



**SAN JUAN COUNTY
ZONING UPDATE
PUBLIC COMMENT SUMMARY**

JUNE 10, 2024

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Summary

San Juan County conducted a series of public engagement workshops and hosted an online platform to gather public input responding to zoning and ordinance updates developed in early 2024. The engagement events were as follows:

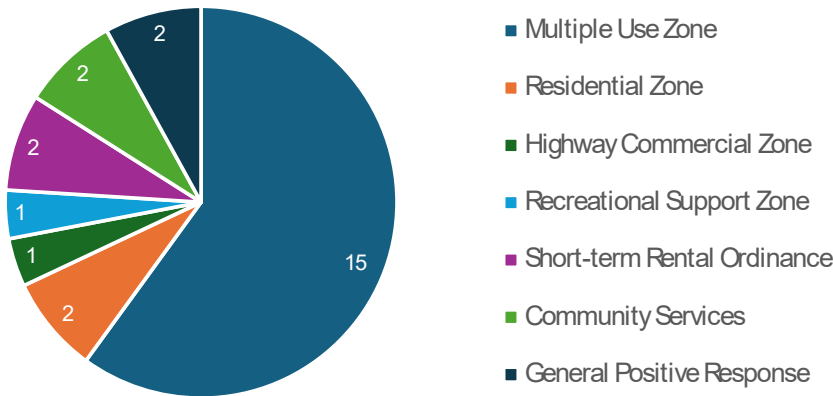
<i>Planning Commission Workshop 1</i>	<i>May 9, 2024</i>
<i>Planning Commission Workshop 2</i>	<i>May 28, 2024</i>
<i>Spanish Valley Public Meeting</i>	<i>May 29, 2024</i>
<i>Monticello Public Meeting</i>	<i>May 30, 2024</i>
<i>Planning Commission Workshop 3</i>	<i>June 10, 2024</i>
<i>Maptionnaire Online Public Input Period</i>	<i>May 28-June 7, 2024</i>

This report documents public feedback to preliminary zoning maps and ordinance descriptions during this time. All submitted comments are included in the attached appendices.

Maptionnaire Summary of Responses

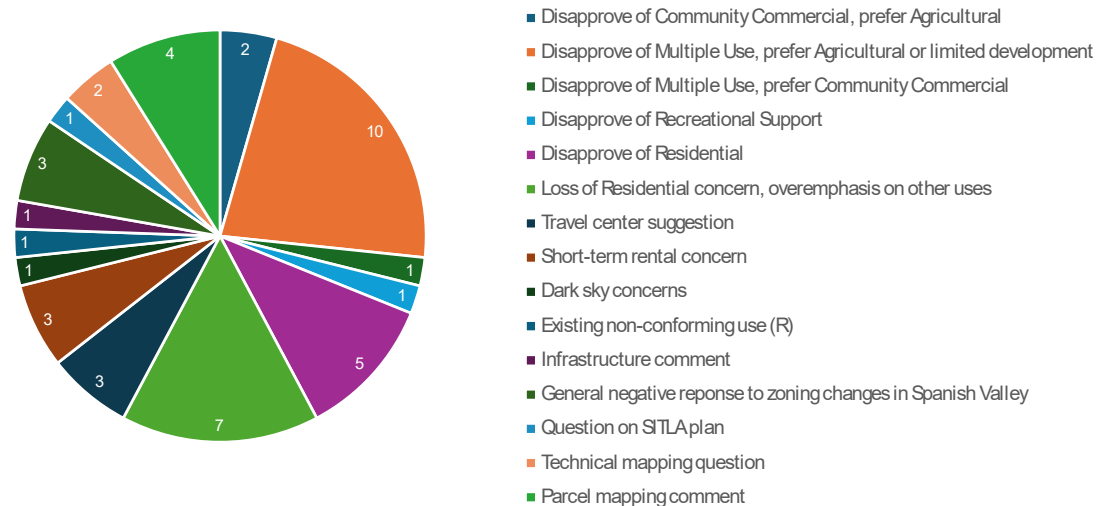
Positive Online Feedback Summary

Total Respondents	19
Total Responses	58
Total Unique Responses	25
Total Unique Responses with Text Comments	22



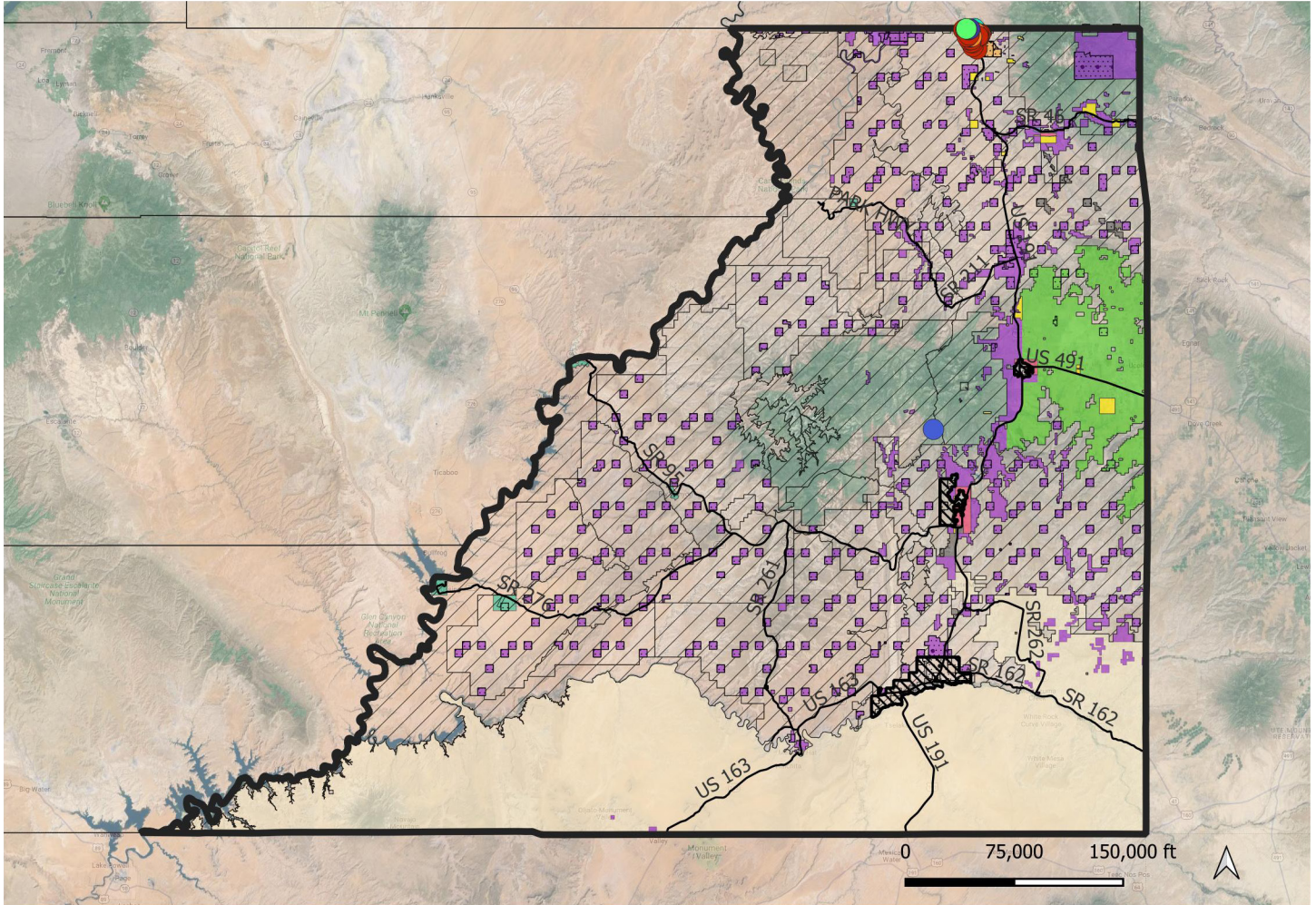
Negative Online Feedback Summary

Total Respondents	14
Total Responses	203
Total Unique Responses	45
Total Unique Responses with Text Comments	41



Online Public Input Results

Countywide Summary Map of Positive Feedback on County Zoning Updates



The county-wide maps above and on the opposing page illustrate the proposed zones that the general public was asked to review. Circle symbols on the map above correspond to locations of positive comments made by individuals (anonymized using a code letter). Triangle symbols on the opposing page map refer to concerns left by individuals, made anonymous using the same letter code system. Note that although the proposed zoning changes span the entire county, the majority of comments occur in Spanish Valley, Monticello, and points in between. The following pages focus in on areas in more detail so that individual comment locations can be determined.

LEGEND

Positive comments associated with each respondent are listed in Appendix A1.

Zoning Likes by Respondent

- | | | |
|------|-----|-----|
| ● A | ● E | ● L |
| ● AA | ● F | ● M |
| ● AB | ● G | ● N |
| ● B | ● H | ● O |
| ● C | ● I | ● P |
| ● D | ● J | ● Z |
| | ● K | |

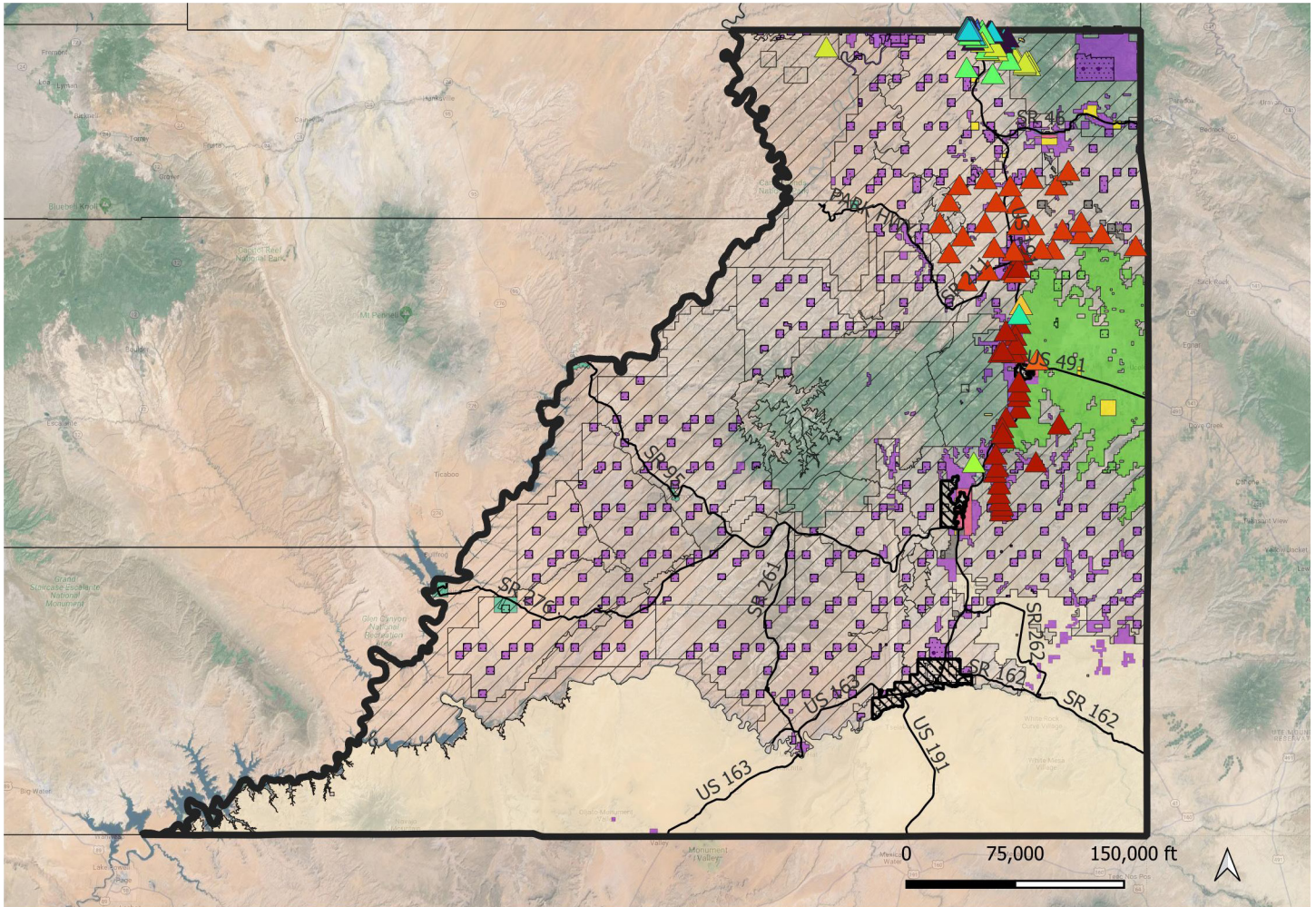
- Incorporated Cities
- SITLA Land
- Federal Lands
- Reservation

Proposed Zones*

- DRAFT San Juan County Zoning (May 2024)
 - Residential (RS)
 - Agricultural (AG)
 - Highway Commercial (HC)
 - Community Commercial (CC)
 - Multiple Use (MU)
 - Industrial (I)
 - Recreational Support (REC)
- State Trust (SITLA) Spanish Valley Plan (Adopted)
 - Central Development Area District
 - Flex Development District
 - Neighborhood Center District
 - Perimeter Development Area District
 - SITLA SV Area Plan South Parcels
 - Non-Buildable

*Proposed Zones presented in the maps in this report are in PRELIMINARY DRAFT form, developed for May and early June public input. For final version, refer to adopted zoning maps.

Countywide Summary Map of Concerns regarding County Zoning Updates



LEGEND

Negative comments associated with each respondent are listed in Appendix A2.

Zoning Concerns by Respondent

- | | | |
|-----|-----|-----|
| ▲ E | ▲ P | ▲ U |
| ▲ H | ▲ Q | ▲ V |
| ▲ L | ▲ R | ▲ W |
| ▲ M | ▲ S | ▲ X |
| | ▲ T | ▲ Y |

- Incorporated Cities
- SITLA Land
- Federal Lands
- Reservation

Proposed Zones*

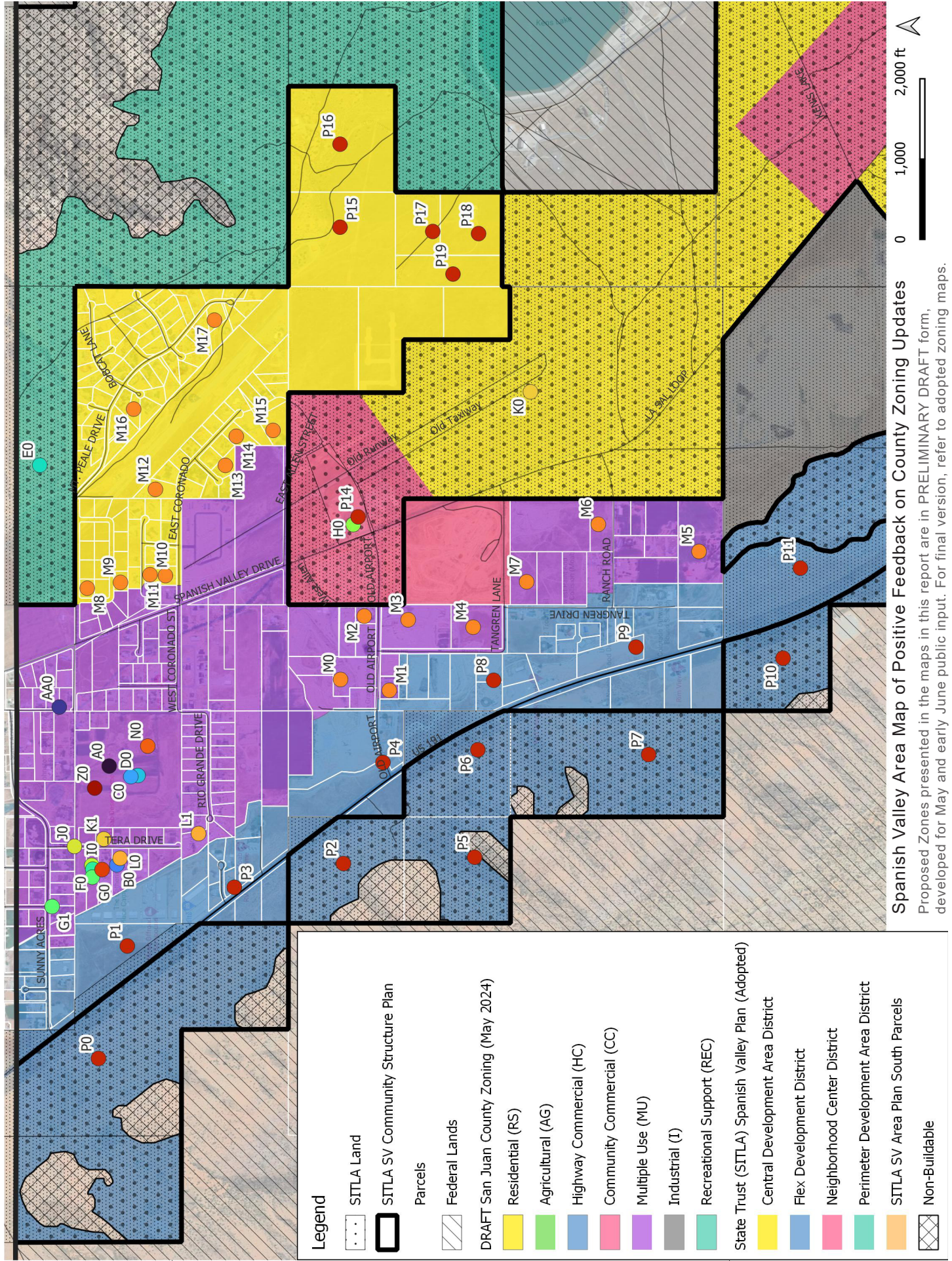
DRAFT San Juan County Zoning (May 2024)

- Residential (RS)
- Agricultural (AG)
- Highway Commercial (HC)
- Community Commercial (CC)
- Multiple Use (MU)
- Industrial (I)
- Recreational Support (REC)

State Trust (SITLA) Spanish Valley Plan (Adopted)

- Central Development Area District
- Flex Development District
- Neighborhood Center District
- Perimeter Development Area District
- SITLA SV Area Plan South Parcels
- Non-Buildable

*Proposed Zones presented in the maps in this report are in PRELIMINARY DRAFT form, developed for May and early June public input. For final version, refer to adopted zoning maps.



Spanish Valley Area Map of Positive Feedback on County Zoning Updates
 Proposed Zones presented in the maps in this report are in PRELIMINARY DRAFT form, developed for May and early June public input. For final version, refer to adopted zoning maps.

Table of Positive Comments from Maptionnaire in Spanish Valley. Note that not all response locations include comments.

Comment ID(s)	Comment - LIKE
A0	We need more business in San Juan County and the Multi-use zone is a good balance of letting the right kind of businesses blend in with residential neighborhoods.
B0	I like this proposed zoning. I have review many city plans like this and feel this has a good flow for Moab
C0	Flow between commercial and mixed use makes total sense to me.
D0	I really like the capabilities that are offered through the mixed used zoning. Lot of flexibility for property owners.
E0	This area is good for RS but hotels should be Conditional in this zone
F0	This area looks to zoned in a positive, beneficial manner.
G0	The multi-use zone is nice that it will keep residential neighborhoods still residential while allowing small businesses to create jobs and economic growth.
G1	The shortest route for a lot of residence from east to west is across sunny acres. GPS and most people take the shortest path. Having the new gas station will also bring people across sunny acres. It will be nice to make this zone a multi use zone for small business.
H0	Community focused needs - healthcare is a major one and I think the clinic has been a good additional to Spanish Valley.
J0	The multi-use zone is nice that it will keep residential neighborhoods still residential while allowing small businesses to create jobs and economic growth in undeveloped areas or even in people's backyards.
K0	I like the new maps! Planning And Zoning, and the commission, I've done a really good job on this!
K1	I'm in favor of the large housing developments, we need workforce housing, rentals, and an inventory of homes for sale
L0	I can live with this since these lots are adjacent to Highway Commercial and there are already several commercial entities in this neighborhood.
L1	Warehouses and businesses already established here. Adjacent homes were built with knowledge of that use.
M0, M1, M2, M3, M4, M5, M6, M7	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
M8, M9, M10, M11, M12, M13, M14, M15, M16, M17	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the
N0	I like the fact that there are a lot of options here. In the future this could provide a lot of opportunities for the city.
O0	I like better Airbnb and short term rental regulations so owners can use their own property how they'd like with still being legal in the eyes of the city. With this being Moab, growth is inevitable. We might as well prepare for that.
P14	Appropriate for the location
P15, P16, P17, P18, P19	I'm glad to see this is residential and not residential flex
Z0	Affordable housing is so important for our children. This zone is perfect to allow condos, townhomes and apartments. I listed a small apartment for rent and had 42 applicants. It's sad how bad it is.
AA0	As an Airbnb operator I like that there will be better regulation. I know several Airbnb operators doing things that are unsafe. I look forward to the changes and complying with what is needed.
I0, P0, P1, P10, P11, P2, P3, P4, P5, P6, P7, P8, P9	[No Comment Provided]

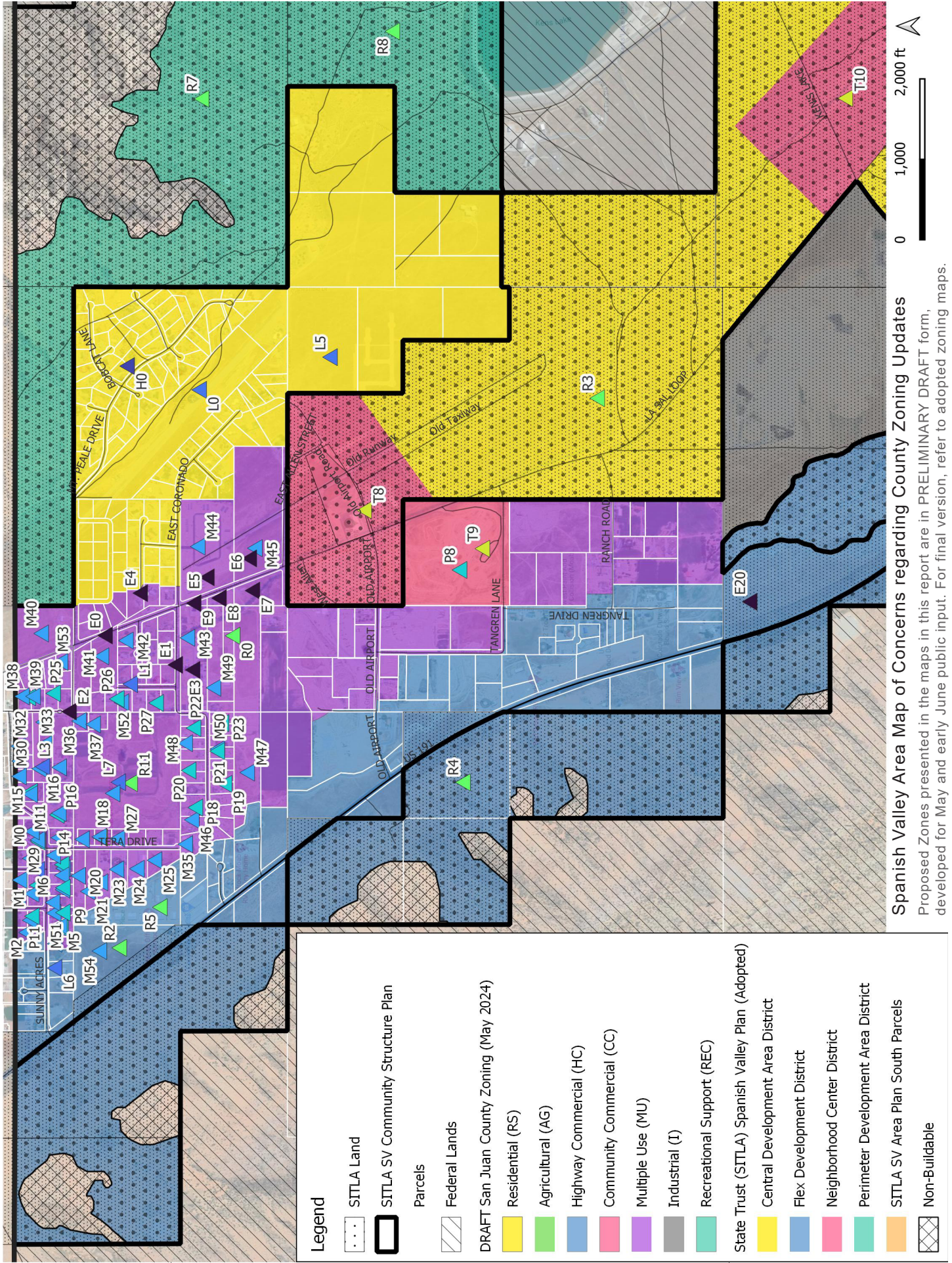


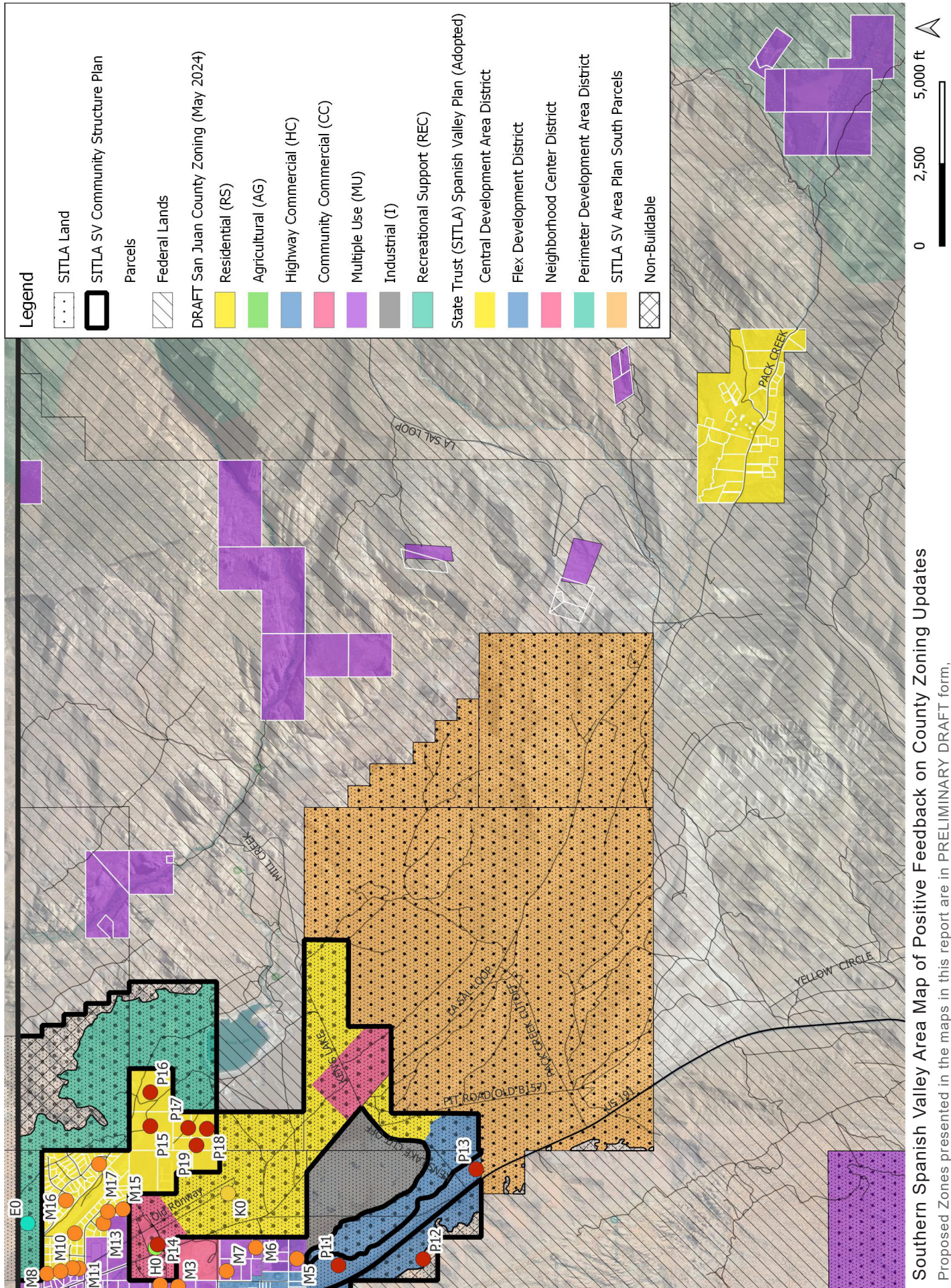
Table of Negative Comments from Responses in Spanish Valley. Note that not all response locations include comments.

Comment ID(s)	Comment - CONCERN
E0	Why does this property look like it encroaches onto SVD?
E1	This isn't Sunny Acres Lane
E2	It could be beneficial to plan for a road here that connects SVD to 191. It would be behind a lot of properties and be a straight shot
E3	Where are the lot lines for this subdivision?
E4	Who gets the culdesac part of the road?
E5, E6, E7, E8, E9	Maybe consider this Community Commercial?
E20	This would be a reasonable place to put a travel center to serve the entire valley
H0	The neighborhood has a significant number of nightly rentals and an RV park that should not have been approved under the zoning. The residential use summary mentions density, but I couldn't find where that density data was provided. Serious consideration of the impacts to residents should be given to the approval of additional nightly rentals in the Spanish Valley area.
L0	This is an established air strip which would not be permitted in the Residential Zone.
L1	Established residential neighborhood should not be sacrificed for commercial uses. There northern neighborhoods from Sunny Acres Lane to Coronado are established home sites of largely local families. Some homes may have gotten away with converting to overnight rentals in recent years due to lack of oversight and enforcement of county laws. This established residential area should not be sacrificed to commercial uses in order to bring illegal uses into compliance. Nor sacrificed to protect future built high end neighborhoods from suffering higher home densities. I know we are being told that is not SJC planning intention but that would be the outcome. If property in Spanish Valley is so "hot" that there is high pressure for new businesses and homes then developers will still build with more restrictions in the established neighborhoods and more allowances in new developments.
L2	Established residential neighborhood should not be sacrificed for commercial uses. Suggestion: Create an 8th zone designation that allows the residential quality neighborhoods to remain intact with current permitted overnight use and higher density housing for local residents, but without the pressure of any other commercial uses. If we can plan for 7 zones, why not 8. It wouldn't be a big loss - the amount of small business that could be squeezed into the established neighborhood will not be enough to save SJC and would only serve to ruin the local quality of life.
L3	Established residential neighborhood should not be sacrificed for commercial uses. Some of the more open looking lots are either established rural residents or soon to be a residential subdivision already invested.
L5	Close to Community Commercial Zone this area seems more ideal for higher density and some commercial allowances that are afforded in the Multiple Use Zone. Homes here have not yet been built so no established residence need be disturbed.
L6	People have established homes here. Commercial use should not be allowed without consent of current home owner. (I know you'll laugh at this suggestion. It's more a moral/descency issue that is no longer considered in community planning.)
L7	I see no reason why this large property should not be in the Residential Zone. It is not currently under commercial use and it is surrounded by established residential neighborhoods. Open land east of Spanish Valley Drive, closer to the Community Commercial zone, and not surrounded by established residential neighborhoods would be a better candidate for Multi Use zoning.
M1, M2, M3, M4, M5, M6, M7, M8, M10, M11, M12, M13, M14, M15, M16, M17, M18, M19, M20, M21, M22, M23, M24, M25, M26, M27, M28, M29, M30, M31, M32, M33, M34, M35, M36, M37, M38, M39, M40, M41, M42, M43	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents

Table of Negative Comments from Responses in Spanish Valley (continued). Note that not all response locations include comments.

Comment ID(s)	Comment - CONCERN
M9, M44, M45, M46, M47, M48, M49, M50, M51, M52, M53	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
M54	This may be HC but a Love's Truck Stop is INAPPROPRIATE HERE: Hotel, sure. Any kind of Retail store, sure. But Not a Truck Stop (no matter what those guys want to call it- it's a Truck stop. Even if whats his face called it "The Right Place" F'n blasphemmer.
P8	Why is this a different color? Don't see this on the use table
P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
R0	Making all of these previously residential properties into Multiple Use properties makes no sense. This will bring all kinds of new uses into residential neighborhoods as permitted uses (even uses that would be conditional in the Highway Zone). This is a disservice to the community and will lower property values. It is hard to think of a reason why this is considered a good idea.
R2	Why abandon the Spanish Valley ordinances? Spanish Valley went through a years-long planning process with extensive community input. The County now proposed to throw all of that away. Why? No explanation has been offered, except that those ordinances have more requirements than the ordinances in the rest of the County. But those extra requirements are appropriate and important. They require planning, which the revisions to the zoning throw aside. Why throw the baby out with the bath water? The Spanish Valley zoning has been working, it has not stopped development, but it has created great opportunities for better planning. Keep the Spanish Valley ordinances.
R3	Why does SITLA get special treatment? The whole of Spanish Valley would benefit from keeping the existing Spanish Valley ordinances, but it seems that only SITLA gets that privilege. Why? The same process that SITLA wants on its land should apply elsewhere in Spanish Valley.
R4	The overnight accommodations overlay should be kept in the Highway Commercial zone.
R5	Truck stops should still not be allowed north of Ken's Lake Cutoff.
R7	Allowing hotels, motels and overnight accommodations so far from the major highway and from any major thoroughfare seems strange. Why not keep the residential designation for this land? The permitted uses in this zone will only create cross valley traffic that will go through residential zones. Another zoning change that seems poorly thought through and that makes no sense.
R8	In general, this zoning map does not make a lot of sense in Spanish Valley and seems like an effort by San Juan County to abandon planning and zoning to create an tax producing ghetto for the County in the north, regardless of the impact on local residents. In the planning process in 2018-19, everyone in Spanish Valley seemed to agree that they did not want another Moab in the area. Moab will look like Shangri-La compared to what these zoning changes accomplish. Makes me heart-sick for the community (which will be destroyed by this zoning).
R11	Why is there so much mixed-use land in a county that is mostly agricultural and should remain mostly agricultural? These changes don't seem well thought out.
T0	You are changing some formerly residential parcels to MU. This is not appropriate to the residential properties located in this area.
T8	Not clear what this color indicates, two shades of pink
M0, P27, T10, T9	[No Comment Provided]

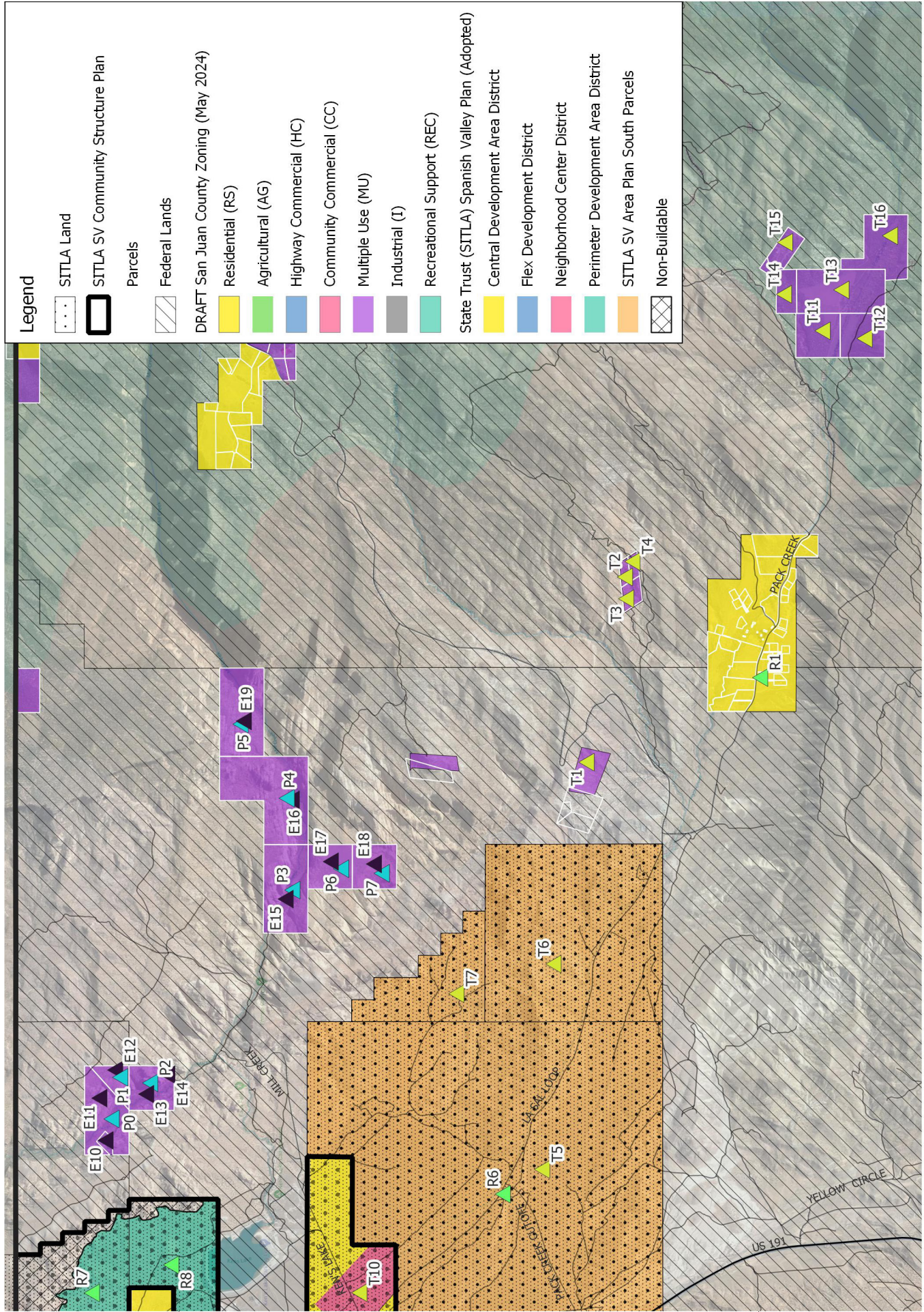
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Southern Spanish Valley Area Map of Positive Feedback on County Zoning Updates
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Table of Positive Comments from Responses in Southern Spanish Valley. Note that not all response locations include comments.

Comment ID(s)	Comment - LIKE
E0	This area is good for RS but hotels should be Conditional in this zone
H0	Community focused needs - healthcare is a major one and I think the clinic has been a good additional to Spanish Valley.
K0	I like the new maps! Planning And Zoning, and the commission, I've done a really good job on this!
M2, M3, M5, M6, M7	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
M8, M9, M10, M11, M12, M13, M14, M15, M16, M17	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
P14	Appropriate for the location
P15, P16, P17, P18, P19	I'm glad to see this is residential and not residential flex
P11, P12, P13	[No Comment Provided]



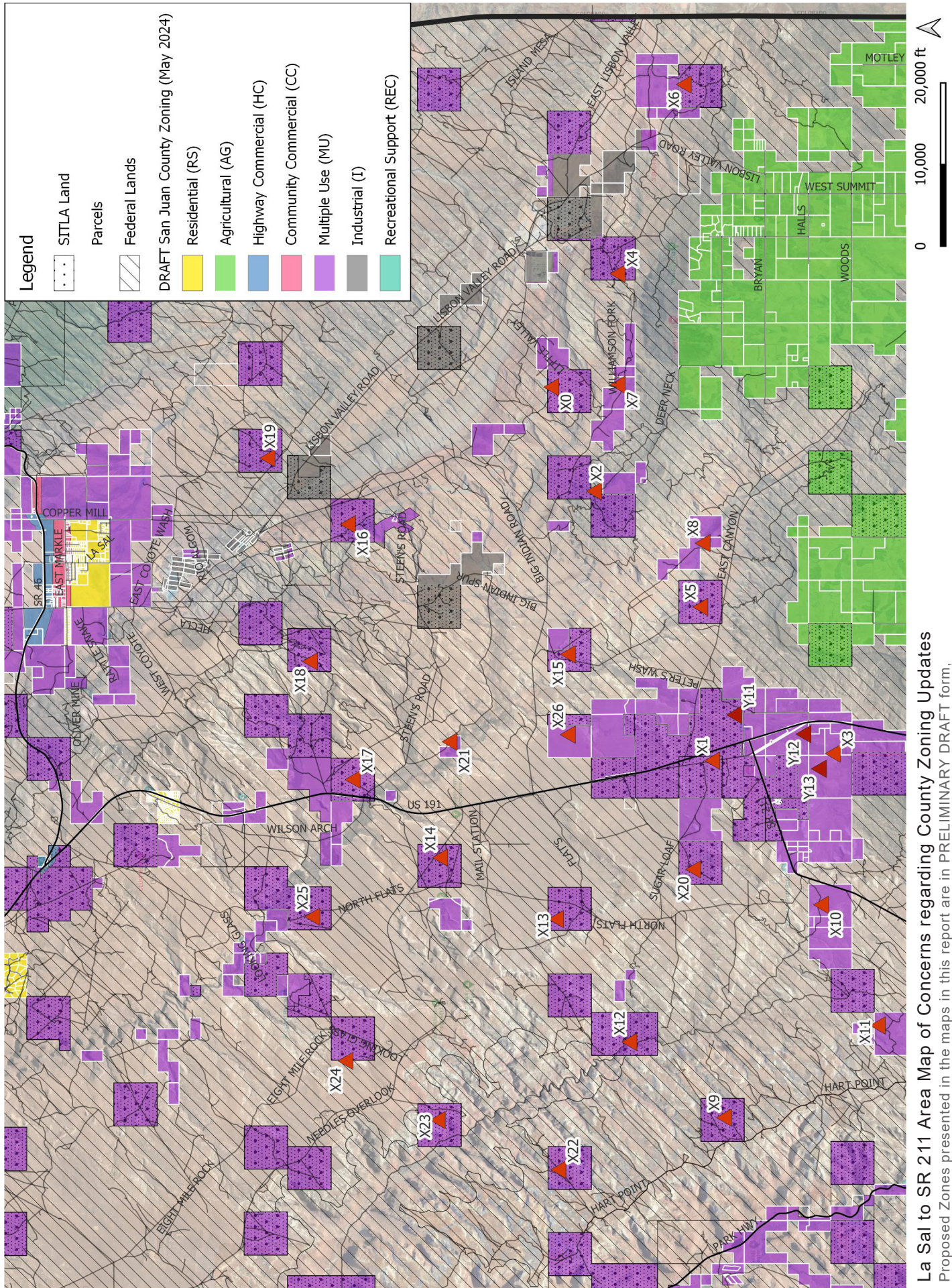
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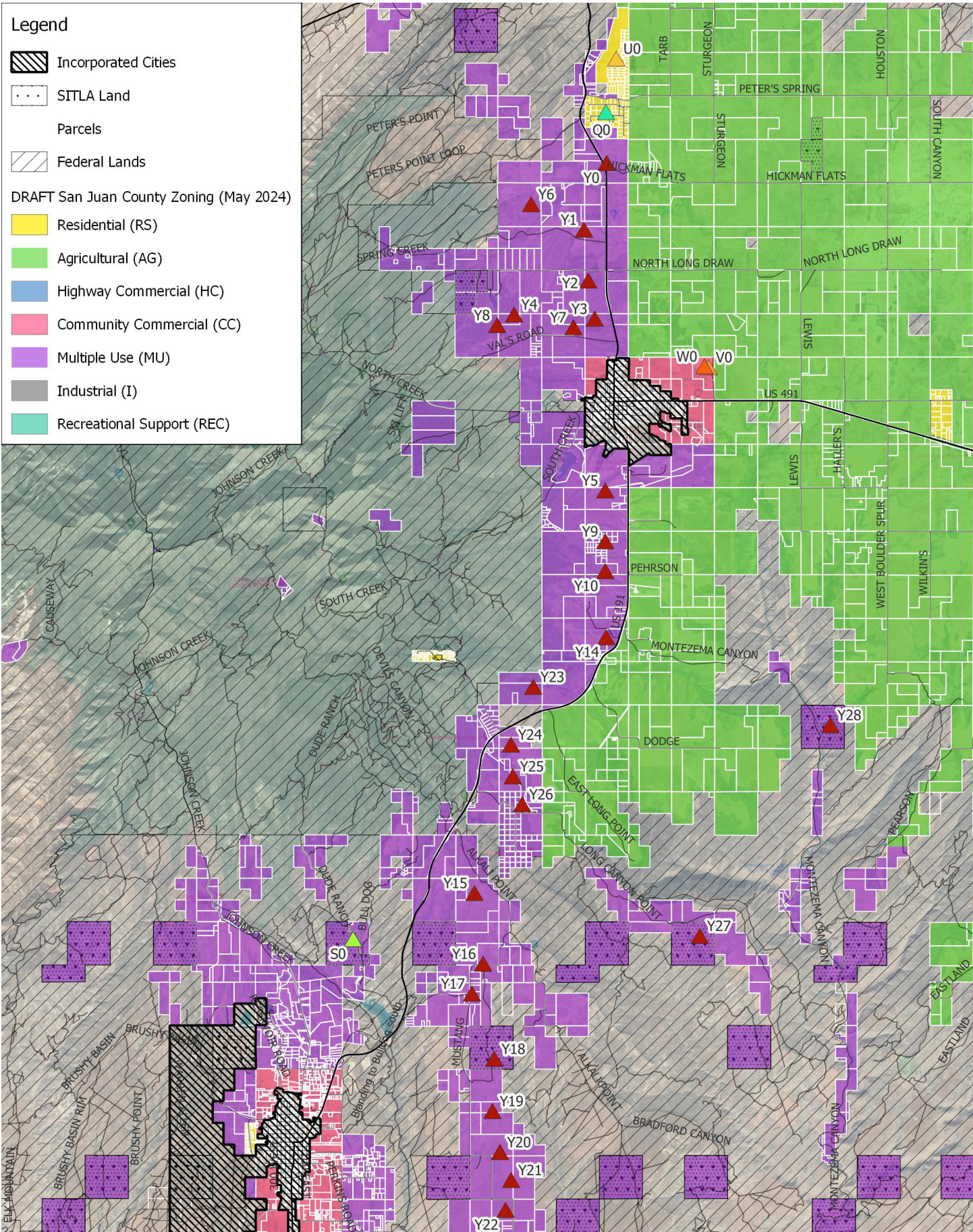
Comment ID(s)	Comment - CONCERN
E10, E11, E12, E13, E14, E15, E16, E17, E18, E19	This watershed needs protection from intensive use so it should probably be residential given the zone options
P0, P1, P2, P3, P4, P5, P6, P7	This should be agricultural. This is too sensitive of an area for multi-use
R1	Why is the zoning for Pack Creek Ranch changing? This was formerly agricultural land (if it abutted BLM property) and multiple use (if it abutted Forest Service property). Why is it changing? This seems arbitrary. The residents of Pack Creek were certainly never consulted about this or even advised by mail (as the law requires) that this change was coming.
R6	What does this even mean? There is no zoning ordinance that talks about this area. Does this mean no zoning applies and that SITLA can do what it wants? This land should be part of a zone under whatever zoning ordinance is applicable.
R7	Allowing hotels, motels and overnight accommodations so far from the major highway and from any major thoroughfare seems strange. Why not keep the residential designation for this land? The permitted uses in this zone will only create cross valley traffic that will go through residential zones. Another zoning change that seems poorly thought through and that makes no sense.
R8	In general, this zoning map does not make a lot of sense in Spanish Valley and seems like an effort by San Juan County to abandon planning and zoning to create an tax producing ghetto for the County in the north, regardless of the impact on local residents. In the planning process in 2018-19, everyone in Spanish Valley seemed to agree that they did not want another Moab in the area. Moab will look like Shangri-La compared to what these zoning changes accomplish. Makes me heart-sick for the community (which will be destroyed by this zoning).
T1	This property is not appropriate for MU. The adverse visual impact on the surrounding area will be large.
T5	Not clear what this color indicates
T12	This parcel is located just upstream of a small community. I am a homeowner in this community, and I lost a home due to a fire started by an irresponsible individual. This area is remote and not appropriate for mixed use.
T10, T11, T13, T14, T15, T16, T2, T3, T4, T6, T7	[No Comment Provided]



La Sal to SR 211 Area Map of Concerns regarding County Zoning Updates
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Table of Negative Comments from Responses between La Sal and SR 211. Note that not all response locations include comments.

Comment ID(s)	Comment - CONCERN
Y11, Y12, Y13	Keep San Juan County rural!
X0, X1, X10, X11, X12, X13, X14, X15, X16, X17, X18, X19, X2, X20, X21, X22, X23, X24, X25, X26, X3, X4, X5, X6, X7, X8, X9	[No Comment Provided]



SR 211 to Blanding Area Map of Concerns regarding County Zoning Updates

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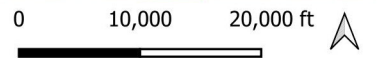


Table of Negative Comments from Responses between SR 211 and Blanding.
 Note that not all response locations include comments.

Comment ID(s)	Comment - CONCERN
S0	Will result in Unrestricted, Subdivided, High Density Residential without provision or county requirement that residents be responsible for water, sewer, trash, fire, animal control, industrial noise control (generators, backhoes, ADU transiency etc), good faith adhering to county laws
V0	I have no desire for this to be anymore than agriculture zones and use. I have also entered into a lease agreement that would no longer be valid if it was zoned commercial. As the land owner this decision to zone it other than agriculture negatively effects me and I strongly request that it be reconsidered.
W0	The owner of this parcel has entered into a solar lease. Zoning this parcel as Community commercial (CC) would take away that owner’s ability to have a solar facility on their property. We would like this parcel’s zone to remain agricultural.
Y5, Y6, Y7, Y8, Y9, Y10, Y14, Y15, Y16, Y17, Y18, Y19, Y20, Y21, Y22, Y23, Y24, Y25, Y26, Y27, Y28	Keep San Juan County rural!
Q0, U0, Y0, Y1, Y2, Y3, Y4	[No Comment Provided]

Appendix A1

Online Public Comments (“Maptionnaire”)

Prompt: Describe what you **like** about the proposed zoning. (Optional)

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - LIKE
2cf6292tut33	A	0	38.496808,-109.462328	We need more business in San Juan County and the Multi-use zone is a good balance of letting the right kind of businesses blend in with residential neighborhoods.
3em4awk4p8h8	B	0	38.496545,-109.466628	I like this proposed zoning. I have review many city plans like this and feel this has a good flow for Moab
4pu4lyu6jk8n	C	0	38.496071,-109.46279	Flow between commercial and mixed use makes total sense to me.
64jvp9vh4xo6	D	0	38.495827,-109.462741	I really like the capabilities that are offered through the mixed used zoning. Lot of flexibility for property owners.
6al4a7jhn23a	E	0	38.499168,-109.449244	This area is good for RS but hotels should be Conditional in this zone
6ga7xvt3uxa9	F	0	38.497366,-109.466816	This area looks to zoned in a positive, beneficial manner.
6j44kmj2tgt9	G	0	38.497383,-109.467164	The multi-use zone is nice that it will keep residential neighborhoods still residential while allowing small businesses to create jobs and economic growth.
6j44kmj2tgt9	G	1	38.498875,-109.468438	The shortest route for a lot of residence from east to west is across sunny acres. GPS and most people take the shortest path. Having the new gas station will also bring people across sunny acres. It will be nice to make this zone a multi use zone for small business.
6k72gxz24fr7	H	0	38.488506,-109.451828	Community focused needs - healthcare is a major one and I think the clinic has been a good additional to Spanish Valley.
6vk49zn9fxw7	I	0	38.4974,-109.466648	
6x7rg9yo2k73	J	0	38.497989,-109.46582	The multi-use zone is nice that it will keep residential neighborhoods still residential while allowing small businesses to create jobs and economic growth in undeveloped areas or even in people's backyards.
6yy8niz6b427	K	0	38.49699,-109.465503	I like the new maps! Planning And Zoning, and the commission, I've done a really good job on this!
6yy8niz6b427	K	1	38.482474,-109.446055	I'm in favor of the large housing developments, we need workforce housing, rentals, and an inventory of homes for sale
7fr423voo9z7	L	0	38.496436,-109.46634	I can live with this since these lots are adjacent to Highway Commercial and there are already several commercial entities in this neighborhood.
7fr423voo9z7	L	1	38.493768,-109.465266	Warehouses and businesses already established here. Adjacent homes were built with knowledge of that use.
7vu8iyc3njf7	M	0	38.488937,-109.458565	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - LIKE
7vu8iyc3njf7	M	1	38.487278,-109.459034	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	2	38.488129,-109.45581	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	3	38.486637,-109.455969	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	4	38.484425,-109.456289	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	5	38.476741,-109.452997	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	6	38.480167,-109.451814	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	7	38.482605,-109.454318	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	8	38.497555,-109.454596	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	9	38.496423,-109.454342	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	10	38.495419,-109.454007	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	11	38.494894,-109.454046	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	12	38.495234,-109.450297	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - LIKE
7vu8iyc3njf7	M	13	38.492855,-109.449251	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	14	38.492484,-109.447988	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	15	38.491233,-109.447731	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	16	38.495975,-109.446804	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	17	38.493226,-109.442936	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7wu3git6d389	N	0	38.495495,-109.46146	I like the fact that there are a lot of options here. In the future this could provide a lot of opportunities for the city.
8xj6yhb44xn3	O	0	38.497048,-109.46683	I like better Airbnb and short term rental regulations so owners can use their own property how they'd like with still being legal in the eyes of the city. With this being Moab, growth is inevitable. We might as well prepare for that.
9w9p4wkc78ea	P	0	38.497171,-109.475047	
9w9p4wkc78ea	P	1	38.496119,-109.470156	
9w9p4wkc78ea	P	2	38.488839,-109.46657	
9w9p4wkc78ea	P	3	38.492551,-109.4676	
9w9p4wkc78ea	P	4	38.487494,-109.462172	
9w9p4wkc78ea	P	5	38.484374,-109.466295	
9w9p4wkc78ea	P	6	38.484266,-109.461623	
9w9p4wkc78ea	P	7	38.478455,-109.461829	
9w9p4wkc78ea	P	8	38.483728,-109.4586	
9w9p4wkc78ea	P	9	38.478886,-109.457157	
9w9p4wkc78ea	P	10	38.473882,-109.457638	
9w9p4wkc78ea	P	11	38.47329,-109.453721	
9w9p4wkc78ea	P	12	38.466231,-109.453045	
9w9p4wkc78ea	P	13	38.46182,-109.443479	
9w9p4wkc78ea	P	14	38.488339,-109.451494	Appropriate for the location
9w9p4wkc78ea	P	15	38.488954,-109.438895	I'm glad to see this is residential and not residential flex

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - LIKE
9w9p4wkc78ea	P	16	38.488954,-109.435284	I'm glad to see this is residential and not residential flex
9w9p4wkc78ea	P	17	38.4858,-109.439081	I'm glad to see this is residential and not residential flex
9w9p4wkc78ea	P	18	38.484241,-109.439173	I'm glad to see this is residential and not residential flex
9w9p4wkc78ea	P	19	38.485111,-109.440932	I'm glad to see this is residential and not residential flex
2w3jp2ea33g6	Z	0	38.4973,-109.463288	Affordable housing is so important for our children. This zone is perfect to allow condos, townhomes and apartments. I listed a small apartment for rent and had 42 applicants. It's sad how bad it is.
78mn6lza63k8	AA	0	38.498505,-109.459763	As an Airbnb operator I like that there will be better regulation. I know several Airbnb operators doing things that are unsafe. I look forward to the changes and complying with what is needed.
9cy4xoi26j4t	AB	0	37.756602,-109.546026	

Appendix A2

Online Public Comments (“Maptionnaire”)

Prompt: Describe your **concerns** about the proposed zoning. (Optional)

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
6a14a7jhn23a	E	0	38.496824,-109.456607	Why does this property look like it encroaches onto SVD?
6a14a7jhn23a	E	1	38.494442,-109.457882	This isn't Sunny Acres Lane
6a14a7jhn23a	E	2	38.498047,-109.459912	It could be beneficial to plan for a road here that connects SVD to 191. It would be behind a lot of properties and be a straight shot
6a14a7jhn23a	E	3	38.4933851,-109.458102	Where are the lot lines for this subdivision?
6a14a7jhn23a	E	4	38.49563,-109.454769	Who gets the culdesac part of the road?
6a14a7jhn23a	E	5	38.493364,-109.454083	Maybe consider this Community Commercial?
6a14a7jhn23a	E	6	38.491926,-109.45326	Maybe consider this Community Commercial?
6a14a7jhn23a	E	7	38.491819,-109.454659	Maybe consider this Community Commercial?
6a14a7jhn23a	E	8	38.492956,-109.454988	Maybe consider this Community Commercial?
6a14a7jhn23a	E	9	38.493815,-109.455208	Maybe consider this Community Commercial?
6a14a7jhn23a	E	10	38.492429,-109.417366	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	11	38.492933,-109.412948	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	12	38.491642,-109.410012	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	13	38.489104,-109.412529	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	14	38.487375,-109.410488	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	15	38.477703,-109.392145	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	16	38.4772,-109.381771	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	17	38.474005,-109.38823	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	18	38.470481,-109.388482	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	19	38.481117,-109.37355	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	20	38.474924,-109.455142	This would be a reasonable place to put a travel center to serve the entire valley

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
6k72gxz24fr7	H	0	38.496076,-109.44491	The neighborhood has a significant number of nightly rentals and an RV park that should not have been approved under the zoning. The residential use summary mentions density, but I couldn't find where that density data was provided. Serious consideration of the impacts to residents should be given to the approval of additional nightly rentals in the Spanish Valley area.
7fr423voo9z7	L	0	38.493629,-109.445942	This is an established air strip which would not be permitted in the Residential Zone.
7fr423voo9z7	L	1	38.495968,-109.458719	Established residential neighborhood should not be sacrificed for commercial uses. There northern neighborhoods from Sunny Acres Lane to Coronado are established home sites of largely local families. Some homes may have gotten away with converting to overnight rentals in recent years due to lack of oversight and enforcement of county laws. This established residential area should not be sacrificed to commercial uses in order to bring illegal uses into compliance. Nor sacrificed to protect future built high end neighborhoods from suffering higher home densities. I know we are being told that is not SJC planning intention but that would be the outcome. If property in Spanish Valley is so "hot" that there is high pressure for new businesses and homes then developers will still build with more restrictions in the established neighborhoods and more allowances in new developments.
7fr423voo9z7	L	2	38.499126,-109.466789	Established residential neighborhood should not be sacrificed for commercial uses. Suggestion: Create an 8th zone designation that allows the residential quality neighborhoods to remain intact with current permitted overnight use and higher density housing for local residents, but without the pressure of any other commercial uses. If we can plan for 7 zones, why not 8. It wouldn't be a big loss - the amount of small business that could be squeezed into the established neighborhood will not be enough to save SJC and would only serve to ruin the local quality of life.
7fr423voo9z7	L	3	38.49895,-109.462305	Established residential neighborhood should not be sacrificed for commercial uses. Some of the more open looking lots are either established rural residents or soon to be a residential subdivision already invested.
7fr423voo9z7	L	5	38.489184,-109.444522	Close to Community Commercial Zone this area seems more ideal for higher density and some commercial allowances that are afforded in the Multiple Use Zone. Homes here have not yet been built so no established residence need be disturbed.

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
7fr423voo9z7	L	6	38.498541,-109.471048	People have established homes here. Commercial use should not be allowed without consent of current home owner. (I know you'll laugh at this suggestion. It's more a moral/descency issue that is no longer considered in community planning.)
7fr423voo9z7	L	7	38.496377,-109.462978	I see no reason why this large property should not be in the Residential Zone. It is not currently under commercial use and it is surrounded by established residential neighborhoods. Open land east of Spanish Valley Drive, closer to the Community Commercial zone, and not surrounded by established residential neighborhoods would be a better candidate for Multi Use zoning.
7vu8iyc3njf7	M	0	38.499309,-109.465113	
7vu8iyc3njf7	M	1	38.499324,-109.467819	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	2	38.499504,-109.469497	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	3	38.499384,-109.468972	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	4	38.498537,-109.469992	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	5	38.498368,-109.469219	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	6	38.498609,-109.468199	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	7	38.498271,-109.467643	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	8	38.498295,-109.467025	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
7vu8iyc3njf7	M	9	38.498247,-109.466716	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8iyc3njf7	M	10	38.499384,-109.466283	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	11	38.499117,-109.465479	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	12	38.498585,-109.466159	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	13	38.498416,-109.465387	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	14	38.498392,-109.46432	This IS MY House and lot. This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	15	38.499371,-109.463498	This is residential, and MY HOUSE and LOT., not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	16	38.499064,-109.462394	This is residential, THIS IS MY HOUSE AND LOT. not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	17	38.498382,-109.462333	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	18	38.496568,-109.463461	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
7vu8iyc3njf7	M	19	38.497605,-109.46546	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	20	38.497739,-109.467043	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	21	38.497413,-109.467717	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	22	38.496981,-109.467325	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	23	38.496434,-109.466761	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	24	38.495743,-109.466736	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	25	38.495147,-109.466368	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	26	38.497019,-109.46535	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	27	38.496405,-109.465424	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	28	38.499774,-109.46811	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	29	38.499726,-109.467227	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	30	38.499746,-109.462725	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
7vu8iyc3njf7	M	31	38.499746,-109.462063	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	32	38.499774,-109.461413	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	33	38.498882,-109.461327	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	34	38.498993,-109.46037	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	35	38.494101,-109.465669	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	36	38.49771,-109.460321	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	37	38.49723,-109.460468	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	38	38.499647,-109.459251	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	39	38.49927,-109.459251	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	40	38.498996,-109.456519	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	41	38.496946,-109.45751	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	42	38.496115,-109.456826	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
7vu8iyc3njf7	M	43	38.494028,-109.456708	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents
7vu8iyc3njf7	M	44	38.493677,-109.452744	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8iyc3njf7	M	45	38.491738,-109.452815	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8iyc3njf7	M	46	38.493881,-109.464612	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8iyc3njf7	M	47	38.491997,-109.462559	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
7vu8iyc3njf7	M	48	38.494102,-109.461285	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8iyc3njf7	M	49	38.493142,-109.458878	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8iyc3njf7	M	50	38.493013,-109.461545	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8iyc3njf7	M	51	38.498572,-109.46866	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8iyc3njf7	M	52	38.49627,-109.459511	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.

Respondent ID (Mapionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
7vu8ivc3njf7	M	53	38.498338,-109.457754	This is residential, not Multiple Use. this will turn this entire area into overnight rentals and "second Homes". There will be no place for actual local working residents. I think you get the idea. Purple MU area is either grossly mislabeled or a diabolical plot to turn this part of the valley into crap, garbage, disjointed crazy quilt of random businesses and Short Term Rentals. No way are we going to become another Moab, we are going to become a place that will be ridiculed in the State of Utah.
7vu8ivc3njf7	M	54	38.497018,-109.470308	This may be HC but a Love's Truck Stop is INAPPROPRIATE HERE. Hotel, sure. Any kind of Retail store, sure. But Not a Truck Stop (no matter what those guys want to call it- It's a Truck stop. Even if whats his face called it "The Right Place" F'n blasphemmer.
9w9p4wkc78ea	P	0	38.491932,-109.415126	This should be agricultural. This is too sensitive of an area for multi-use
9w9p4wkc78ea	P	1	38.491226,-109.410777	This should be agricultural. This is too sensitive of an area for multi-use
9w9p4wkc78ea	P	2	38.488776,-109.411361	This should be agricultural. This is too sensitive of an area for multi-use
9w9p4wkc78ea	P	3	38.477147,-109.391208	This should be agricultural. This is too sensitive of an area for multi-use
9w9p4wkc78ea	P	4	38.477604,-109.381608	This should be agricultural. This is too sensitive of an area for multi-use
9w9p4wkc78ea	P	5	38.481384,-109.373865	This should be agricultural. This is too sensitive of an area for multi-use
9w9p4wkc78ea	P	6	38.47316,-109.38898	This should be agricultural. This is too sensitive of an area for multi-use
9w9p4wkc78ea	P	7	38.469837,-109.389457	This should be agricultural. This is too sensitive of an area for multi-use
9w9p4wkc78ea	P	8	38.484784,-109.453763	Why is this a different color? Don't see this on the use table
9w9p4wkc78ea	P	9	38.498256,-109.468638	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	10	38.498318,-109.469323	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	11	38.499308,-109.468796	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	12	38.499143,-109.467452	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	13	38.498256,-109.467558	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)

Respondent ID (Mapionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
9w9p4wkc78ea	P	14	38.498297,-109.466556	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	15	38.499102,-109.465555	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	16	38.498462,-109.464395	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	17	38.49937,-109.463394	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	18	38.493758,-109.464079	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	19	38.492768,-109.463051	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	20	38.493985,-109.462471	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	21	38.493015,-109.461628	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	22	38.49382,-109.460627	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	23	38.492871,-109.460416	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	24	38.499433,-109.459293	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	25	38.498586,-109.459119	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
9w9p4wkc78ea	P	26	38.496428,-109.459363	Established residential use. Please consider removing permitted uses that would cause a lot of noise or traffic (i.e. fast food restaurants, hotels, camp parks/resorts, big box stores)
9w9p4wkc78ea	P	27	38.495089,-109.459537	
229w4i9ymm4j	Q	0	37.968186,-109.346305	
23azv9azp9g3	R	0	38.492491,-109.456619	Making all of these previously residential properties into Multiple Use properties makes no sense. This will bring all kinds of new uses into residential neighborhoods as permitted uses (even uses that would be conditional in the Highway Zone). This is a disservice to the community and will lower property values. It is hard to think of a reason why this is considered a good idea.
23azv9azp9g3	R	1	38.438879,-109.369005	Why is the zoning for Pack Creek Ranch changing? This was formerly agricultural land (if it abutted BLM property) and multiple use (if it abutted Forest Service property). Why is it changing? This seems arbitrary. The residents of Pack Creek were certainly never consulted about this or even advised by mail (as the law requires) that this change was coming.
23azv9azp9g3	R	2	38.496342,-109.470171	Why abandon the Spanish Valley ordinances? Spanish Valley went through a years-long planning process with extensive community input. The County now proposed to throw all of that away. Why? No explanation has been offered, except that those ordinances have more requirements than the ordinances in the rest of the County. But those extra requirements are appropriate and important. They require planning, which the revisions to the zoning throw aside. Why throw the baby out with the bath water? The Spanish Valley zoning has been working, it has not stopped development, but it has created great opportunities for better planning. Keep the Spanish Valley ordinances.
23azv9azp9g3	R	3	38.480103,-109.446305	Why does SITLA get special treatment? The whole of Spanish Valley would benefit from keeping the existing Spanish Valley ordinances, but it seems that only SITLA gets that privilege. Why? The same process that SITLA wants on its land should apply elsewhere in Spanish Valley.
23azv9azp9g3	R	4	38.484667,-109.462984	The overnight accommodations overlay should be kept in the Highway Commercial zone.
23azv9azp9g3	R	5	38.494962,-109.468409	Truck stops should still not be allowed north of Ken's Lake Cutoff.
23azv9azp9g3	R	6	38.459931,-109.422982	What does this even mean? There is no zoning ordinance that talks about this area. Does this mean no zoning applies and that SITLA can do what it wants? This land should be part of a zone under whatever zoning ordinance is applicable.

Respondent ID (Mapionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
23azv9azp9g3	R	7	38.493546,-109.433307	Allowing hotels, motels and overnight accommodations so far from the major highway and from any major thoroughfare seems strange. Why not keep the residential designation for this land? The permitted uses in this zone will only create cross valley traffic that will go through residential zones. Another zoning change that seems poorly thought through and that makes no sense.
23azv9azp9g3	R	8	38.487064,-109.430378	In general, this zoning map does not make a lot of sense in Spanish Valley and seems like an effort by San Juan County to abandon planning and zoning to create an tax producing ghetto for the County in the north, regardless of the impact on local residents. In the planning process in 2018-19, everyone in Spanish Valley seemed to agree that they did not want another Moab in the area. Moab will look like Shangri-La compared to what these zoning changes accomplish. Makes me heart-sick for the community (which will be destroyed by this zoning).
23azv9azp9g3	R	9	38.413502,-109.408561	Zoning for this area should not change. Area BFE has certain permitted uses; those uses should not change or expand in any way.
23azv9azp9g3	R	10	38.424847,-109.469965	Again, why does SITLA get special treatment? This land should be zoned agricultural.
23azv9azp9g3	R	11	38.495973,-109.463017	Why is there so much mixed-use land in a county that is mostly agricultural and should remain mostly agricultural? These changes don't seem well thought out.
2p6kj4n69jy9	S	0	37.692454,-109.45302	Will result in Unrestricted, Subdivided, High Density Residential without provision or county requirement that residents be responsible for water, sewer, trash, fire, animal control, industrial noise control (generators, backhoes, ADU transiency etc), good faith adhering to county laws
2spz6u9gg634	T	0	38.496997,-109.465383	You are changing some formerly residential parcels to MU. This is not appropriate to the residential properties located in this area.
2spz6u9gg634	T	1	38.453086,-109.377844	This property is not appropriate for MU. The adverse visual impact on the surrounding area will be large.
2spz6u9gg634	T	2	38.449948,-109.358495	
2spz6u9gg634	T	3	38.449843,-109.360763	
2spz6u9gg634	T	4	38.449331,-109.356871	
2spz6u9gg634	T	5	38.456722,-109.420401	Not clear what this color indicates
2spz6u9gg634	T	6	38.455787,-109.398935	
2spz6u9gg634	T	7	38.463731,-109.402036	
2spz6u9gg634	T	8	38.488023,-109.451169	Not clear what this color indicates, two shades of pink
2spz6u9gg634	T	9	38.484006,-109.452838	

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
2spz6u9gg634	T	10	38.471673,-109.43328	
2spz6u9gg634	T	11	38.433769,-109.332764	
2spz6u9gg634	T	12	38.430329,-109.333572	This parcel is located just upstream of a small community. I am a homeowner in this community, and I lost a home due to a fire started by an irresponsible individual. This area is remote and not appropriate for mixed use.
2spz6u9gg634	T	13	38.43223,-109.328492	
2spz6u9gg634	T	14	38.436936,-109.328954	
2spz6u9gg634	T	15	38.436846,-109.323527	
2spz6u9gg634	T	16	38.428247,-109.322834	
2spz6u9gg634	T	17	38.462792,-109.800609	General concerns: no plan to protect dark skies, ignored the previous zoning and planning documents developed by the communities in northern SJ county, produced and modified the maps with insufficient time for community input. Seems like you don't actually want community input.
4wds2ckn94m8	U	0	37.985972,-109.341924	
7ztl8p233rr4	V	0	37.883234,-109.302923	I have no desire for this to be anymore than agriculture zones and use. I have also entered into a lease agreement that would no longer be valid if it was zoned commercial. As the land owner this decision to zone it other than agriculture negatively effects me and I strongly request that it be reconsidered.
799o9p8txh76	W	0	37.883501,-109.304682	The owner of this parcel has entered into a solar lease. Zoning this parcel as Community commercial (CC) would take away that owner's ability to have a solar facility on their property. We would like this parcel's zone to remain agricultural.
9dm4oov7das9	X	0	38.139542,-109.200201	
9dm4oov7das9	X	1	38.085743,-109.359076	
9dm4oov7das9	X	2	38.125305,-109.244444	
9dm4oov7das9	X	3	38.045368,-109.356059	
9dm4oov7das9	X	4	38.117394,-109.151935	
9dm4oov7das9	X	5	38.0897,-109.293716	
9dm4oov7das9	X	6	38.09524,-109.071492	
9dm4oov7das9	X	7	38.117394,-109.199195	
9dm4oov7das9	X	8	38.088909,-109.266566	
9dm4oov7das9	X	9	38.081786,-109.510912	
9dm4oov7das9	X	10	38.049328,-109.420413	
9dm4oov7das9	X	11	38.030321,-109.471696	
9dm4oov7das9	X	12	38.113439,-109.478735	

Respondent ID (Mappionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
9dm4oov7das9	X	13	38.13796,-109.426447	
9dm4oov7das9	X	14	38.176703,-109.400303	
9dm4oov7das9	X	15	38.134005,-109.313827	
9dm4oov7das9	X	16	38.207524,-109.258522	
9dm4oov7das9	X	17	38.205944,-109.36712	
9dm4oov7das9	X	18	38.220165,-109.316843	
9dm4oov7das9	X	19	38.234384,-109.230367	
9dm4oov7das9	X	20	38.092074,-109.40533	
9dm4oov7das9	X	21	38.173541,-109.351031	
9dm4oov7das9	X	22	38.137169,-109.533034	
9dm4oov7das9	X	23	38.177493,-109.511917	
9dm4oov7das9	X	24	38.208314,-109.486779	
9dm4oov7das9	X	25	38.219375,-109.425441	
9dm4oov7das9	X	26	38.134005,-109.348015	
9z4p8oeh4gj6	Y	0	37.951245,-109.345961	
9z4p8oeh4gj6	Y	1	37.929028,-109.355514	
9z4p8oeh4gj6	Y	2	37.91208,-109.353724	
9z4p8oeh4gj6	Y	3	37.899366,-109.351038	
9z4p8oeh4gj6	Y	4	37.900779,-109.385055	
9z4p8oeh4gj6	Y	5	37.842128,-109.346562	Keep San Juan County rural!
9z4p8oeh4gj6	Y	6	37.9375,-109.377893	Keep San Juan County rural!
9z4p8oeh4gj6	Y	7	37.896541,-109.35999	Keep San Juan County rural!
9z4p8oeh4gj6	Y	8	37.897247,-109.392216	Keep San Juan County rural!
9z4p8oeh4gj6	Y	9	37.82516,-109.346562	Keep San Juan County rural!
9z4p8oeh4gj6	Y	10	37.81526,-109.346562	Keep San Juan County rural!
9z4p8oeh4gj6	Y	11	38.078386,-109.339612	Keep San Juan County rural!
9z4p8oeh4gj6	Y	12	38.0552,-109.347792	Keep San Juan County rural!
9z4p8oeh4gj6	Y	13	38.050047,-109.362518	Keep San Juan County rural!
9z4p8oeh4gj6	Y	14	37.793204,-109.346156	Keep San Juan County rural!
9z4p8oeh4gj6	Y	15	37.707822,-109.401785	Keep San Juan County rural!
9z4p8oeh4gj6	Y	16	37.684189,-109.398124	Keep San Juan County rural!
9z4p8oeh4gj6	Y	17	37.674222,-109.402847	Keep San Juan County rural!
9z4p8oeh4gj6	Y	18	37.652413,-109.393401	Keep San Juan County rural!
9z4p8oeh4gj6	Y	19	37.634962,-109.394189	Keep San Juan County rural!
9z4p8oeh4gj6	Y	20	37.621247,-109.39104	Keep San Juan County rural!
9z4p8oeh4gj6	Y	21	37.611895,-109.386317	Keep San Juan County rural!

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
9z4p8oeh4gj6	Y	22	37.601918,-109.388679	Keep San Juan County rural!
9z4p8oeh4gj6	Y	23	37.776648,-109.376951	Keep San Juan County rural!
9z4p8oeh4gj6	Y	24	37.757359,-109.386396	Keep San Juan County rural!
9z4p8oeh4gj6	Y	25	37.746779,-109.385609	Keep San Juan County rural!
9z4p8oeh4gj6	Y	26	37.737443,-109.381673	Keep San Juan County rural!
9z4p8oeh4gj6	Y	27	37.693512,-109.306647	Keep San Juan County rural!
9z4p8oeh4gj6	Y	28	37.763899,-109.251556	Keep San Juan County rural!

Appendix B

Additional Public Input Submitted

Commenter 1

Regarding County Zoning of privately owned residential property, I believe it is critical to preserve and widely designate the existing Rural Residence 1 zoning with larger lot sizes (i.e 5 or more acres) that cannot be subdivided. It is undeniable that high density zoning of 1 acre and smaller lots across San Juan County lands will create a catastrophic safety and sanitation crisis due to a lack funding for adequate fire mitigation, clean water, trash disposal, and sheriff response. Retaining the RR1 zoning which cannot be subdivided will avoid the unsustainable costs and increased safety hazards which would demand response from all SJC government departments if ≤ 1 acre lots become the norm.

The county roads crew and fire department simply could not service the vast square mile area of demand if (relative) high density 1 acre or less residential parcels are zoned outside city limits across county lands. It is a fact that in today's world and economy, many residents seek income by subdividing and selling small parcels or by adding makeshift ADUs, and this will increase outlying population but will not generate adequate tax revenue for the services needed.

No question that with higher density residential lots requiring long distance driving to remote locations, the Sheriff department would incur unsustainable levels of strain resulting in inadequate ability to respond to the increased public safety calls. That would leave existing tax-payers with a limited available safety net and that is simply irresponsible policy-making. Ask yourself, do you hope the sheriff could respond to you in your time of need?

Lack of Trash Collection would lead to public health hazards such as water contamination and rat infestation, which is proven to occur in every part of the world when population is higher than can be sustained by adequate water, infrastructure, funding and resources. Would you volunteer to go clean up all the trash?

Increased demands on very limited water supplies from Lloyd's Lake and SJC aquifers would create sub-standard public health conditions, which is proven to lead to major health hazards, even pandemics. The city of Monticello would not be able to sustain unlimited water drawing from Lloyd's when a large influx of county populace water drawing ensues due to unchecked residential development. Over draining aquifers directly harms economic development and substantial tax revenue due to limitations on farming or industry. Do you like it when there is clean water coming out of the tap?

Please do not create the dense population/lack of services problem and thereafter increase residential taxes to attempt to fund "lack of services" problems, because projected revenues rarely meet demand. Our dedicated and hard-working SJC employees are often strained right now as is, and we need to retain those seasoned and professional workers, so their well-being must be considered in zoning! Illustrations of these catastrophes are already evident in SJC where high-density, unchecked, possibly unpermitted development has been allowed. Do you aim to encourage high density development?

Please do not re-zone county lands to allow for 1 acre or less parcels of unchecked and high-density residential housing out in the San Juan County land. I would bet that most of us would want people to drive through SJC and say to themselves, "Wow, they really got it right here. They really did well by the people and the land with the way they managed it with balance in mind."

Commenter 2

Regarding County Zoning of privately owned residential property, I believe it is critical to preserve and widely designate the existing Rural Residence 1 zoning with larger lot sizes (i.e 5 or more acres) that cannot be subdivided. It is undeniable that high density zoning of 1 acre and smaller lots across San Juan County lands will create a catastrophic safety and sanitation crisis due to a lack funding for adequate fire mitigation, clean water, trash disposal, and sheriff response. Retaining the RR1 zoning which cannot be subdivided will avoid the unsustainable costs and increased demand from 1 acres lots .

The county roads crew and fire department simply could not service the vast square mile area of demand if (relative) high density 1 acre or less residential parcels are zoned outside city limits across county lands. It is a fact that in today's world and economy, many residents seek income by subdividing and selling small parcels or by adding makeshift ADUs, and this will increase outlying population but will not generate adequate tax revenue for the services needed.

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Please do not re-zone county lands to allow for 1 acre or less parcels of unchecked and high-density residential housing out in the San Juan County land. I would bet that most of us would want people to drive through SJC and say to themselves, "Wow, they really got it right here. They really did well by the people and the land with the way they managed it with balance in mind."

San Juan County General Plan 2018

"This plan will serve as a framework for San Juan County decision makers as they consider future land use, development, infrastructure, and other decisions. The plan is designed to provide a formal policy foundation" (p. 6).

- "Vision Statement: San Juan County values: • rural character" (p. 11).
 - "The general plan, and this County Context chapter, are designed to help the county understand the long-term consequences of its decisions" (p. 10).
 - "Future Land Use Map- It is the legal basis for zoning... the core concept for the county's development directs future growth to areas where existing or planned infrastructure and services can support growth, and to locations within or adjacent to existing communities" (p. 33).
 - "Land Use Goals & Policies: San Juan County will seek to facilitate orderly and fiscally responsible growth by: -Requiring residential development to locate within existing communities or within areas where services are provided at a level that will meet the demand of development" (p. 34).
 - Public Survey: "when asked about which topics need the most attention in the county, the first priority was farmland preservation (40.7% of responses)." "The third priority was land use compatibility". "When asked about what would be most important to them when moving, residents responded that large lots with space between neighbors would be a second priority" (p. 32).
 - "The purpose of a land use element is to ensure that development does not occur in a piecemeal fashion without consideration for future impacts. This element ensures that the use of land has been sufficiently studied and conforms to the overall future vision of the county" (p. 32).
 - "Low Density Residential. Lot sizes in this designation are normally at a minimum 43,560 square feet. Anything below this lot size should be encouraged to locate closer to other municipalities in transition areas. Since uses in this designation are rural in nature and tend to be isolated, services from public utilities are limited or are not available" (p. 32).
 - "Two of the main themes that stood-out in responses from county residents were the desire to keep the county's rural character. Another interesting sentiment that appeared frequently was desire to focus on infill development instead of expanding beyond current community boundaries" (p. 11).
- "The county should ... always make sure that development is prioritized for areas served by infrastructure systems that are already in place" (p. 11).

COMMENTS REGARDING PROPOSED LA SAL REZONING, SAN JUAN COUNTY, UTAH

Date: June 6, 2024

Purpose:

Comments regarding the recent draft rezoning of San Juan County, Utah. The following comments are being provided by AES Clean Energy (AES) regarding proposed zoning district changes in the latest 2024 zoning maps for San Juan County, Utah. Comments are specifically related to the La Sal proposed zoning exhibit on page 3 of the *2024 Zoning Maps*, provided on the San Juan County Planning and Zoning website¹.

Comments:

1. Proposed zoning for land surrounding State Route 46 in the vicinity of La Sal, Utah is identified as Highway Commercial (HC). This results in instances where parcels are being split into multiple zoning districts.

For the purpose of future energy development opportunities in San Juan County, AES feels that parcels should be limited to a single zoning district. In particular, AES would prefer to see parcel IDs identified in Table 1 (below) zoned fully as Multiple Use (MU), to allow for expanded development options in the future.

2. Parcel 29S24E092400 is a large, undeveloped parcel that lacks subdivision, similar to adjacent lands to the south and west of this parcel. AES would prefer to see APN zoned as MU, which would be consistent with adjacent, undeveloped lands and would allow for future energy development.

Table 1 AES Recommended Zoning

Parcel Owner	Parcel ID	Proposed Zoning District*	AES Recommended Zoning District
La Sal Livestock Ltd	29S24E050000	MU and HC	MU
Redd Agri LC	29S24E092400	RS and CC	MU
Redd Agri LC	29S24E047200	CC and HC	MU
Redd Agri LC	29S24E030000	CC and HC	MU
Redd Agri LC	29S24E030000	MU and HC	MU
Redd Charles Hardison Redd Barbara S	29S24E023000	MU and HC	MU
Redd Agri LC	29S24E023001	MU, HC, and CC	MU

*MU = Multiple Use; CC = Community Commercial; HC = Highway Commercial

Future energy development projects in San Juan County will support County economic goals identified in the San Juan County General Plan² as well as utilize San Juan County Energy Zones to the maximum extent practicable through zoning that allows for energy development within existing Energy Zones.

We appreciate the opportunity to comment on San Juan County's proposed zoning changes. AES is a proponent of zoning changes, which allow for greater development opportunity and economic growth, including the zoning recommendations provided herein.

Commenter 4

As stewards of the citizenry of San Juan County, it is critical to remember that the SJC General Plan is the overarching consideration that must be adhered to above all comments received on the Draft LUDMO Plan and zoning decisions. I've attached the SJC General Plan for your review with the key reminders listed below, and before any new LUDMO plan is formally approved, if it goes against the explicitly stated directive to keep SJC rural, I recommend the department conduct an additional very thorough and extensive public poll of tax paying citizenry on any new zoning that allows dense rural county development and subdivision where there is no fire, water, road maintenance, trash, sanitation, emergency service available. Remember, this is about what the citizenry wants, not one or a small group of interested parties.

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 - "Land Use Goals & Policies: San Juan County will seek to facilitate orderly and fiscally responsible growth by: -Requiring residential development to locate within existing communities or within areas where services are provided at a level that will meet the demand of development" (p. 34).
 - Public Survey: "when asked about which topics need the most attention in the county, the first priority was farmland preservation (40.7% of responses)." "The third priority was land use compatibility". "When asked about what would be most important to them when moving, residents responded that large lots with space between neighbors would be a second priority" (p. 32).
 - "The purpose of a land use element is to ensure that development does not occur in a piecemeal fashion without consideration for future impacts. This element ensures that the use of land has been sufficiently studied and conforms to the overall future vision of the county" (p. 32).
 - "Low Density Residential. Lot sizes in this designation are normally at a minimum 43,560 square feet. Anything below this lot size should be encouraged to locate closer to other municipalities in transition areas. Since uses in this designation are rural in nature and tend to be isolated, services from public utilities are limited or are not available" (p. 32).
 - "Two of the main themes that stood-out in responses from county residents were the desire to keep the county's rural character. Another interesting sentiment that appeared frequently was desire to focus on infill development instead of expanding beyond current community boundaries" (p. 11).
- "The county should ... always make sure that development is prioritized for areas served by infrastructure systems that are already in place" (p. 11).

Commenter 5

My name is [REDACTED]. My age is 70, but I am not retired. The first half of my life was spent in Los Angeles County and Maricopa County. The second half was spent in Grand County, Utah. I have worked in agriculture, the construction trades, and as a professional river and land guide that worked in the geography of the Basin and Range Province and the Colorado Plateau Province.

My concerns for planning and zoning departments are mostly about health and safety. I believe there are three pillars to follow in regards to planning and zoning, and as follows: (1) Geography; (2) climate, and; (3) social custom (the living communities).

These three pillars were described quite succinctly in the following speech given by Luna Leopold, in 1977.

<https://waterethics.org/wp-content/uploads/2011/11/A-Reverence-for-Rivers.pdf>

Professor Leopold was asked to give this speech because of a very historic episode of extreme drought. At the time, Leopold was the chief hydrologist for the US Geological Survey. He was a trusted advisor to many governors, cabinet members and presidents. Incidentally, I met Leopold for the first time in San Juan County during a Colorado River trip in 1993, when he was 78 years of age.

Planning and zoning is about creating safe living spaces for people, plants and animals; for markets and jobs; for education, leisure and entertainment. Unfortunately It is also about tragic fatalities, missing pets, domestic abuses, legal interventions, disease, house fires, wildfire, floods, droughts, pollution, unabated noise, and garish lights or signs.

I support the concept of reverse psychology. Plan for the worst, so that the best will happen.

Commenter 6

Hi Kristen,

Please see my letter attached, regarding the proposed rezoning plans.

Feel free to reach out to me with any questions! I would love to chat more. I really appreciate the work you are doing and would be happy to provide more input if need be.

Will you please also remind me of the dates for the planning meetings they will be holding for public comment on the matter? I remembered there were two different dates and times but can't find my notes of when that was scheduled for.

Thank you!

Members of the San Juan County Planning and Zoning Department:

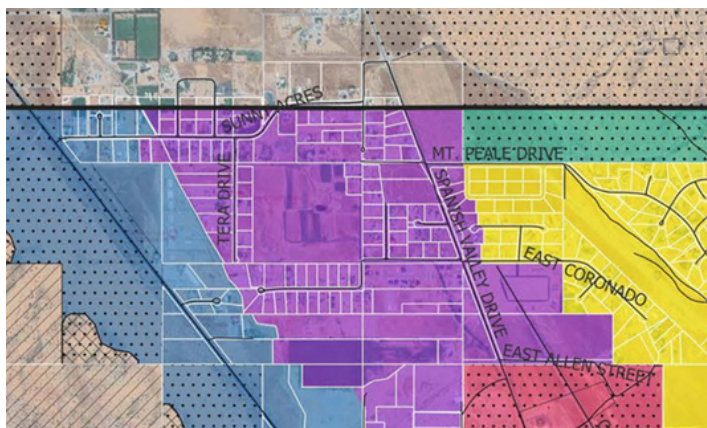
I am writing to express my concerns regarding the proposed rezoning plans for our community, particularly in Spanish Valley. While I appreciate the effort to accommodate various types of land use, I believe there are significant flaws in the current proposal that require careful reconsideration.

Firstly, including short-term rentals as conditional uses in nearly every zone poses a considerable challenge to the integrity and cohesion of our neighborhoods, especially those that are already well-established. This scattered distribution of short-term rentals not only disrupts the residential character of these areas but also exacerbates issues related to noise, traffic, and transient populations.

Moreover, the emphasis on multiple-use (MU) zones raises questions about the clarity and coherence of the proposed zoning framework. The broad scope of MU zones, encompassing a wide range of potential uses, may lead to ambiguity and inconsistency in land development, hindering the creation of cohesive and well-defined neighborhoods.

As a staunch advocate for local businesses, I wholeheartedly support the county's efforts to cultivate a thriving business community in Spanish Valley. My husband and I are proud owners of a small business, a sentiment shared by many members of our extended family. While I appreciate the county's expressed commitment to fostering local businesses, I am concerned that the current proposed zoning plans overlook the fundamental connection between housing affordability and the ability of new local entrepreneurs to establish themselves in our community without accessible and affordable housing options.

Furthermore, the shortage of designated residential zones is a matter of concern, particularly in light of the decision to rezone existing residential neighborhoods, such as Sunny Acres, Tera Drive, West Coronado, and Cabrilla Street, as multiple-use areas. This approach seems counterintuitive and undermines the stability and livability of these communities, which have already been established as residential in nature. This is the greatest area of concern:



I am also troubled by the potential impact of these rezoning efforts on housing affordability and accessibility for local residents, both present and future. As witnessed in Moab, the unchecked expansion of short-term rentals can drive up property values and rental rates, making it increasingly difficult for residents, especially younger generations, to afford housing in their own community.

Commenter 6 (continued)

I'd like to highlight some key points and statistics outlined in this article from the Times Independent, 9/20/2023:

(full article attached)

A policy brief from the Kem C. Gardner Policy Institute last year estimated that in 2020, nearly 23% of housing stock in the San Juan County portion of Spanish Valley was being used as a short-term rental. This roughly mirrored the 24% in unincorporated Grand County but far exceeded San Juan County's overall 3.1%. More alarmingly, Colby Smith, a northern San Juan County resident, indicated that this percentage could rise to 78% after a number of overnight rental projects approved by the commission are built. In the last two years alone, the commission has approved over 280 new overnight rental-approved units according to Administrative Law Judge Lyn Creswell. Using that figure and 2020 housing estimates, the share of housing units used as rentals could be more like 65%. "It's an enormous number of short-term rentals for a community that has something like 140 households in it," Smith said.

I understand the county's need for revenue and acknowledge that increasing property values can provide a source of income through reassessed property taxes. However, it's crucial to recognize that the burden of these rising costs will disproportionately affect local residents rather than second homeowners and transients, who may view their properties primarily as rental investments rather than essential components of their livelihood. The long-term sustainability and well-being of our community depend on this maintained balance between economic growth and preserving the affordability and accessibility of housing for residents.

In order to achieve sustainable development, it is imperative that the county incentivizes the construction of multi-unit housing developments and residential neighborhoods tailored to the needs of local residents. This can only be achieved by removing incentives for short-term rentals and hotels in MU and Residential areas, thereby encouraging developers to prioritize projects that contribute to long-term community vitality and affordability. Why are Hotels/Motels permitted uses under the proposed MU zoning while Multi-Family Dwellings are conditional?

Lastly, I am puzzled by the allocation of Residential zoning in areas already granted permission for nightly rentals, namely, the Valley Estates and Balanced Rock developments. This seems to only further exacerbate the scarcity of Residential zoned land in Spanish Valley.

In conclusion, I urge the Planning and Zoning Department to reconsider the proposed rezoning plans and take into account the concerns raised by residents regarding the impact on neighborhood integrity, housing affordability, and community sustainability. I am a Realtor by trade, and my experience over the last several years and sentiments shared by many other colleagues of mine echo the same. The proposed zoning plans as they stand currently will be detrimental to some of the last available, somewhat affordable housing options for the workforce that is currently sustaining Moab by a thread.

By adopting a more balanced and thoughtful approach to land use planning, we can ensure that our community remains vibrant, inclusive, and livable for generations to come.

Thank you for your attention to this matter.

The Times-Independent

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County Government

To rein in Spanish Valley's short-term rentals, San Juan navigates delicate legalities

County staff had incorrectly told some rental owners they could operate

September 20, 2023

By [Sophia Fisher](#)

After approving hundreds of new units zoned for use as short-term rentals in Spanish Valley earlier this year, the San Juan County Commission is now trying to rein in a patchwork of such rentals operating illegally in the northernmost strip of the county.



The San Juan County Commission is working to navigate short-term rentals in the southernmost swath of Spanish Valley.

Photo by Trent Nelson/The Salt Lake Tribune

"It's just a mess out there," said San Juan County Economic Development/Tourism Director Elaine Gizler at an April public meeting. "People doing whatever they want, overnight rentals in residential [areas] and RV parks — it's really a shame."

Now, the commission is taking steps to stanch the flow of the rentals illegally located in residential areas by strengthening its land use code language and eyeing greater enforcement provisions that mirror Grand County's.

But due to previous mistakes by county staff, it's also looking like some of the illegal rentals will be cleared to continue operating.

"There have been representations to property owners that they can use their properties in the residential area for short-term rentals," said Bart Kunz, an attorney who handles some litigation for San Juan County, during an Aug. 8 commission work meeting. "...That is a risk of litigation that is out there."

'It has gotten so out of hand'

The southernmost end of Spanish Valley might be in a different county than Moab, but its short-term rental situation largely mirrors the rest of the Moab Valley's: rentals are increasing fast.

A policy brief from the Kem C. Gardner Policy Institute last year estimated that in 2020, nearly 23% of housing stock in the San Juan County portion of Spanish Valley was being used as a short-term rental. That roughly mirrored the 24% in unincorporated Grand County, but far exceeded San Juan County's overall 3.1%.

Other estimates run higher, though. Colby Smith, a northern San Juan County resident, said that percentage will rise to 78% after a number of overnight rentals projects approved by the commission are built.

Indeed, in the last two years alone the commission has approved over 280 new overnight rental-approved units according to Administrative Law Judge Lyn Creswell. Using that figure and 2020 housing estimates, the share of housing units used as rentals could be more like 65%.

"It's an enormous number of short-term rentals for a community that has something like 140 households in it," Smith said.

Residents are noticing the impacts.

"It has gotten so out of hand," said James Tibbetts, a resident of the San Juan Estates subdivision, to the San Juan County Commission in August.

Tibbetts was one of 21 San Juan Estates residents to sign a petition requesting the commission delay approving any overnight rentals in the subdivision before reviewing the development's rules.



Commenter 6 (continued)

6/7/24, 3:02 PM

To rein in Spanish Valley's short-term rentals, San Juan navigates delicate legalities - The Times-Independent

The petition additionally states that the subdivision's 14-plus rentals are subjecting families to speeding cars and off-highway vehicles, heavy traffic and "skyscraper" buildings.

"A lot of these people are completely out of control," Tibbetts said at the meeting, recounting cars passing his house at 60 miles per hour.

Like the petition's other signatories, Tibbetts also blasted the county's lack of law enforcement and services in Spanish Valley.

"If San Juan County can't provide a deputy, we'll take care of it and it'll get ugly," he warned the commission.

While Tibbetts said he's seeing clear impacts from overnight rentals, they theoretically haven't actually been legal in the subdivision since 2019, when the commission adopted ordinances prohibiting overnight rentals from the Spanish Valley Residential zone in which San Juan Estates lies.

However, due to both staff missteps and lack of enforcement mechanisms, overnight rentals have indeed sprung up in that district. That's what the commission is now working to fix.

A mixed message

According to Creswell, the problems began not long after the commission approved development ordinances for Spanish Valley in late 2019. Crafted by consultant Landmark Design, those ordinances prohibited overnight rentals in just one of six zoning districts: Spanish Valley Residential, Creswell said.

"The sub-ordinance provided a liberal opportunity for short-term rentals in Spanish Valley, just not in the residential district," Creswell said Aug. 8 during a commission work meeting.

However, likely due to misinterpretation of the ordinance, Creswell said county staff at the time told developers they were fine to build overnight rentals in the residential zone.

"Because of lack of experience they didn't understand how the code worked," said Creswell, who later added the staff were "good professionals."

In late 2020 and early 2021, some of those rentals in residential zones also received business licenses. "Now we're compounding the problem," Creswell said. It was only in March 2021 that then-San Juan County Attorney Alex Goble clearly articulated that short-term rentals were forbidden from the residential district.

Now, San Juan County is facing a rash of short-term rentals erroneously allowed to develop between 2019 and 2021. Mitch Maughan, the deputy county attorney, said the county doesn't have the resources to bring each one before Creswell. So far, Creswell has completed two cases involving rentals in Spanish Valley's residential district.

"Each one of these is costing us a significant amount of money, and it's very time-consuming," Maughan said.

Rentals that lack the proper licensing have another fiscal impact on the county, Maughan said: they're likely not paying sales taxes or the Transient Room Tax. "We're missing out on that revenue as well," he said.

The enforcement piece

While the commission initially weighed an amnesty ordinance, Creswell instead recommended against it on Sept. 5 due to legal risks. Rather, Creswell said he could provide "zoning estoppel" for any short-term rental owners who can demonstrate their development was incorrectly deemed legal.

"I can rule that the county's 'estopped,' or prevented ... from enforcing the ordinance against them because of certain equities that occurred early in the process," Creswell said.

To preclude the same problems in the future, Creswell recommended the county insert stronger prohibition language into the land use code and subdivision plats and start compiling evidence for suspected illegal rentals. He recommended San Juan County add a new complaint form to its website like Grand County's.

San Juan County Commission Vice Chair Silvia Stubbs acknowledged the impact of short-term rentals on neighborhoods but also worried about further dividing them through the form.

"It's bad for a neighborhood when you don't feel safe, you feel like people are spying on you," Stubbs said.

It also remains to be seen how San Juan County, which lacks a code enforcement officer, will find the bandwidth to turn those complaints into legal cases. Creswell said the county ought to immediately hire someone part-time to start compiling evidence.

"If this function doesn't happen, commissioners, I don't see how enforcement is really going to happen," Creswell said.

Commenter 6 (continued)

6/7/24, 3:02 PM

To rein in Spanish Valley's short-term rentals, San Juan navigates delicate legalities - The Times-Independent

At the August meeting, Tibbetts said the commission's plan was better than the current situation but urged them to also enforce the nuisances hurting residents.

"I just hope you guys do the right thing," he said.

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"I think when agencies or government entities are asked it would be foolish not to take a seat at the..."

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Commenter 7

Dear Commissioners and P and Z Board:

I am [REDACTED] at [REDACTED] in Spanish Valley of San Juan Co.

My husband and I have traveled widely throughout the western US .Times have changed over the last 5 years when we say we come from south of Moab. Most people now say basically " ah that's a shame. It used to be so nice there!"

Their comments are :
It's grown too much.
Too crowded.
191 is a killer.

Then while we were away recently for a few days in the Escalante area the emails came through that San Juan County wants to change all the Zoning ideas from the Landmark Plan. WOW! A lot of money wasted and what are the invested homeowners looking at for the future?

Loss of value to our homes?
Loss of the type of life we envisioned?
Loss of any input from the community to a planned residential and business area?

We are no longer in the Wild West! We need planning. We need water. We need to be respected as landowners .

We pay our taxes and for that we should have rights that protect us from neighbors and businesses that will not abide by loosely worded and unenforced laws.

San Juan County will lose its people who care.
The people who pay their taxes on a timely fashion.
The people who will care about the land for now and future generations.

This current " let's get rid of current zoning because we can't enforce it " is not a smart or good plan.

Who will want to buy a residential home when they have no idea what can be built next to them in the future or however the winds change and the winds blow pretty hard out here in Spanish Valley!!! Or :

1. There can be a business next door?
2. Where there are constant overnight visitors who do not care about the neighborhood?
- 3.Where a 24 hour business such a truck stop can be built next to their home without recourse?
- 4.Where any 24 hour business can open without foresight?
- 5.WHERE THERE IS NO ENFORCEMENT TO PROTECT WHAT WE ALREADY HAVE !!!!

What will happen:
The value of our homes will decline.

The county will LOSE taxes.

More money will be spent on health care as we will become a sicker population from gravel pits and mining and unrestricted and unenforced burning as well as pollution from traffic off 191.

A well planned community is what the Landmark Plan was about and to erase that is not smart.

Yes we do need larger stores such as box stores but built in a planned area off the highway to engage the communities needs .The taxes of those stores will be needed but they (the large companies) also want and need viable communities .

All this is planning that was done and was viable. Why reject a good plan totally? Build on it!

Enforce proper lighting.
Provide open space.
Provide clean air with better management of gravel pits .

DEVELOP WITH RESPONSIBILITY SO PEOPLE WANT TO BE HERE AND LIVE HERE AND THRIVE HERE !

Then the money follows .

Think ahead. Not backwards.

Commenter 7 (continued)

There are a lot of smart and experienced people in our communities -listen to them! We come from all over the world.

Please hold off your decisions to make San Juan county a laughable oversight.

It will take work and time but in the intervening times it will give hope and others around us will know we care !

Commenter 8

i realize there will be a new rezoning plan for San Juan county I would hope that the planning commission can keep commercial properties as far away from residential areas as possible.i believe that would be conducive with sustained residential growth and would allow residential properties to have a strong market value and help keep our tax base strong. Most new potential residents are looking for a more rural than urban life style. Bright lights,excessive traffic, car fumes,noise late into the evening is not the reason that I moved to San Juan county. I believe the commissioners can and should strike a fair balance between commercial growth and residential security in the new zoning plan Thank you.

Commenter 9

June 10, 2024

Planning and Zoning Commissioners,

Thank you for the time you are devoting to developing planning and zoning ordinances for use throughout San Juan County – I'm sure you are anxious to get this done. Though I believe the growth occurring and expected in Spanish Valley justifies having its own unique ordinances, I understand the benefit of having one consistent land use ordinance used throughout the County rather than the two you currently must follow. It is a challenge to craft an ordinance that meets the County's vast and diverse needs. I believe the draft ordinance would benefit from having a few more tools to address these varied needs, especially those in Northern San Juan County.

The County is expecting and counting on tremendous growth in the Northern part of the County. The County is laying the foundation for a new city - what an opportunity. While my preference would be to keep the current ordinances and make some changes that we have all noted are needed, I recognize that this is an unlikely outcome, even though the pace of new development has picked up significantly under the existing Spanish Valley Ordinances. So, I would like to suggest some additions to the draft ordinance and some complimentary changes to the zoning map in the Spanish Valley area. I think these additions/changes would bring a better balance to commercial development and residential growth and give the Planning Commission more tools to achieve that balance.

Consider the following additions that already exist in the Spanish Valley ordinances:

1. A zone that's primary purpose is to foster residential growth but also allows for some modest complimentary commercial uses. In Spanish Valley, at least as proposed currently, it seems a significant amount of residentially zoned land is being rezoned to multi-use. The multi-use zone is very generous in its permitted uses, allowing the same uses as in the highway commercial zone (with a few exceptions) and requiring few of these uses to go through a conditional use process. Multi-use seems to extend the highway commercial zone into existing neighborhoods that previously were zoned residential.

In a high growth area where commercial entities, businesses and residence will co-exist, it seems having something in between residential and multi-use would be a valuable planning tool. The community commercial zone, currently in the proposal, might serve this purpose but I would prefer to see the inclusion of a zone that puts an emphasis first on residential growth and then allows uses (with a conditional use permit) that compliment or support the neighbors who live there. The residential flex zone is an example of this in the current Spanish Valley Ordinances. This residential flex zone focuses on residential development but allows for mixed uses that are complimentary and serve the neighbors who live there – schools, day care, churches, parks, gyms, small businesses, small cafes, etc. This zone should not permit, high traffic/24-hour businesses or large-scale operations. While I would like to see a residential flex zone retained and used in Spanish Valley, the community commercial zone could be reworked to serve this purpose. Either would be superior to the mixed-use zone that has been proposed for properties that are currently residential (SVR) in Spanish Valley.

Please reconsider the use of the multi-use zone in neighborhoods that are currently zoned Spanish Valley Residential and use a residential flex zone instead.

2. Continue to use the Overnight Accommodations overlay currently in the Spanish Valley ordinance. My observation is that the overlay has worked in Spanish Valley and has certainly not limited growth of overnight accommodations, but it allows for the thoughtful placement of overnight accommodations to help minimizing the negative impact on neighborhoods, while maximizing the economic benefits. It also allows the Commission to say no to overnight accommodations if you determine the location is just too disruptive to community wellbeing or safety – under the new ordinance it seems it would be very difficult to say no or even impose conditions, as overnight accommodations are to be allowed in all zones. The inclusion of the overnight accommodations overlay will continue the use of an important planning tool and I think other communities in San Juan County may find it a useful as well, if not now, in the future.

3. I may be reading the ordinances wrong, but it seems nightly rentals are now allowed in all zones – even residential. I hope this will be reconsidered.

Inclusion and use of a zone such as residential flex and the continued use of the overnight accommodations overlay will promote thoughtful planning as Spanish Valley grows and could be applied in other growth areas in the County when, or if, warranted. I hope you will take the time you need now to make sure you and all San Juan County communities, especially where significant growth is planned, have the zones needed to create livable and economically robust communities/cities.

Commenter 10

These are my comments about the current version of the Use Table.

I looked at the use table again with a better understanding of the zones CC and MU that I got from Kristen. I also pointed out what I think may just be oversights leading to inconsistencies in the use table. I think Kristen has already done this, but just in case, I did it too.

If the Community Commercial purpose has emphasis on street front, walking, shop development, smaller commercial buildings, decreased traffic congestion and impact on roads and neighboring zones, then considering that, I question some of the designations we selected before on the Use Table. Some of those uses, specifically automobile service stations, auto repair, building materials, hardware store, cabinet shops, and drive through fast food don't meet the purpose of the zone, in my opinion, and should be either not permitted or C.

Regarding the proposed Multi-Use zone in Spanish Valley, I think it would be helpful to have an informal map of all of the existing commercial uses (conforming or not, legal or illegal) in the proposed MU rezone area so as to get a more accurate picture of just how much commercial actually exists in relation to residential?

If the purpose of the Mutli-Use zone has a strong emphasis on higher density housing with small businesses in between, then considering what amount of existing residential use is actually there we may want to consider whether some uses, specifically automobile service stations, auto repair, building materials, hardware store, cabinet shops, and drive through fast food should be C instead of P in order to help the potential businesses be as compatible with residential as possible with location and mitigation. I flagged these uses because they are likely to be noisy (pneumatic impact wrenching from a tire shop, dust collection systems for a cabinet shop, reverse beeping on forklifts at a construction yard) for long durations of time or in the case of drive through fast food that draws a lot of traffic. This is as opposed to short durations of screaming children on a playground. I recognize the goal is to reduce having conditional uses in MU, for the sake of the whole county, but considering the amount of existing residential in proposed MU zones in the whole county, Spanish valley may have the most residential to be potentially impacted by this zone change.

Accessory Dwelling Unit- *should it say, "excluding RV's"?*

Agriculture-Hay/Grain/Feed Production & Sales- *If it is not allowed in Multiple Use, why is it permitted in Community Commercial*

Commenter 10 (continued)

Agriculture-Farms- *does this include community gardens, if so, then should it be P or C in CC and even C in RS?*

Airport/Airstrip/Heliport/Hanger Homes- *should it be C in Industrial zone?*

Automobile Sales/Rentals-*should it be P in MU since it is P in CC?*

Automobile Service Stations/Auto repair-*should it be C in MU and not permitted in CC?*

Building Materials/Hardware store-*should it be C in MU and not permitted in CC?*

Cabinet shops-*should it be C in MU and not permitted in CC?*

Bowling Alley-*should it be C in MU, if it is P in CC?*

Camp parks/resorts-*should it be P in HC?*

Confectionary/Commercial Manufacturing-*Confectionary is listed under Bakery above where it is permitted in most zones, and here it is only P in I. May be confusing*

Contractor Services/Construction Yards-*should it be C in MU and not permitted in CC?*

Dwelling-*why are single, multi, and second floor units permitted in RS, but not multi-family apartments? Should multi family be P in RS also?*

Why are multi family/apartments C in CC and MU? Should they be P?

Should temporary use of an RV or trailer be C in RS and CC since it is C in MU and we are permitting the building of homes in these zones? Also, later in the Use Table under Temporary Buildings it is C across the board.

Educational facility-private and educational facility public-*why not P in HC and why is private not permitted in residential, but public is permitted in R?*

Energy Production, Renewable Resources-*should it be P in HC?*

Evaporation Ponds-*should it be C in MU since it is C In I and A?*

Fabrication of Apparel-*should it be P in MU since it is P in CC and HC?*

Kennels-*should it be not permitted in CC since it is not permitted in MU?*

Leather works/products-*should it be P in MU since it is P in CC?*

Marine Equipment-*should it be not permitted in CC since it is not permitted in MU?*

Why is it C in I?

Commenter 10 (continued)

Nursery/Greenhouses/Farm Stands-*should it be P in HC and RS? Thinking about La Sal junction*

Restaurants, Fast Food, Drive-through-*should this be not permitted in CC because of the walkability focus? Should this be C in MU since there is a lot of existing residential use in MU and Fast food would increase traffic?*

Restaurants, Food Truck Vendors-*does this category exclude drive through food trucks? Maybe it should specify that?*

Restaurants, Sit down-*should this be C in RS since the other restaurant uses are C in RS?*

Short term rentals/overnight accommodations-*should this be C in HC since it is C in most other zones?*

Stables/Arena/Boarding Stalls, Commercial-*I think this should be not permitted in CC because it does not fit street front, walkability, and shop development.*

Miscellaneous comments

Should we have a definition for PMRV? This is an example from Washington County

PARK MODEL RECREATIONAL

VEHICLE (PMRV):

A transportable enclosed structure built on a single chassis, mounted on axle(s) and wheels; generally designed and constructed as temporary human occupancy housing accommodation for recreation, camping or seasonal use. They do not meet HUD standards for construction and manufacturing. A "tiny home", or stick built structure on a single chassis, mounted on axle(s) and wheels is considered a PMRV. A PMRV is not permitted as an accessory dwelling. They may be approved in the manufactured

Commenter 10 (continued)

(MH); or as a conditional use permit for campgrounds and in approved rural recreation grounds and facilities.

Should we have a listed use for:

Veterinary or Animal Hospital

Assisted Living Facility

Independent Living Facility

Group Homes

Bar or Pub

Car Wash

Carpet and Rug cleaning

Research Laboratory

Shooting Range

Commenter 11

In preparation for our meeting tomorrow, I have reviewed the comments from the public meetings and have a few comments/questions:

1. Was there no feedback re: Mexican Hat and Fry Canyon?
2. If I look at the existing 2013 map, I think several of the outlier parcels that we are switching to MU are currently zoned AG. I think we should keep them AG. These are the parcels that are commented on in P0-7, T1-4, T-11-16, and E-10-19.
3. After reviewing the comments and looking at Google Earth, I am uncomfortable changing the following area to MU. Instead, I think we should zone it Residential or CC w/the following boundaries: The northern boundary would be the county line; the southern would be Allen Street – if it were to extend all the way west to 191; the western would be the HC zone; and the eastern would be Spanish Valley Drive or perhaps a bit west of it to allow for street front development.

Please share these w/other staff and the commissioners.

Thank you.

CHAPTER 19
WATER EFFICIENT LANDSCAPE OVERLAY

Section 1: OVERLAY

This chapter applies only where the Current Zoning Map (Addendum A) has identified its application by passage of an overlay as displayed on the current zoning map.

Commented [MR1]: Where is this overlay?

Section 2: CHAPTER-SPECIFIC DEFINITIONS

The following definitions shall apply to this chapter:

Bubbler: An irrigation head that delivers water to the root zone by “flooding” the planted area, usually measured in gallons per minute. Bubblers exhibit a trickle, umbrella or short stream pattern.

Check Valve: A device used in sprinkler heads or pipe to prevent water from draining out of the pipe through gravity flow.

Controller: A device used in irrigation systems to automatically control when and how long sprinklers or drip systems operate.

Drip Emitter: Drip irrigation fittings that deliver water slowly at the root zone of the plant, usually measured in gallons per hour.

Grading Plan: The Grading Plan shows all finish grades, spot elevations as necessary and existing and new contours with the developed landscaped area.

Commented [MR2]: Finished?

Ground Cover: Material planted in such a way as to form a continuous cover over the ground that can be maintained at a height of not more than twelve (12) inches.

Hardscape: Patios, decks and paths. Does not include driveways and sidewalks.

Irrigation Plan: The irrigation plan shows the components of the irrigation system with water meter size, backflow prevention, precipitation rates, flow rate and operating pressure for each irrigation circuit, and identification of all irrigation equipment.

Landscape Architect: A person who holds a professional license to practice landscape architecture in the state of Utah. Only a Landscape Architect can legally create commercial landscape plans.

Landscape Designer: A person who may or may not hold professional certificates for landscape design/architecture and cannot legally create commercial landscape plans. Landscape Designers generally focus on residential design and horticultural needs of home landscapes.

Landscape Plan Documentation Package: The preparation of a graphic and written criteria, specifications, and detailed plans to arrange and modify the effects of natural features such as plantings, ground and water forms, circulation, walks and other features to comply with the provisions of this ordinance. The Landscape Plan Documentation Package shall include a project data sheet, a Planting Plan, an Irrigation Plan, and a Grading Plan.

Commenter 11 (continued)

Landscape Zone: A portion of the landscaped area having plants with similar water needs, areas with similar microclimate (i.e., slope, exposure, wind, etc.) and soil conditions, and areas that will be similarly irrigated. A landscape zone can be served by one irrigation valve or a set of valves with the same schedule.

Landscaping: Any combination of living plants, such as trees, shrubs, vines, ground covers, flowers, or grass; natural features such as rock, stone, or bark chips; and structural features, including but not limited to, fountains, reflecting pools, outdoor artwork, screen walls, fences or benches.

Mulch: Any material such as rock, bark, wood chips or other materials left loose and applied to the soil.

Park Strip: A typically narrow landscaped area located between the back-of-curb and sidewalk.

Planting Plan: A Planting Plan shall clearly and accurately identify and locate new and existing trees, shrubs, ground covers, turf areas, driveways, sidewalks, hardscape features, and fences.

Pop-up Spray Head: A sprinkler head that sprays water through a nozzle in a fixed pattern with no rotation.

Precipitation Rate: The depth of water applied to a given area, usually measured in inches per hour.

Pressure Regulating Valve: A valve installed in an irrigation mainline that reduces a higher supply pressure at the inlet down to a regulated lower pressure at the outlet.

Pressure Compensating: A drip irrigation system that compensates for fluctuating water pressure by only allowing a fixed volume of water through drip emitters.

Rotor Spray Head: A sprinkler head that distributes water through a nozzle by the rotation of a gear or mechanical rotor.

Runoff: Irrigation water that is not absorbed by the soil or landscape area to which it is applied, and which flows onto other areas.

Spray Sprinkler: An irrigation head that sprays water through a nozzle.

Stream Sprinkler: An irrigation head that projects water through a gear rotor in single or multiple streams.

Turf: A surface layer of earth containing mowed grass with its roots.

Water-Conserving Plant: A plant that can generally survive with available rainfall once established although supplemental irrigation may be needed or desirable during spring and summer months.

Section 3: APPLICABILITY OF WATER EFFICIENT LANDSCAPE ORDINANCE

The provisions of this chapter shall apply to all new and rehabilitated landscapes for public agency projects, private development projects, developer-installed landscape projects in multi-family and single-family residential projects, and homeowner provided landscape improvements within the front, side, and rear yards of single and two-family dwellings.

Commented [MR3]: So if I live in the county and want to landscape my yard, this ordinance applies? This is the only place that homeowner projects are mentioned.

Section 4: LANDSCAPE DESIGN STANDARDS

- A. Plant Selection. Plants shall be well-suited to the microclimate and soil conditions at the project site. Both native and locally adapted plants are acceptable. Plants with similar water needs shall be grouped together as much as possible.
1. Areas with slopes greater than 30% shall be landscaped with deep-rooting, water- conserving plants for erosion control and soil stabilization.
 2. Park strips and other landscaped areas less than eight (8) feet wide shall be landscaped with water- conserving plants that do not include turf.
- B. Mulch. After completion of all planting, all irrigated non-turf areas shall be covered with a minimum four (4) inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature. Non-porous material shall not be placed under the mulch.
- C. Soil Preparation. Soil preparation will be suitable to provide healthy growing conditions for the plants and to encourage water infiltration and penetration. Soil preparation shall include scarifying the soil to a minimum depth of six (6) inches and amending the soil with organic material as per specific recommendations of the Landscape Designer/Landscape Architect based on the soil conditions.
- D. Tree Selection. Tree species shall be selected based on growth characteristics and site conditions, including available space, overhead clearance, soil conditions, exposure, and desired color and appearance. Trees shall be selected as follows:
1. Broad canopy trees shall be selected where shade or screening of tall objects is desired;
 2. Low-growing trees shall be selected for spaces under utility wires;
 3. Where vision clearance and natural surveillance are a concern, select trees from which lower branches can be trimmed in order to maintain healthy growth.
 4. Narrow or columnar trees shall be selected where awnings or other building features limit growth or where greater visibility is desired between buildings and the street for natural surveillance;
 5. Street trees shall be planted within existing and proposed park strips, and in sidewalk tree wells on streets without park strips. Tree placement shall provide canopy cover (shade) and avoid conflicts with existing trees, retaining walls, utilities, lighting, and other obstacles; and
 6. Trees less than a two-inch caliper shall be double-staked until the trees mature to a two-inch caliper.

Section 5: IRRIGATION DESIGN STANDARDS

- A. Pressure Regulation. A pressure regulating valve shall be installed and maintained by the consumer if the static service pressure exceeds 80 pounds per square inch (psi). The pressure-regulating valve shall be located between the meter and the first point of water use, or first point of division in the pipe, and shall be set at the manufacturer's recommended pressure for the sprinklers.
- B. Irrigation Controller. Landscaped areas shall utilize a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.

Commenter 11 (continued)

- C. Each valve shall irrigate a landscape with similar site, slope and soil conditions and plant materials with similar watering needs. Turf and non-turf areas shall be irrigated on separate valves. Drip emitters and sprinklers shall be placed on separate valves.
- D. Drip emitters or a bubbler shall be provided for each tree. Bubblers shall not exceed 1.5 gallons per minute per device. Bubblers for trees shall be placed on a separate valve unless specifically exempted by the County due to the limited number of trees on the project site.
- E. Drip irrigation or bubblers shall be used to irrigate plants in non-turf areas.
- F. Pop-up spray heads shall be at a minimum of four (4) inches in height to clear turf.
- G. Sprinklers shall have matched precipitation rates with each control valve circuit.
- H. Sprinkler heads shall be attached to rigid lateral lines with flexible material (swing joints) to reduce potential for breakage.
- I. Check valves shall be required where elevation differences cause low-head drainage. Pressure compensating valves and sprinklers shall be required where a significant variation in water pressure occurs within the irrigation system due to elevation differences.
- J. Filters and end flush valves shall be provided as necessary for drip irrigation lines.
- K. Valves with spray or stream sprinklers shall be scheduled to operate between 6 p.m. and 10 a.m. to reduce water loss from wind and evaporation.
- L. Program valves for multiple repeat cycles where necessary to reduce runoff, particularly on slopes and soils with slow infiltration rates.

Section 6: LANDSCAPES IN NEW SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS

- A. Homebuilders and/or developers subdividing lots and/or constructing new single-family residential homes shall offer a water-efficient landscaping option to prospective home buyers. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed 10% of the total landscaped area or 1,000 square feet, whichever is less.
- B. Homebuilders and/or developers who construct model homes for a designated subdivision shall have at least one model home with water-efficient landscaping. The water-efficient landscaping option shall meet the Landscape Design Standards and Irrigation Design Standards of this ordinance, and the turf area shall not exceed 10% of the total landscaped area or 1,000 square feet, whichever is less.
- C. Model homes shall include an informational brochure on water-efficient landscaping.

Commented [MR4]: What if the buyer says no and instead requests high-water landscaping such as tropical landscaping?

Section 7: PROHIBITION ON RESTRICTIVE COVENANTS REQUIRING TURF

A. Any provision of a Homeowners Association governing documents, such as bylaws, operating rules, covenants, conditions, and restrictions that govern the operation of a common interest development, is void and unenforceable if they:

1. Require the use of turf in landscape areas less than 8 feet wide or require turf in other areas that exceed 10% of the landscaped area;
2. Prohibit, or include conditions that have the effect of prohibiting, the use of water-conserving plants as a group; or
3. Have the effect of prohibiting or restricting compliance with this ordinance or other water conservation measures.

Commented [MR5]: Or more than 1,000 feet, whichever is less

Section 8: LANDSCAPES IN HC ZONE, CC ZONE, AND PUBLIC USES

Uses in HC and CC zones and public uses shall meet the Landscape Design Standards and Irrigation Design Standards of this chapter, and the turf area shall not exceed 10% of the total landscaped area or 1,000 square feet, whichever is less, outside of active recreation areas such as playfields and sport fields.

Section 9: DOCUMENTATION FOR HC ZONE, CC ZONE AND PUBLIC USES

Landscape Plan Documentation Package. A copy of a Landscape Plan Documentation Package shall be submitted to and approved by the County prior to the issue of any building permit for commercial, flex, and civic/institutional projects. A copy of the approved Landscape Plan Documentation Package shall be provided to the property owner or site manager and to the local retail water purveyor. The Landscape Plan Documentation Package shall be prepared by a registered landscape architect and shall consist of the following items:

Commented [MR6]: Does this include industrial? Why is flex included? Isn't it commercial?

Commented [MR7]: Why do they get a copy?

- A. Project Data Sheet. The Project Data Sheet shall contain the following:
 1. Project name and address;
 2. Applicant or applicant agent's name, address, phone number, and email address;
 3. Landscape architect's name, address, phone number, and email address; and
 4. Landscape contractor's name, address, phone number and email address, if available at this time.
- B. Planting Plan. A detailed planting plan shall be drawn at a scale that clearly identifies the following:
 1. Location of all plant materials, a legend with botanical and common names, and size of plant materials;
 2. Property lines and street names;

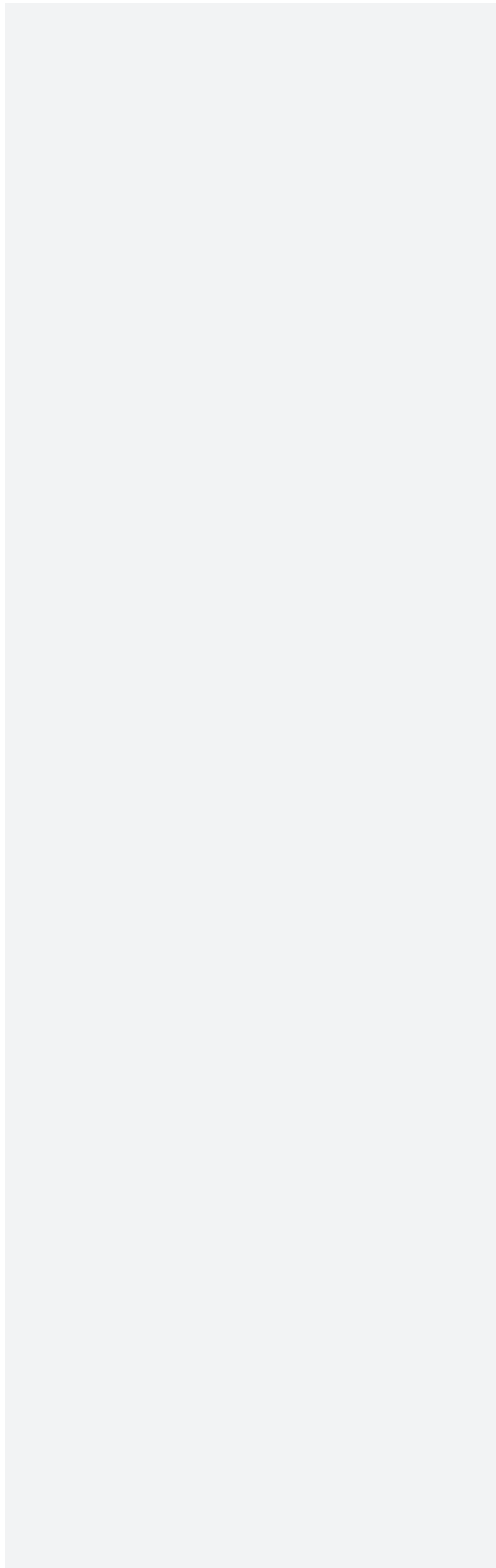
Commenter 11 (continued)

3. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
 4. Existing trees and plant materials to be removed or retained;
 5. Scale: graphic and written;
 6. Date of design;
 7. Designation of landscape zones, and
 8. Details and specifications for tree staking, soil preparation, and other planting work.
- C. Irrigation Plan. A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
1. Layout of the irrigation system and a legend summarizing the type and size of all components of the system, including manufacturer name and model numbers;
 2. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
 3. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers, and
 4. Installation details for irrigation components.
- D. Grading Plan. A Grading Plan shall be drawn at the same scale as the Planting Plan and shall contain the following information:
1. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements, and
 2. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements.

Section 10: PLAN REVIEW AND CONSTRUCTION INSPECTION FOR COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL PROJECTS

- A. As part of the Building Permit approval process, a copy of the Landscape Plan Documentation Package shall be submitted to San Juan County staff for review and approval before construction begins for a commercial, industrial, or institutional project.
- B. All installers and designers shall meet state and local license, insurance, and bonding requirements, and be able to show proof of such.
- C. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the San Juan County Building Inspector to verify compliance with the approved landscape plans. The Certificate of Substantial Completion shall be completed by the property owner, contractor or landscape architect and submitted to the County.
- D. San Juan County reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this chapter are not satisfied.

Commenter 11 (continued)



CHAPTER 20

OUTDOOR LIGHTING AND SIGN ILLUMINATION OVERLAY

Commented [MR8]: This title does not match the title in the Table of Contents. I didn't check the others but I think all titles should match.

Section 1: OVERLAY

This chapter applies only where the Current Zoning Map (Addendum A) has identified its application by passage of an overlay as displayed on the current zoning map, and it applies to the RRPD Zone.

Commented [MR9]: I haven't seen this overlay. Also, will it apply to the entire Recreational Support zone?

Section 2: PERMITTED SIGN ILLUMINATION

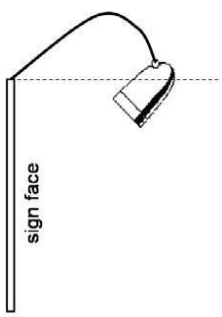
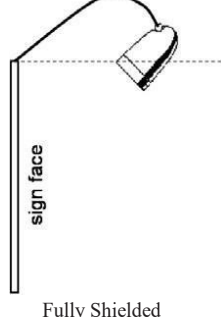
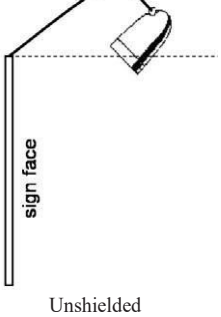
Unless otherwise addressed in this Ordinance, signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting. All sign lighting is included in the calculation of total light output for a property.

Commented [MR10]: This seems unnecessary since the ordinance spells out what's allowed

- A. Standards for Externally Illuminated Signs:
 1. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads or properties or into the night sky.
 2. Lighting for externally illuminated signs must be mounted at the top of the sign (or within 2 feet of the top of a wall mounted sign), except for freestanding monument style signs which may be illuminated by ground mounted lighting.
 3. Lighting shall consist of no more than four (4) individual fixtures (or lamps) per sign face and produce a maximum of 40,000 lumens per fixture.
 4. All sign lighting shall be included in the calculation of total light output.

Table 8-1 shows permitted external sign lighting configurations.

Table 8-1

Permitted and Prohibited External Sign Lighting Configurations		
Allowed		Not Allowed
 <p>Fully Shielded</p>	 <p>Fully Shielded</p>	 <p>Unshielded</p>

Commenter 11 (continued)

- B. Standards for Internally Illuminated Signs:
 - 1. Only sign text areas and logos may be illuminated on an internally illuminated sign.
 - 2. Internally illuminated signs shall use semi-opaque materials for sign text and logos such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign text and logos. Non-text portions of the sign (e.g., background and graphics other than the logo) shall be made of completely opaque material. C. Standards for Backlit Signs:
 - 1. The light source shall not be visible.
 - 2. Backlit signs shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around sign copy are allowed.
- D. Standards for Illuminated Window Signs
 - 1. Businesses may display a maximum of two (2) illuminated window signs positioned to be primarily visible outside the business structure.
 - 2. Illuminated window signs shall not exceed four (4) square feet in area.
 - 3. Illuminated window signs shall not be illuminated when the business is closed.

Section 3: GENERAL CONDITIONS

- A. Outdoor Lighting: Outdoor lighting practices that minimize light pollution, glare, light trespass and sky glow to curtail the degradation of the nighttime visual environment are favored, including practices that:
 - 1. Prevent lighting nuisances;
 - 2. Promote energy conservation;
 - 3. Improve night-time safety, utility, security, and productivity;
 - 4. Develop an attractive nighttime appearance in the County;
 - 5. Minimize lighting health risks arising from inappropriate quantities and qualities of lighting;
 - 6. Prevent unnecessary or inappropriate outdoor lighting;
 - 7. Minimize nighttime impacts on nocturnal wildlife;
 - 8. Facilitate the economic development potential of astro-tourism;
 - 9. Maintain the rural atmosphere of the County; and
 - 10. Encourage quality outdoor lighting through the use of efficient bulbs and light sources, fully shielded light fixtures, and limits on the location and uses of outdoor lighting.
- B. Scope and Applicability
 - 1. All exterior outdoor lighting installed after the effective date of this section in all applicable zones in the County shall conform to the requirements established by this section. This Section does not apply to indoor lighting.
 - 2. When in the determination of a public safety entity, compliance with this chapter presents a risk to public safety, the public safety entity may authorize alternative lighting for specific locations that are not in compliance with this chapter.

Commented [MR11]: The two words seems redundant – is there such a thing as interior outdoor lighting?

Commenter 11 (continued)

C. Specific Definitions under this Chapter

“Accent or Architectural Lighting” means lighting of building surfaces, landscape features, statues, and similar items for the purpose of decoration, ornamentation, creation of visual hierarchy, sense of liveliness, or other purpose unrelated to safety, business operation, or essential lighting function.

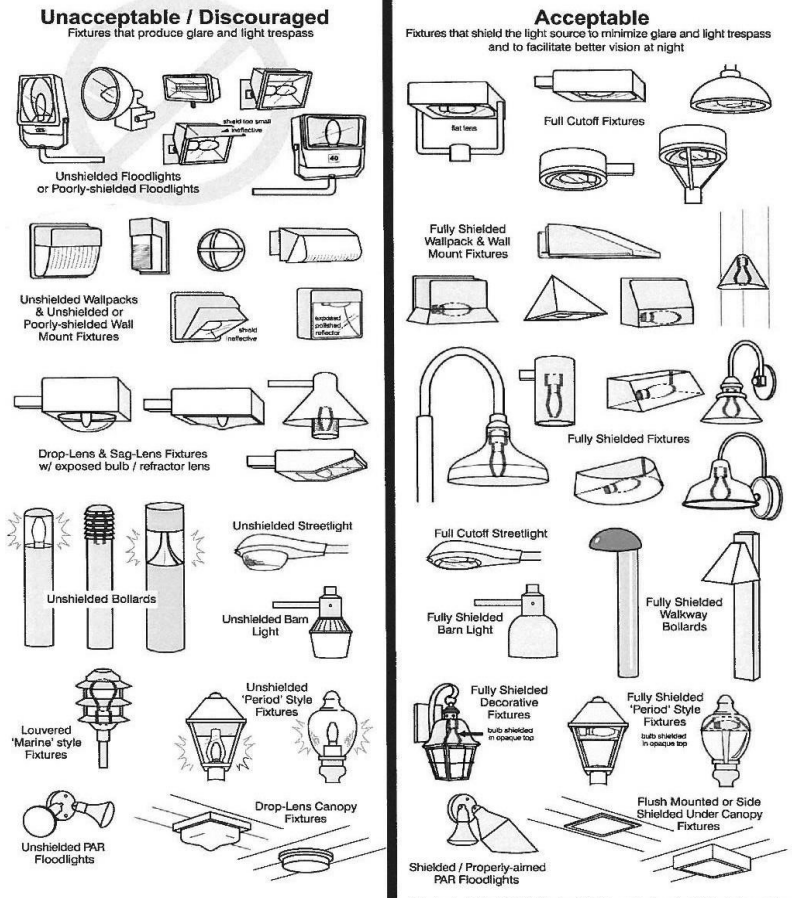
“Backlight” means all the light emanating behind a luminaire.

“BUG Rating” means backlight, up-light, and glare rating, which exists on a scale of zero to five (0 to 5) and describes the light output of a luminaire.

“Correlated Color Temperature” (CCT) is a specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general “warmth” or “coolness” measure of its appearance. Lamps with a CCT rating below 3,000 K are usually considered “warm” sources, while those with a CCT above 3,000 K are usually considered “cool” in appearance. “Direct Illumination” means illumination resulting from light emitted directly from a bulb, luminaire, or reflector. This does not include light reflected from other surfaces such as the ground or building faces.

“Fixture” means a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. The illustration below provides examples of acceptable and unacceptable or discouraged fixtures.

Examples of Acceptable / Unacceptable Lighting Fixtures



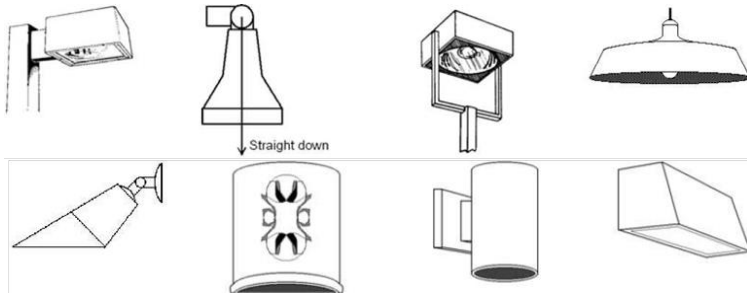
Illustrations by Bob Cretni © 2005. Rendered for the Town of Southampton, NY. Used with permission. Used by permission

“Floodlight” means a fixture or bulb designed to “flood” an area with light. A specific form of bulb or fixture designed to direct its output in a specific direction. Such bulbs are often designated by the manufacturer and are commonly used in residential outdoor lighting.

“Fully Shielded Fixture” means an outdoor light fixture constructed and mounted so that the installed fixture emits no light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero (0). Fully shielded light fixtures must be shielded in and of themselves. Surrounding structures, like canopies, are not to be considered when determining if the fixture is fully shielded. Fully shielded fixtures must be appropriately mounted so that the shielding prevents light from escaping above the horizontal plane, and all light is directed downward.

Examples of fully shielded light fixtures

Commenter 11 (continued)



“Glare” means the visual sensation caused by excessive brightness and which causes annoyance, discomfort, or a disability loss in visual performance or visibility.

Commented [MR12]: Doesn't make sense

“Internally Illuminated” as it relates to signs, means any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.

“Light Pollution” means any adverse effect of manmade light. Often used to denote “sky glow” from developed areas, but also includes glare, light trespass, visual clutter and other adverse effects of lighting.

“Light Source” means the part of a lighting fixture that produces light, e.g. the bulb, lamp, or chips on board.

“Light Trespass” means any light that falls beyond the legal boundaries of the property it is intended to illuminate.



“Lumen” means a unit of luminous flux equal to the light emitted by a uniform point source of one candle intensity. Lumens refers to the amount of light emitted by a bulb (more lumens equals brighter light).

Commenter 11 (continued)

Brightness in Lumens	220+	400+	700+	900+	1300+
Standard	25W	40W	60W	75W	100W
Halogen	18W	28W	42W	53W	70W
CFL	6W	9W	12W	15W	20W
LED	4W	6W	10W	13W	18W

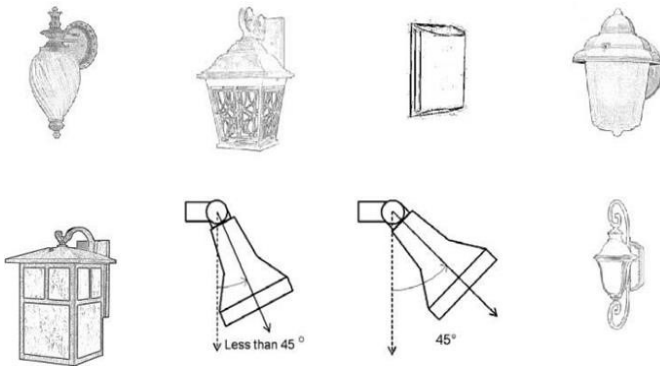
“Luminaire” means the same as “fixture.”

“Manufacturer's Catalog Cuts” means a publication or other printed material of a bulb or lighting manufacturer offering visual and technical information about a lighting fixture or bulb.

“Outdoor Light Fixture” means a complete lighting unit consisting of a lamp(s) and ballast(s) (when applicable), together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. Also known as a luminaire, or simply as a fixture.

“Partially Shielded Light Fixture” means an outdoor light fixture constructed and mounted so that the installed fixture emits most of its light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight (U) and backlight (B) ratings are greater than zero (0). Light emitted at or above the horizontal plane (sideways or upwards) shall arise solely from incidental decorative elements or strongly colored or diffusing materials such as colored glass or plastic. Fixtures using spot or flood lamps are considered partially shielded if the lamps are aimed no higher than 45 degrees above the vertical plane beneath the fixture.

Examples of partially shielded lighting fixtures



“Recreational Lighting” means lighting used to illuminate sports fields, ball courts, playgrounds, or similar outdoor recreational facilities.

“Skyglow” means the brightening of the nighttime sky resulting from the scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one’s ability to view the nighttime sky.

“Spotlight” means a fixture or bulb designed to light a small area very brightly. See definition of Floodlight.

Commenter 11 (continued)

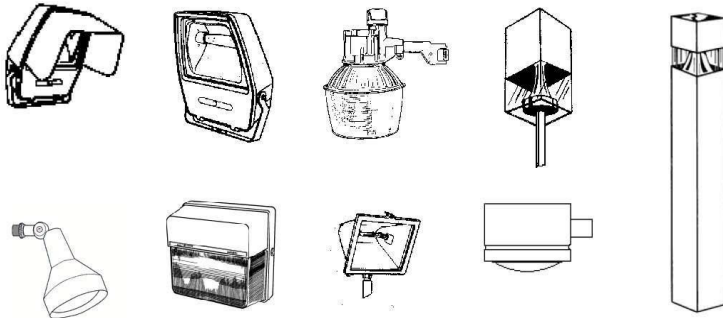
"Total" means the sum of shielded and unshielded light.

"Total outdoor light output" means the total amount of light measured in lumens from all bulbs installed in outdoor lighting fixtures. For bulb types that vary in light output as they age (such as fluorescent and high intensity discharge (HID) bulbs), the initial lumen output as defined by the manufacturer shall be the lumen value used.

"Tower" means any monopole, antenna, or the like that exceeds eighteen feet (18') in height.

"Unshielded Fixture" means a fixture that has no shielding at all that would otherwise specifically prevent light emission above the horizontal.

Examples of unshielded light fixtures



"Uplight" means all the light emanating above the horizontal plane of a luminaire.

D. Fully Shielded Fixture Requirements



1. Unless specifically exempted by this Section, all outdoor lighting shall use fully shielded fixtures and shall be installed so light is directed downward with no light emitted above the

Commenter 11 (continued)

- horizontal plane of the fixture. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero (0).
2. In order to qualify as a "fully shielded" fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as fully shielded. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover, or other similar cover does not qualify as fully shielded.
 3. Fixtures must not be placed at a location, angle, or height that directs illumination outside the property boundaries where the light fixtures are located.
 4. Notwithstanding the exemptions in, all residential and commercial luminaires shall be fully shielded within twenty-five (25) feet of adjacent residential property lines.
 5. Exemptions to Fully Shielded Fixture Requirements:
 - i. All lights exempted by this section shall be included in the calculation for total light output.
 - ii. Fixtures having a total light output less than one thousand (1,000) lumens are exempted from the fully shielded requirement provided the following criteria are met:
 - a. The fixture has a top that is completely opaque such that no light is directed upwards.
 - b. The fixture has sides that completely cover the light source and are made of opaque or semi-opaque material. Fixtures with opaque sides may have incidental decorative perforations that emit small amounts of light. Semi-opaque material such as dark tinted glass or translucent plastic may be used if the light source is not discernible behind the material. Completely transparent materials, such as clear or lightly tinted colored glass, are not allowed.
 - c. The light source must not be visible from any point outside the property on which the fixture is located.
 - iii. Spotlights controlled by motion sensors having a light output less than one thousand (1,000) lumens per lamp are exempted from the fully shielded requirement provided:
 - a. The fixture is a spotlight or other type of directed light that shall be directed straight down; and
 - b. The fixture must not be placed in such a manner that results in illumination being directed outside the property boundaries where the light fixtures are located.
 - c. Lights controlled by motion sensors shall not be triggered by movement or activity located off the property on which the light is located.
 - iv. Pathway lights less than eighteen inches (18") in height are exempted from the fully shielded fixture requirement, if the total light output from each pathway light is less than three hundred (300) lumens.
 - v. Temporary exterior lighting intended as holiday or seasonal decorations displayed between November 15 and the following January 15, provided that individual lamps do not exceed 70 lumens and neither cause light trespass nor interfere with the reasonable use and enjoyment of any other property.
 - vi. Traffic control signals and devices.
 - vii. Temporary emergency lighting in use by law enforcement, construction work, or government agencies or at their direction.
 - viii. The lighting of federal or state flags provided that the light is a top-down and narrow beam aimed and shielded to illuminate only the flag.

Commented [MR13]: Doesn't make sense

Commented [MR14]: discernible

Commenter 11 (continued)

E. Total Light Output

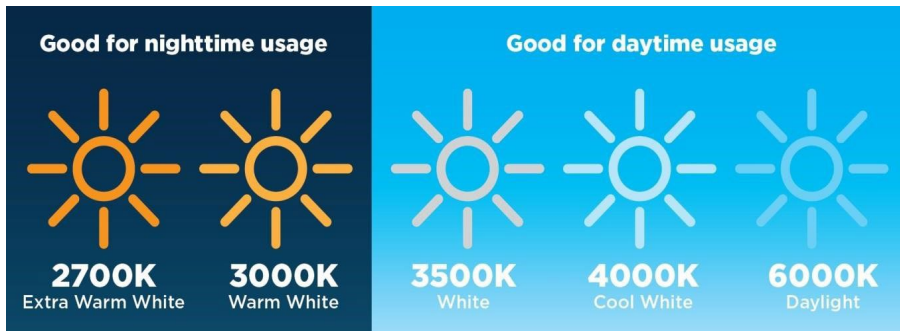
1. Commercial. Total outdoor light output shall not exceed fifty thousand (50,000) lumens per developed acre. Streetlights used for illumination of public rights-of-way are excluded from this calculation. Commercial developments shall be permitted a minimum of 5,000 lumens of lighting regardless of parcel size.
 - i. In non-residential zones, partially and unshielded lighting on a property shall not exceed 5,000 lumens per developed acre, and shall be included in the total outdoor light output calculation
2. Residential. Total outdoor light output shall not exceed ten thousand (10,000) lumens of lighting for parcels one-half (acre), or larger, in size. Parcels smaller than one-half (1/2) acre shall be permitted five thousand (5,000) lumens of lighting regardless of parcel size. Total outdoor light output of any multifamily residential development including five (5) or more separate lots or units shall not exceed twenty thousand (20,000) lumens of lighting per developed acre.
 - i. In residential zones, exempted partially unshielded and unshielded lighting on a property shall not exceed 1,000 lumens per lot and shall be included in the total outdoor light output calculation.
 - ii. Residential units used for overnight accommodations or other commercial uses shall comply with the residential standards for total light output.

F. Lighting Hours

1. Commercial establishments shall turn off all outdoor lighting, except that listed below, by twelve o'clock (12:00) midnight:
 - i. Businesses open to the public after twelve o'clock (12:00) midnight may leave all outdoor lighting on until one hour after the close of business.
 - ii. Lighting to illuminate the entrance to the commercial establishments.
 - iii. Parking lot and pathway lighting required for the safety of guests or customers.
2. Recreational lighting (residential and commercial) shall be turned off by ten o'clock (10:00) P.M. or one hour after conclusion of a specific sporting event, whichever is later.

G. Lighting Color

All exterior lighting shall utilize light sources with correlated color temperature not to exceed 3,000 Kelvin (K).



Section 4: SPECIALIZED OUTDOOR LIGHTING CONDITIONS AND STANDARDS

- A. Gas station canopies may be illuminated provided all light fixtures are mounted on the undersurface of the canopy and all light fixtures are fully shielded. Merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture.
- B. Roadway and streetlights are prohibited unless recommended by the County engineer or required by UDOT to provide for the safety of the public. When deemed necessary, streetlights shall utilize lamp types that are fully shielded luminaires that minimize sky glow, light trespass, and other unintended impacts of artificial lighting. All streetlights shall utilize the lowest illuminance levels acceptable to the County engineer and UDOT.
- C. Parking lots may not utilize spot or flood lighting whether mounted on a post or exterior building wall. The overall height of any light post used to illuminate parking lots in commercial zones shall not exceed twenty-five feet
(25'). All post mounted parking lot lights shall be set back from property lines a distance equal to two and one-half (2.5) times the height of the pole unless an internal or external shield prevents the fixture being visible from outside the property boundaries. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed twenty-five feet (25'). All parking lot lighting shall use fully shielded downward directed fixtures. Internal or external shields shall prevent the fixture being visible from outside the parking lots.
- D. Outdoor recreation areas or athletic fields at publicly owned facilities may use illumination to light the surface of play and viewing stands and for the safety of the public. The following standards shall apply to outdoor recreation area or athletic field lighting:
 - 1. The recreational lighting does not exceed illuminance levels for class IV sports lighting set by the Illuminating Engineering Society of North America.
 - 2. The recreational lighting provides illuminance for the surface of play and viewing stands, and not for any other areas or applications.
 - 3. Off-site impacts of the lighting will be limited to the greatest practical extent possible.
 - 4. The lighting for areas or applications outside the surface of play and viewing stands shall conform to all provisions in this Section.
 - 5. The recreational or athletic facility shall extinguish lighting exempted by this section no later than 10:00 pm or one hour after the end of play, whichever is later.

Commenter 11 (continued)

- 6. The recreational lighting shall have timers that automatically extinguish lighting to ensure lights are not left on after the curfew or when the facilities are not in use.
- E. Outdoor amphitheatres may use illumination to light the performance area of the amphitheater and for the safety of the public. The following standards apply to all amphitheater lighting:
 - 1. Lighting used to illuminate the performance area must be either directed spot lighting or fully shielded lighting. If directed spot lighting, the light source must be located and designed such that it is not visible beyond the property boundaries.
 - 2. Lighting used to illuminate the performance area may only be turned on during performances or rehearsals.
 - 3. Lighting used to illuminate the seating areas, pathways, and other areas of the amphitheater must meet all standards of this Section.
- F. Special events may use illumination to light the event area and for the safety of the public. The following standards apply to all special events lighting:
 - 1. Lighting used to illuminate the event area must be either directed spot lighting or fully shielded lighting. If directed spot lighting, the light source must be located and designed such that it is not visible beyond the property boundaries.
 - 2. Lighting used to illuminate the event area may only be turned on during the hours event activities are open to the public or paying guests.
 - 3. Lighting used to illuminate the seating areas, pathways, and other areas of the event must meet all standards of this Section.
- G. All illuminated signs shall comply with chapter 17.

Section 5: APPLICATION AND REVIEW PROCEDURES

- A. Lighting Plan
 - 1. All sign permit applications, subdivision applications, site plan applications, building permit applications, and other development review applications within any zone shall include a lighting plan that shows evidence that the proposed lighting fixtures and light sources comply with this code. Lighting plans shall include the following:
 - i. Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used and installation and electrical details.
 - ii. Illustrations, such as contained in a manufacturer's catalog cuts, of all proposed lighting fixtures. For commercial uses, photometric diagrams of proposed lighting fixtures are also required. In the event photometric diagrams are not available, the applicant must provide sufficient information regarding the light fixture, bulb wattage, and shielding mechanisms for the planning commission to be able to determine compliance with the provisions of this Section.
 - iii. A table showing the total amount of proposed exterior lights, by fixture type, wattage, lumens, and lamp type.
- B. Approval Procedure
 - 1. The lighting plan for all new development shall be submitted for approval concurrent with the associated development application.

Commented [MR15]: Planning department

Commenter 11 (continued)

- C. Amortization of Nonconforming Outdoor Lighting
 - 1. All outdoor lighting legally existing and installed prior to the effective date of this Section, and which is not otherwise exempted, shall be considered nonconforming and shall be brought into compliance by the property owner as follows:
 - i. Immediately as a condition for approval upon application for a building permit, sign permit, conditional use permit, new (nonrenewal) business license, site plan review or similar County permit or review;
 - ii. Immediately in the case of damaged or inoperative nonconforming lighting upon replacement or repair; or
 - iii. Within five (5) years from the effective date of this Section for all other outdoor lighting.

Commented [MR16]: So if I live in the county and my outdoor lights do not meet these criteria, I have five years to comply?

Commenter 11 (continued)

