area

LI - 4 maps indicate locations in South Valley Area near Rim Village, and in two maps LI is located north of U of U along Hwy 191 (west side).

Other - Business Park was used in a few locations for "Other"

Spanish Trail/191 node - shows many instances of mixed commercial uses and increased residential density at the periphery of that

Millcreek Node - Neighborhood mixed use occurring
Medium to higher density housing
One map indicated industrial use of various intensities.
One map showing LI north of the corner of Murphy and Millcreek
2 maps show Neighborhood mixed use right at the corner of Spanish Valley and Millcreek surrounded by medium density residential.

Next Steps:

- Follow up email to workshop participants going out this week with the cumulative results map and summary of "values and concerns" survey. This communication will include an explanation of how we'll be using the public feedback in balance with "planning constraints and objectives" to formulate a FLUM (it may not reflect exactly what folks envisioned in their individual maps -- we have to consider individual property owners' desires/needs along with community needs).
- Circulate online mapping exercise and "values and concerns" questionnaire (hosted on GrandCountyConnects.com)
- Potential for future neighborhood level focus groups and/ or a Saturday workshop at middle school auditorium to "check back in" with community on draft FLUM and solicit additional feedback.
- Compare results of "values and concerns" questionnaire with the Spanish Valley Survey results.

COUNTY ENGAGEMENT: At the next PC meeting -- work on the Future Land Use Designations and participate in the Mapping exercise? Land Use Steering Comm to engage in mapping exercise at future date.

Key actions: Finalize Future Land Use Designations. Parse out those items in the FLUP which will trigger land use code and zoning map updates in the immediate future (i.e. Change in density for HC and RG, adopt new 5 acre minimum zoning district – Country Residential)

P&Z present a draft FLUM and Land Use Element update to General Plan in January at a joint PC/CC workshop?

Attachments:

1. Thompson Future Land Use Designations
2. Thompson Springs Current Land Use map
3. Thompson Springs Current Zoning map
4. Thompson Springs Cumulative results map (coming soon)
5. Future Land Use Designations Spanish Valley/Moab Area
6. Spanish Valley /Moab Area Current Land Use map
7. Spanish Valley /Moab Area Current Zoning Map
8. Spanish Valley /Moab Area Cumulative results map

THOMPSON SPRING EXISTING PLAT

NOT OFFICIAL

SCALE: 1" = 60'

VICINITY MAP

NOT TO SCALE

STANDARD LEGEND

PROPERTY LINES

EASEMENTS

PROPERTY ADJOINING

POWERPOLE

GUY WIRE

(R) RECORD DATA

(M) MEASURED DATA

(C) CALCULATED DATA

FENCE

ASPHALT

PROP. CORNER FOUND

PROP. CORNER SET

MAG NAIL FOUND

MAG NAIL SET

BLOCK CORNER

CENTERLINE MONUMENT

RED DESERT Land Surveying

88 East Center Street
Moab, UT 84532
435.259.8171

PROJECT TYPE:
GIS PLAT

PROJECT ADDRESS:
THOMPSON SPRINGS

PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

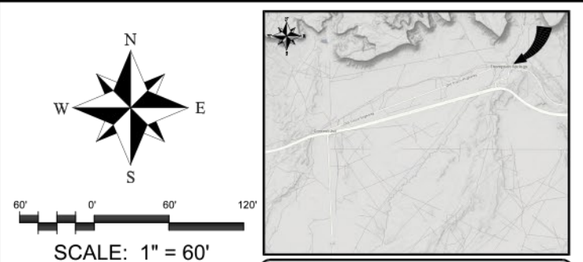
PREPARED FOR:
GRAND COUNTY

DATE:
1/30/22

JOB NUMBER:
194-21

THOMPSON SPRING EXISTING PLAT

NOT OFFICIAL



SCALE: 1" = 60'

VICINITY MAP

NOT TO SCALE

WILLIAMS
07-0021-0097

OLDROYD TRUST
27543 Sq. Ft.
0.63 Acres

THOMPSON CANYON

DAVIS

HARRIS AVE

RMP
07-0021-0118

MAIN ST.

WALTER & KATHY WILLIAMS
21875 Sq. Ft.
0.50 Acres

WALTER & KATHY WILLIAMS
6250 Sq. Ft.
0.14 Acres

PAUL W SHUEY JR
9375 Sq. Ft.
0.22 Acres

IELIEN BURTON
6250 Sq. Ft.
0.14 Acres

JAY KRATZ
6250 Sq. Ft.
0.14 Acres

KENNETH & CATHERINE FRAME
12500 Sq. Ft.
0.29 Acres

WALTER & KATHY WILLIAMS
9375 Sq. Ft.
0.22 Acres

GRAND COUNTY
6250 Sq. Ft.
0.14 Acres

IELIEN BURTON
9375 Sq. Ft.
0.22 Acres

J E SNYDER
6250 Sq. Ft.
0.14 Acres

JAY KRATZ
6250 Sq. Ft.
0.14 Acres

ROGERS TRUST
94783 Sq. Ft.
2.18 Acres

BOGERT AVE.

FULLERTON ST.

JERRY & CHARYL JEFFRIES
9375 Sq. Ft.
0.22 Acres

RONALD PENE
9375 Sq. Ft.
0.22 Acres

RONALD PENE
15625 Sq. Ft.
0.36 Acres

RONALD PENE
15625 Sq. Ft.
0.36 Acres

MIKE HAECHTEN
9375 Sq. Ft.
0.22 Acres

PFNISTER TRUST DOLES TRUST
12500 Sq. Ft.
0.29 Acres

KENNETH MARSING
6250 Sq. Ft.
0.14 Acres

KENNETH MARSING
12500 Sq. Ft.
0.29 Acres

RONALD PENE
9375 Sq. Ft.
0.22 Acres

FARMER
26913 Sq. Ft.
0.62 Acres

BALLARD
9483 Sq. Ft.
0.22 Acres

ROGERS TRUST
88741 Sq. Ft.
2.04 Acres

ROGERS TRUST
23724 Sq. Ft.
0.54 Acres

RMP
07-0021-0110

D B CURTIS
6250 Sq. Ft.
0.14 Acres

LEVI HERRON
3125 Sq. Ft.
0.07 Acres

TRACY BALSLEY
21875 Sq. Ft.
0.50 Acres

MARK MARCUM
9375 Sq. Ft.
0.22 Acres

MICHAEL LACY
9375 Sq. Ft.
0.22 Acres

MARIBETH FRAME
6250 Sq. Ft.
0.14 Acres

REVOIR
6250 Sq. Ft.
0.14 Acres

MARGARET PATERSON
12500 Sq. Ft.
0.29 Acres

MONICA SKOWBO
12500 Sq. Ft.
0.29 Acres

TRACY BALSLEY
12500 Sq. Ft.
0.29 Acres

66.0'

KING ST.

ROARK
07-0021-0079

SEWARD AVE.

OLDROYD TRUST
31754 Sq. Ft.
0.73 Acres

BAUER
07-0021-0078

RIO GRANDE RAILROAD

STANDARD LEGEND

PROPERTY LINES
EASEMENTS
PROPERTY ADJOINING

POWERPOLE
GUY WIRE
(R) RECORD DATA
(M) MEASURED DATA
(C) CALCULATED DATA
FENCE
ASPHALT

PROP. CORNER FOUND
PROP. CORNER SET
MAG NAIL FOUND
MAG NAIL SET
BLOCK CORNER
CENTERLINE MONUMENT

RED DESERT Land Surveying

88 East Center Street
Moab, UT 84532
435.259.8171

PROJECT TYPE:
GIS PLAT

PROJECT ADDRESS:
THOMPSON SPRINGS

PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

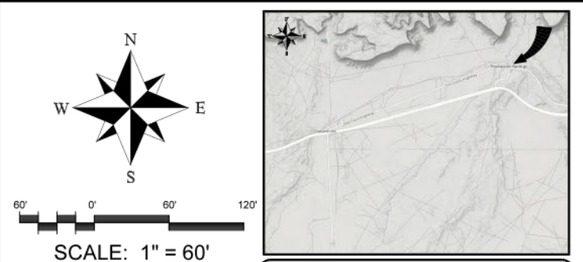
PREPARED FOR:
GRAND COUNTY

DATE:
1/30/22

JOB NUMBER:
194-21

THOMPSON SPRING RE-PLAT

SKETCH PLAN
NOT OFFICIAL



VICINITY MAP

NOT TO SCALE

STANDARD LEGEND

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

RED DESERT Land Surveying

88 East Center Street
Moab, UT 84532
435.259.8171

PROJECT TYPE:
SKETCH PLAN

PROJECT ADDRESS:
THOMPSON SPRINGS

PROJECT LOCATION:
GRAND COUNTY, STATE OF UTAH

PREPARED FOR:
GRAND COUNTY

DATE:
9/26/22

JOB NUMBER:
194-21

Thompson Springs Values and Concerns

FUTURE Land Use Designations

Residential Uses

These designations promote residential as their primary use. These uses include Country Residential, Rural Residential, Medium Density Residential, Middle Housing Residential and High Density Residential.

COUNTRY RESIDENTIAL (CR)

Country residential land use allows for large ranch parcels (minimum 5 acre lots), with single family residential homes in areas with limited municipal services, Level of Service (LOS) 3. Residential development in these areas may face environmental or infrastructure challenges, and water and sewer would either be served by wells and septic or by a special service district. This use encourages parcels that contain large passive open space or active agricultural land, promoting a sense of open ranch country. CR may include acreages and large undeveloped parcels of land on the periphery of areas served by higher Levels of Service (LOS 1 or 2) Rural residential. Very low density lands are typically adjacent to rural residential or within the vicinity of Range and Resource lands. *Implementing zone(s): Range and Grazing (RG) 1 unit per 5 acres*

RURAL RESIDENTIAL (RR)

Rural residential land use allows for minimum 1 acre parcels and single family residential homes in areas served by existing water and sewer services (LOS 1 and 2). This use encourages parcels that contain open spaces, valued by the community to promote a sense of agrarian, rural character. Rural residential may include acreages and large undeveloped parcels of land on the periphery of areas served by higher Levels of Service (LOS 1 or 2). Range and resource lands are typically adjacent to rural residential or low-density residential. *Implementing zone(s): Rural Residential (RR). 1 unit per acre*

MEDIUM DENSITY RESIDENTAIL (MDR)

Medium density residential land use allows for single- and two-family residential development in areas with varying levels of municipal services (LOS 1 or 2). The purpose of this land use is to allow for single-family and duplex residential development in new and established neighborhoods throughout the County. Home businesses as an accessory use are permitted through a Conditional Use Permit. This land use is a more defined residential form and representative of a neighborhood with buildings organized around an interior network of streets and parks. Medium density residential is transitional from rural residential to Middle Housing Residential. *Implementing zone(s): Large Lot Residential (LLR), Small Lot Residential (SLR) 2-4 units per acre*

***MIDDLE HOUSING RESIDENTIAL (MHR)**

Medium density residential land use allows for residential development clustered as townhomes, duplexes, and on up to four-plexes in areas with full municipal services (LOS 1). Land use types include townhouses and a range of walk-up building types (single or two-story) in new and established neighborhoods throughout the County. This land use should be arranged around higher traffic collector roads,within biking distance to neighborhood mixed-use nodes in each neighborhood. This form of housing supports walking, cycling, transit, and local business by locating density near major routes and neighborhood nodes. Medium density residential is intended to be transitional between other residential uses and promote middle housing types. *Implementing zone(s): 8 units per acre*

***HIGH DENSITY RESIDENTIAL (HDR)**

High density residential land use allows multi-story apartments and tiny home communities in areas adjacent to neighborhood mixed-use, commercial, and medium-density residential. The purpose of this land use is to promote infill housing development and affordable housing in areas with full municipal services (LOS 1). Home occupations are allowed but home businesses are not permitted. *Implementing zone(s): Multi-Family Residential (MFR). 20 units per acre*

*A rezone to these higher density residential designations will require a 60% set aside of deed restricted units, and 25% affordable units (subject to change based on housing nexus study results).

Non-Residential and Mixed Uses

These designations are primarily non-residential or include residential as a commercial/light industrial mixed-use. These uses include Neighborhood Mixed Use; Highway and Arterial Commercial; General Commercial; Resort Commercial; Light-Medium Industrial; Heavy Industrial; and Range and Resource.

NEIGHBORHOOD MIXED-USE (NMU)

Neighborhood mixed-use is the primary designation for rural centers and neighborhood nodes. The purpose of this land use is to provide walkable and bikeable neighborhood commercial services, such as small food retail, convenience stores, boutiques, personal services, and office space, with LOS 1 or 2. This use is the core of the community and encourages a mix of uses so that community members can live, work and play. Street-level development is encouraged to be retail or high traffic businesses and offices with residential on the upper levels of buildings and parking in the rear. Limited, small-scale retail development intended to service the needs of the surrounding neighborhood, which may include residential components above the ground floor. *Implementing zone(s): Neighborhood*

HIGHWAY AND ARTERIAL COMMERCIAL (HC)
The Highway and arterial commercial designation allows for the orderly development of automobile-dependent services for residents, tourists, and transient motorists along major arterials including highways and requires LOS 1 or 2. The purpose is to provide regional retail and commercial services with convenient, controlled-access parking without increasing traffic burdens upon the adjacent streets and highways. This use is designated primarily for the major commercial corridors to make the County more attractive while providing needed commercial activity. Gateway entrance features such as tree-lined streets, banner streetlights, and easily accessible commercial features are encouraged to reflect a "Grand Avenue". *Implementing zone(s): Highway Commercial (HC)*

GENERAL COMMERCIAL (GC)
The General Commercial land use provides space for a variety of retail sales, services, and large scale facilities such as medical facilities, event and conference space, business park and large food retail. This type of development requires LOS 1 and would occur adjacent to Highway Commercial or Resort Commercial, at the intersections of major and secondary streets. To accommodate commercial uses that may require a large land base, this district would be located outside of the neighborhood nodes. *Implementing zone: General Business (GB)*

RESORT COMMERCIAL (RC)
This designation encourages nodes of tourism-oriented, resort commercial development, including RV Parks, hotels, townhomes and condos used for overnight accommodations. Scenic resources and viewsheds are protected in new Resort Commercial developments. Resort Commercial developments may occur adjacent to Highway Commercial, General Commercial and in outlying areas of the County with LOS 1, 2 or 3. This use also requires employee housing on-site (% TBD) as well as an open space set-aside of at least 25%. *Implementing zones: Overnight Accommodations Overlay District, Resort Commercial and Resort Special*

LIGHT-MEDIUM INDUSTRIAL (LMI)
The light industrial land use allows for limited industrial development oriented towards warehousing, storage, and distribution, light manufacturing of raw materials, manufacturing, processing, finishing, and packaging of raw materials, recycling facilities, ancillary office uses, and similar activities. The purpose of the light industrial is to accommodate a wide variety of light industrial and light manufacturing activities and to enhance the economic development of Grand County. This use can also accommodate vehicular-oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods, and equipment. Guiding the development of these areas will ensure a high quality of livability for surrounding residents and a better-built form while considering impacts such as noise, dust and fumes. Light industrial can be compatible with residential uses either internal or external. *Implementing zones: Light Industrial (LI).*

HEAVY INDUSTRIAL (HI)
The heavy industrial land use allows for the accommodation of high intensity industrial uses. This area has heavy industrial development typically oriented towards manufacturing, processing, finishing, and packaging of raw materials, recycling facilities, rail yards, forestry activities, ancillary office uses, and similar activities. The purpose of heavy industrial is to enhance the economic development of Grand County through accommodating employment-generating heavy industrial and manufacturing uses. Heavy industrial land uses should be placed far from residential uses as noise, dust and other nuisances associated with heavy industrial can negatively affect neighborhoods and residents. *Implementing zones: Heavy Industrial (HI).*

RANGE AND RESOURCE (RAR)
The Range and Resource designation include ranging and resource lands where uses such as agriculture,grazing , wildlife preserves, land conservation, wildlands recreation, and natural resource extraction would be allowed. The purpose of this designation is to preserve resource lands and accommodate agricultural and agriculture-related uses, while allowing very low-density ranch style residential development on land that will primarily remain in its natural state. Range and Resource lands are located in those parts of the county with limited public services and no commercial services. Limited residential development at a density of one unit per 20-40 acres is permitted, depending on geologic characteristics. Heightened development standards are required to reduce wildfire risk and impacts to wildlife, ecosystems and scenic values. Livestock operations and other types of agriculture are a critical link between the economy, the culture, and the land so this designation encourages the use of land for agriculture. *Implementing zone(s): Range and Grazing (RG). 1 unit per 20-40 acres*

THOMPSON AREA

FORDHAM LN

RAILROAD

Heavy Industria

SLR

SLR

SLR

OLD HIGHWAY 6 & 50

FORDHAM LN

N dump RD

THOMPSON AREA

COUNTRY RESIDENT

HARRIS AVE

SEWARD AVE

OLD HWY 6 & 50

General Comercial

ELM ST

MILTON AVE

No chg

OLD HIGH

General Comercial

General Comercial

General Comercial

HWY 94

FIREHOUSE LN

HWY Comercial

Light Med. Industrial

I-70 WB X187 OFF SR 94 RAMP

I-70 WB FWY

I-70 EB FWY

I-70 EB X187 ON SR 94 RAMP

VALLEY CITY

I-70 WB X187 ON SR 94 RAMP

Thompson Springs Current Land Use

Residential Parcels
Acres
- 0 - 0.25 acre
- 0.25 - 0.5 acre
- 0.5 - 1.0 acre
- 1.0 - 2.5 acres

Grand County parcels
LandUse
- Mixed Use
- Commercial
- Industrial/Manufacturing
- Hotels/Nightly Rentals

- Public Facilities
- Community Facility
- NGO
- Medical
- School
- Church

- Public Park
- Open Space
- Utilities
- TaxParcel
- SGID_GrandRoads

THOMPSON DUMP RD
THOMPSON AREA
HARRIS AVE
BOGERT AVE
KING ST
RAILROAD
FORDHAM LN
OLD HWY 6 & 50
NUTTER AVE
ELM ST
MILTON AVE
HWY 94
I-70 WB X187 OFF SR 94 RAMP
I-70 WB FWY
I-70 EB FWY
I-70 EB X187 ON SR 94 RAMP
VALLEY CITY
FIREHOUSE LN

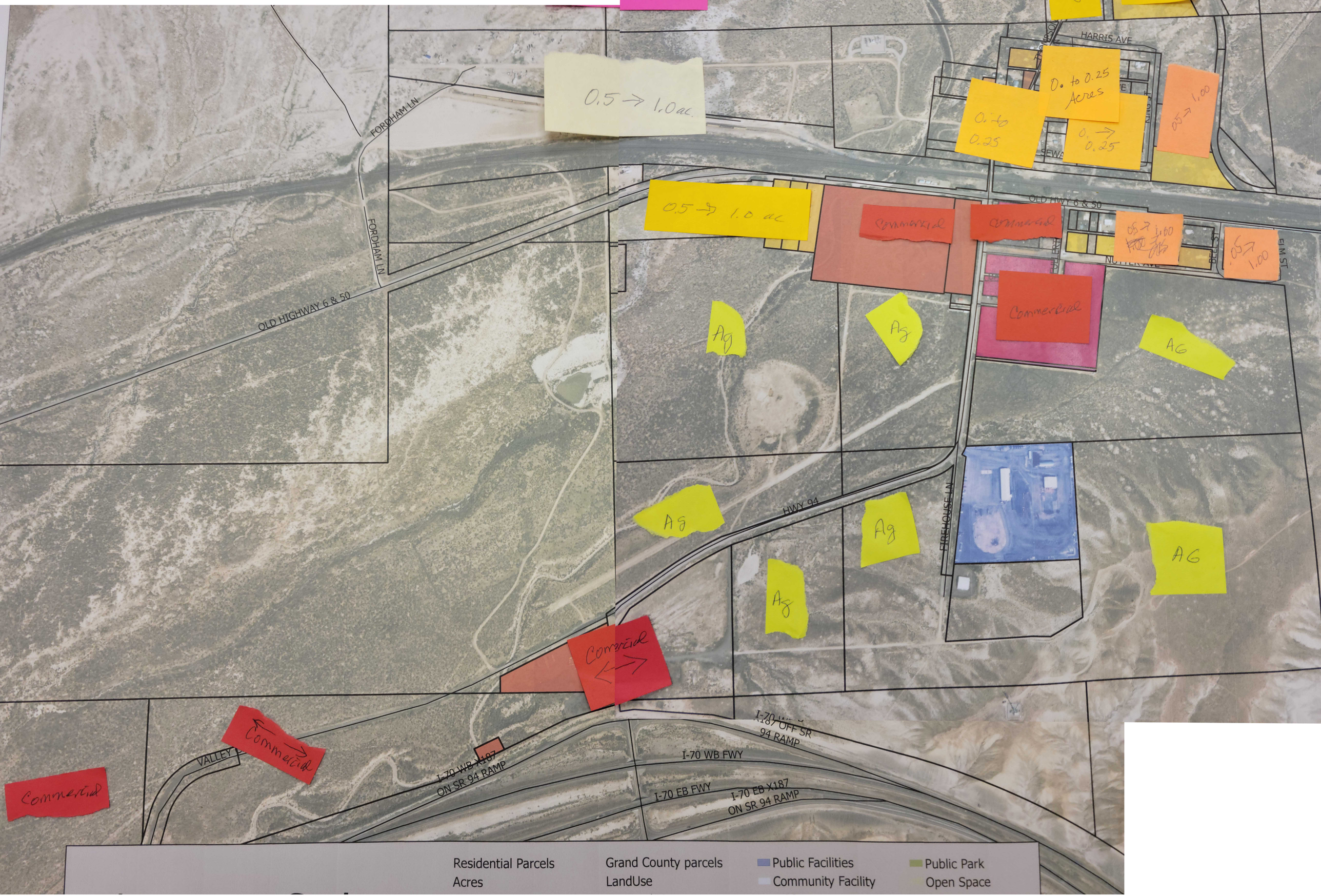
Thompson Spring
Current Land Use

Grand County parcels
LandUse
Mixed Use
Commercial
Industrial/M
Hotels/N
Governm
Public Facilities
Community Facility
NGO
Public Park
Open Space
Utilities
TaxParcel
SGID_GrandRoads

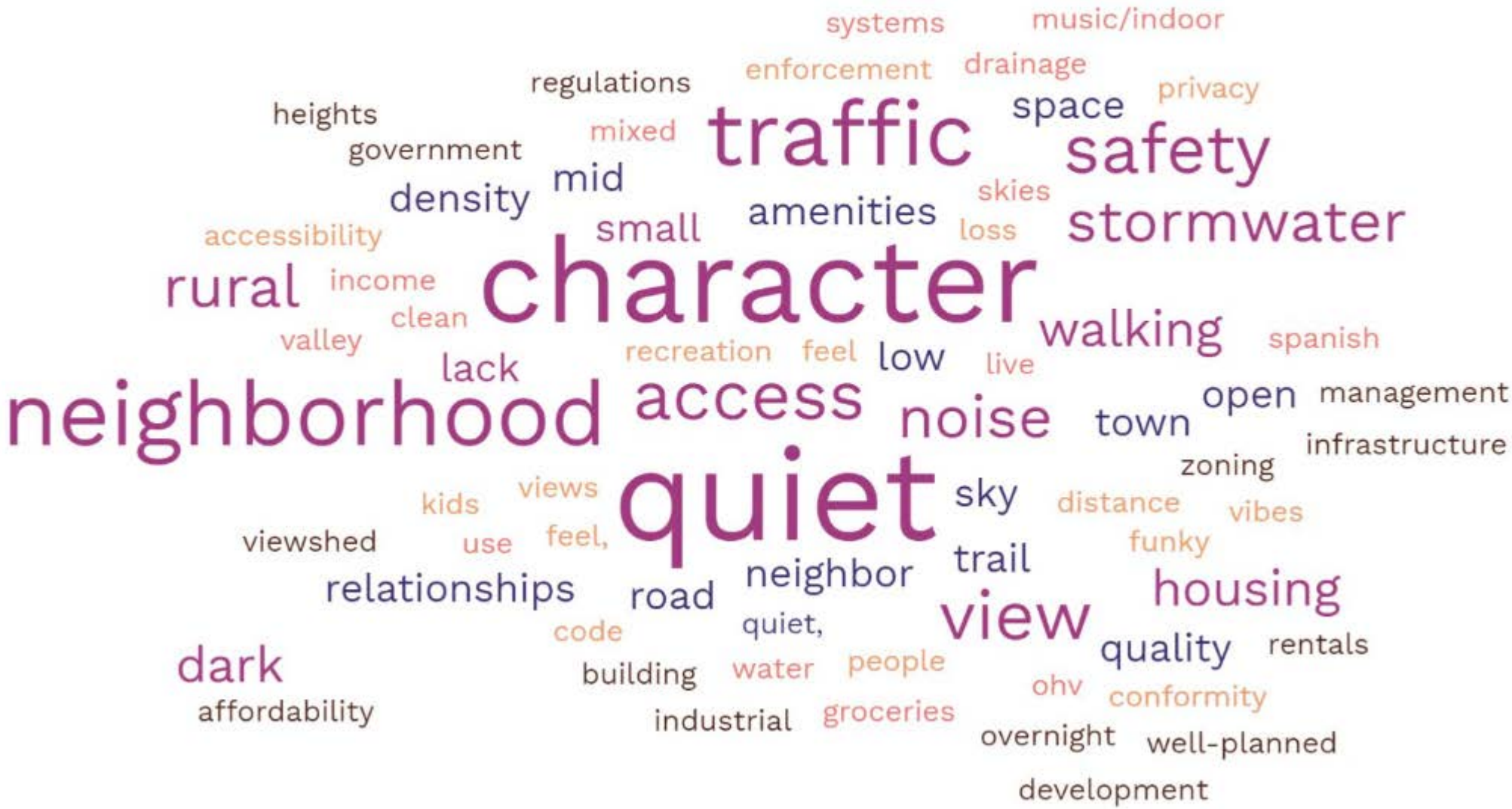
2.5 - 5.0 acres
Over 5 acres

RED DESERT
Land Surveying

88 East Center
Moab, UT
435.259


mix use
ed use
0.5 → 1.0 ac.
0.5 → 1.0 ac
Commercial
Commercial
Commercial
Commercial
Ag
Ag
Ag
Ag
Ag
AG
AG
0. to 0.25 Acres
0. to 0.25
0. → 0.25
0.5 → 1.00
0.5 → 1.00
0.5 → 1.00
0.25 → 0.5
0.5 → 1.0
THOMPSON DUMP RD
HARRIS AVE
OLD HWY 6 & 50
NUTTER AVE
BELL ST
ELM ST
FORDHAM LN
FORDHAM LN
OLD HIGHWAY 6 & 50
HWY 94
FIREHOUSE LN
VALLEY
Commercial
Commercial
I-70 WB X187 ON SR 94 RAMP
I-70 WB FWY
I-70 EB FWY
I-70 EB X187 ON SR 94 RAMP
I-70 X187 OFF SR 94 RAMP
Residential Parcels
Acres
Grand County parcels
LandUse
Public Facilities
Community Facility
Public Park
Open Space

Moab/Spanish Valley Values & Concerns



FUTURE Land Use Designations

Residential Uses

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Country residential land use allows for large ranch parcels (minimum 5 acre lots), with single family residential homes in areas with limited municipal services, Level of Service (LOS) 3. Residential development in these areas may face environmental or infrastructure challenges, and water and sewer would either be served by wells and septic or by a special service district. This use encourages parcels that contain large passive open space or active agricultural land, promoting a sense of open ranch country. CR may include acreages and large undeveloped parcels of land on the periphery of areas served by higher Levels of Service (LOS 1 or 2), adjacent to rural residential or within the vicinity of Range and Resource lands.

Implementing zone(s): Range and Grazing (RG) 5 acre minimum lot size

RURAL RESIDENTIAL (RR)

Rural residential land use allows for minimum 1 acre parcels and single family residential homes in areas served by existing water and sewer services (LOS 1 and 2). This use encourages parcels that contain open spaces, valued by the community to promote a sense of agrarian, rural character. Rural residential may include acreages and large undeveloped parcels of land on the periphery of areas served by higher Levels of Service (LOS 1 or 2). Range and resource lands are typically adjacent to rural residential or low-density residential.

Implementing zone(s): Rural Residential (RR). 1 acre minimum lot size

MEDIUM DENSITY RESIDENTAIL (MDR)

Medium density residential land use allows for single- and two-family residential development in areas with varying levels of municipal services (LOS 1 or 2). The purpose of this land use is to allow for single-family and duplex residential development in new and established neighborhoods throughout the County. Home businesses as an accessory use are permitted through a Conditional Use Permit. This land use is a more defined residential form and representative of a neighborhood with buildings organized around an interior network of streets and parks. Medium density residential is transitional from rural residential to Middle Housing Residential.

Implementing zone(s): Large Lot Residential (LLR), Small Lot Residential (SLR) 0.25 - 0.5 acre minimum lot size

***MIDDLE HOUSING RESIDENTIAL (MHR)**

Medium density residential land use allows for residential development clustered as townhomes, duplexes, and on up to four-plexes in areas with full municipal services (LOS 1). Land use types include townhouses and a range of walk-up building types (single or two-story) in new and established neighborhoods throughout the County. This land use should be arranged around higher traffic collector roads,within biking distance to neighborhood mixed-use nodes in each neighborhood. This form of housing supports walking, cycling, transit, and local business by locating density near major routes and neighborhood nodes. Medium density residential is intended to be transitional between other residential uses and promote middle housing types.

Implementing zone(s): Multifamily Residential 8 units per acre (0.12 acre minimum lot size)

***HIGH DENSITY RESIDENTIAL (HDR)**

High density residential land use allows multi-story apartments and tiny home communities in areas adjacent to neighborhood mixed-use, commercial, and medium-density residential. The purpose of this land use is to promote infill housing development and affordable housing in areas with full municipal services (LOS 1). Home occupations are allowed but home businesses are not permitted.

Implementing zone(s): High Density Housing Overlay (HDHO) 20 units per acre

*A rezone to these higher density residential designations will require a 60% set aside of deed restricted units, and 25% affordable units (subject to change based on housing nexus study results).

Non-Residential and Mixed Uses

These designations are primarily non-residential or include residential as a commercial/light industrial mixed-use. These uses include Range and Resource, Neighborhood Mixed Use; Resort Commercial; Highway and Arterial Commercial; Light-Medium Industrial; and Heavy Industrial.

RANGE AND RESOURCE (RAR)

The Range and Resource designation include ranging and resource lands where uses such as agriculture, grazing , wildlife preserves, land conservation, wildlands recreation, and natural resource extraction would be allowed. The purpose of this designation is to preserve resource lands and accommodate agricultural and agriculture-related uses, while allowing very low-density ranch style residential development on land that will primarily remain in its natural state. Range and Resource lands are located in those parts of the county with limited public services and no commercial services. Limited residential development at a density of one unit per 20-40 acres is permitted, depending on geologic characteristics. Heightened development standards are required to reduce wildfire risk and impacts to wildlife, ecosystems and scenic values. Livestock operations and other types of agriculture are a critical link between the economy, the culture, and the land so this designation encourages the use of land for agriculture.
Implementing zone(s): Range and Grazing (RG) 20-40 acre minimum lot size

NEIGHBORHOOD MIXED-USE (NMU) Least Intensive Commercial

Neighborhood mixed-use is the primary designation for rural centers and neighborhood nodes. The purpose of this land use is to provide walkable and bikeable neighborhood commercial services, such as small food retail, convenience stores, boutiques, personal services, and office space, with LOS 1 or 2. This use is the core of the community and encourages a mix of uses so that community members can live, work and play. Street-level development is encouraged to be retail or high traffic businesses and offices with residential on the upper levels of buildings and parking in the rear. Limited, small-scale retail development intended to service the needs of the surrounding neighborhood, which may include residential components above the ground floor.
Implementing zone(s): Neighborhood Commercial (NC) and General Business (GB)

RESORT COMMERCIAL (RC) Medium Intensive Commercial

This designation encourages nodes of tourism-oriented, resort commercial development, including RV Parks, hotels, townhomes and condos used for overnight accommodations. Scenic resources and viewsheds are protected in new Resort Commercial developments. Resort Commercial developments may occur adjacent to Highway Commercial, General Commercial and in outlying areas of the County with LOS 1, 2 or 3. This use also requires employee housing on-site (% TBD) as well as an open space set-aside of at least 25%.
Implementing zones: Overnight Accommodations Overlay District, Resort Commercial and Resort Special

HIGHWAY AND ARTERIAL COMMERCIAL (HC) Most Intensive Commercial

The Highway and arterial commercial designation allows for the orderly development of automobile-dependent services for residents, tourists, and transient motorists along major arterials including highways and requires LOS 1 or 2. The purpose is to provide regional retail and commercial services with convenient, controlled-access parking without increasing traffic burdens upon the adjacent streets and highways. This use is designated primarily for the major commercial corridors to make the County more attractive while providing needed commercial activity. Gateway entrance features such as tree-lined streets, banner streetlights, and easily accessible commercial features are encouraged to reflect a “Grand Avenue”.
Implementing zone(s): Highway Commercial (HC)

LIGHT-MEDIUM INDUSTRIAL (LI)

The light industrial land use allows for limited industrial development oriented towards warehousing, storage, and distribution, light manufacturing, processing, finishing, and packaging of raw materials, ancillary office uses, and similar activities. The purpose of the light industrial is to accommodate a wide variety of light industrial and light manufacturing activities and to enhance the economic development of Grand County. This use can also accommodate vehicular-oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods, and equipment. Guiding the development of these areas will ensure a high quality of livability for surrounding residents and a better-built form while considering impacts such as noise, dust and fumes. Light industrial can be compatible with residential uses, either internal or external.
Implementing zones: Light Industrial (LI).

HEAVY INDUSTRIAL (HI)

The heavy industrial land use allows for the accommodation of high intensity industrial uses. This area has heavy industrial development typically oriented towards heavy manufacturing, processing, finishing, and packaging of raw materials, recycling facilities, waste transfer stations, rail yards, gravel pits and excavating, ancillary office uses, and similar activities. The purpose of heavy industrial is to enhance the economic development of Grand County through accommodating employment-generating heavy industrial and manufacturing uses. Heavy industrial land uses should be placed far from residential uses as noise, dust and other nuisances associated with heavy industrial can negatively affect neighborhoods and residents.
Implementing zones: Heavy Industrial (HI).

Moab City

Moab City

MILL CREEK DR

MURPHY LN

SPANISH VALLEY DR

Legend

- Rural Residential
- Medium Density Residential
- Middle Housing Residential
- High Density Residential
- Neighborhood Mixed Use
- Resort Commercial
- Highway Commercial
- Light Industrial

Spanish Valley/ Moab Area

Current Land Uses

- OAO_All_Residences_Merged
- OAO_Hotel/Motel
- OAO_RV/Campground
- Main Roads
- High Density Housing Overlay (HDHO)

0 0.2 0.4 0.8 1.2 1.6 Miles

N