



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
November 13, 2025 at 6:00 PM

AGENDA

Google Meet joining info Video call link: <https://meet.google.com/ust-hood-zzu> Or dial: (US) +1 661-552-0879 PIN: 960 575 714#

GENERAL BUSINESS

Welcome / Roll Call

Pledge of Allegiance

Conflict of Interest Disclosure

Approval of Minutes

1. Approval of the Planning Commission Meeting Minutes from October 9, 2025

PUBLIC COMMENT - *Time reserved for public comment on items or issues not listed on the agenda.*

LEGISLATIVE ITEMS

2. Consideration and Approval of a One-Year Extension to the Conditional Use Permit #24024A for a U-Haul Rental & Storage Facility to be located at 11850 South Highway 191 in Spanish Valley. Mack McDonald, Chief Administrative Officer

ADMINISTRATIVE ITEMS

3. General Plan Discussion and Direction
4. Land-Use Ordinance Discussion and Direction

BUILDING PERMIT(S) REVIEW

ADJOURNMENT

****In compliance with the Americans with Disabilities Act, persons needing auxiliary communicative aids and services for this meeting should contact the San Juan County Clerk's Office: 117 South Main, Monticello or telephone 435-587-3223, giving reasonable notice****



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
October 09, 2025 at 6:00 PM

MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Vice-Chairman Lloyd Wilson called the meeting to order at 6:00 pm.

PRESENT:

Vice-Chairman Lloyd Wilson
 Commissioner TC Garcia
 Commissioner Shea Walker
 Commissioner Melissa Rigg
 Commissioner Ann Austin
 County Administrator Mack McDonald
 Deputy County Attorney Jens Nielson
 Building Official
 Southeastern Utah Regional Development Planner Todd Thorne

Pledge of Allegiance

The Planning Commission conducted the Pledge of Allegiance.

Approval of Minutes

1. Approval of Planning Commission Meeting Minutes from August 14, 2025

Time Stamp 0:00:10 (audio)

Commissioner Rigg commented that the August 14th minutes were a little rough, nothing substantively off, but they were more lines of thought and back and forth conversation and the discussions of how you got to what you got to at the end of the day. Commissioner Austin notes that one quote in the minutes kept saying "inappropriate" when it really should have been two words: "in appropriate locations". The incorrect term is found on page 18 of the minutes. The word "inappropriate" is found three times in the document. Commissioner Rigg commented that the text is found on page 18 of the minutes, page 20 of the packet. It is proposed to amend the minutes and approve as amended.

Commissioner Vice-Chairman Wilson noted to fix "Mexican cat" to "Mexican Hat". Commissioner Austin turned the discussion to a mention of someone named "Smith" on page 12. It is noted that Bart Coons prepared the staff report, leading to confusion over the mention of Smith.

Commissioner Walker made a motion is made to approve the minutes from August 14th as amended

Commission Austin Seconded the motion.

Voting Yea: Commissioner TC Garcia, Commissioner Shea Walker, Commissioner Melissa Rigg, Commissioner Ann Austin, Commission Vice-Chairman Lloyd Wilson.

Motion carries.

2. Approval of the planning commission meeting minutes for September 11, 2025

Time Stamp 0:07:29 (audio)

Commissioner Walker made a motion to approve the minutes from September 11, 2025

Commission Rigg Seconded the motion.

Voting Yea: Commissioner TC Garcia, Commissioner Shea Walker, Commissioner Melissa Rigg, Commissioner Ann Austin, Commission Vice-Chairman Lloyd Wilson.

Motion carries.

PUBLIC COMMENT

Time stamp 10:05 (audio)

Marjorie Storland addresses misgivings about a survey her citizens committee conducted earlier this year, the results of which were presented to the county commission in May. The committee included Marjorie, her husband, Shannon and Julia Brooks, Dave and Sarah Goodman, Wes and Solah Hunt, and volunteers from Banding, Eastland, and La Sal.

- The survey targeted the unincorporated areas regarding the 2025 plan.
- The group put in hundreds of hours and approximately \$500 of their own money.
- They used grassroots volunteers to deliver print surveys, asking them to stay in the homes while the surveys were filled out and collect them to prevent duplication or misrepresentation.
- The process took several months, yielding 236 responses.
- Key findings: Residents want the rural definition to be clear as intentional self-reliance with low population or large acreage homesteads, viewing urban areas as having clustered infrastructure, and rejecting the idea of rural land as merely pre-urban.
- Residents also felt a crisis of representation and that communication was a big problem.
- She confirms the full results will be sent through Mack.

She confirms the results will include the questions. The effort was a hard, good faith effort with no cost to the county.

ADMINISTRATIVE ITEMS

3. Land Use Ordinance Discussion and Direction

Time Stamp 0:16:53 (audio)

Administrator McDonald opens the Land Use Ordinance (LUO) discussion. He notes that many people want to fix the General Plan (GP) and LUO in tandem. He asks for clarification on next steps: should they go back to the 2011 ordinance and start over or keep chipping away at the 2025 version?

- He notes the public sentiment is to "keep it simple as possible." The current agenda packet is thicker than the entire 2011 ordinance.
- The 2022 starting point was a modification of 2011 to add legal language, which led to the 2025 version.
- He suggests taking the 2011 LUO, adding legally required sections (state code compliance), adding missing items (glamping, overnight rentals), and keeping the definitions. Commissioner Garcia indicated that he liked the 2025 definitions and thought that was important to keep updated.
- He also suggests developing a process for adding missed uses so that "all things aren't prohibited".
- He suggests carving out the agricultural protection zone into a different standalone ordinance/process. Commissioner Rigg questioned about whether the 2011 LUO is stricter and what would happen to the Spanish Valley (SV) issues under 2011.

Administrator McDonald responds that SV came along in 2019. Incorporating SV into the 2011 ordinance would allow for one countywide ordinance and close discrepancies (e.g., conditional use process).

- The 2025 version "had more regulatory items" and was stricter.
- The 2011 LUO is really easy to apply and utilize. The goal should be a middle ground: simple, easy to apply, but compliant with required State Land Use Code and incorporating the process for overnight rentals.

Commissioner Austin brought up a concern that turning 2011 into 2026 by adding regulations and definitions will just amount to the current 2025 draft. Commissioner Garcia mentioned that 2011, while simple, has led to a "handful of lawsuits or litigation" based on broken processes. Administrator McDonald indicated that many lawsuits stem from the incomplete adoption of the Spanish Valley draft ordinance. Since it was incomplete (like conditional use), people had to revert to 2011. Definitions like accessory dwelling units and overnight rental had to be added in 2024 to curb legal battles.

It is suggested that going from 2011 and adding is easier than taking 2025 and stripping it. The 2011 LUO is criticized as being hard to determine direction from, similar to the incomplete 2019 draft. It shouldn't take five different attorneys to interpret the ordinance.

Direction was provided to take the 2011 ordinance, incorporate the use table and definitions and add the necessary processes. Commission Vice-Chairman indicated that this approach avoids the "never ending circle" of stripping down 2025. The public sentiment is clear: "we do not live in a city. Quit trying to make us live in a city".

The discussion turns to the number of zones, which need consolidation, and how to incorporate Spanish Valley. The suggestion is to treat Spanish Valley the same as everybody else but address mapping later.

Commissioner Rigg added that Agriculture is again highlighted as problematic because the General Plan relates agriculture to food production, while the use table includes uses like a yoga studio. It is noted that this makes the Agriculture zone "Very broad" and essentially multi-use.

Commissioner Austin mentioned that the County Commission wants collaboration and public input on the process, rather than necessarily going through 2025 chapter by chapter. She expresses concern that incorporating Spanish Valley into a countywide ordinance is difficult because SV's development is largely driven by SITLA land. SV is urbanizing (due to sewer and water), and the needs are opposite to the rest of the unincorporated areas that want protection for agricultural land. Commission Vice-Chairman Wilson mentioned comparing it to Grand County's blanket ordinance: Commissioner Walker recommended to keep one county ordinance but have a couple more zones (like multi-use one or two) for the denser populated areas like SV and La Sal to cover specific aspects the rest of the county doesn't need.

Commissioner Rigg asked about the timeline? Administrator McDonald says he needs direction to go forward. The public message in 2025 was "try again".

Commission Vice-Chairman proposed that a blank use table be sent out so board members so they can individually determine appropriate zones for uses before the next meeting to speed up discussion.

Administrator McDonald highlights the 2011 control districts which allow the Planning Commission to approve uses that are "in harmony" with the zone, reducing reliance on a comprehensive use table. Commissioner Austin objects, stating that "in harmony" is subjective and depends on the interests of the current commission members, and they want a black and white process. Commissioner Walker agreed that definitions are critical to help clarify subjective terms like "harmony". It is suggested that instead of trying to predict every future use, new uses should be addressed as they come, and then made part of the law. Commission Vice-Chairman Wilson indicated that standard things (like yoga studios) should be on the use table from the beginning. It is proposed to start with the 2025 use table.

The consensus plan is to mesh 2011 and 2025. The need for transparency is stressed: a working document should be online for the public to see changes in real time, using color coding (like blue for state-required changes, orange for administrative changes).

Summary of Direction: Take definitions and the use table from 2025 and mesh them with the 2011 ordinance, including Spanish Valley. Then, look at mapping (what fits where) later.

Need to bring over necessary regulations from 2025 (roads, ADUs, RVs, manufactured homes, air transportation/airport overlay zone). Commissioner Austin recommended adding the document to a website to show changes as they are made throughout time.

Administrator McDonald confirms the next meeting will bring in draft ideas based on this direction.

Final Homework Clarification: Board members are to take the 2025 use table, blank out the approvals (P's and C's), and assign uses to zones they deem appropriate, or suggest new uses/zones.

The expected result is a few restrictive zones (like SV residential) and two or three less restrictive zones for the rest of the county, ensuring the plan is functional for the entire county.

4. General Plan Discussion and Direction

Time Stamp 0:59:55 (audio)

Administrator McDonald starts the General Plan (GP) discussion, focusing only on the Land Use section, which requires four minimum items by state code (Utah Code provided): 1. Designate long-term goals and proposed location of land uses (housing, business, agriculture, etc.). 2. Statement of projections for population density and building intensity. 3. Coordinate land-use with water use and preservation (a newly added piece). 4. Account for the effect of land-use categories on water demand. Administrator McDonald explains the importance of water integration as a separate section, noting that allowing high density zones could be detrimental if infrastructure or water availability is lacking.

He suggests modifying language on tourism to reflect that it is not necessarily negative, while noting that overnight rentals take away from the affordable housing stock. The general plan aims to focus development closer to municipalities with infrastructure (Monticello and Blanding annexation plans).

He proposes using Marjorie's recent public survey data to replace the outdated 2018 survey data. The Higher Points housing survey indicated that the county faces a risk of population loss if the affordable housing issue is not addressed.

Commissioner Rigg suggests the County consider taxing short-term rentals and offering a credit/incentive for long-term rentals. (Short-term rentals already pay a Transient Room Tax (TRT)). Commissioner Rigg mentioned there should be some type of incentive to promote long-term rentals.

Commissioner Garcia raised that the GP's land use designations (Industrial, Commercial, Multi-use, Agriculture) are confusing because they are not one-to-one with the LUO zones. Consistency is needed. Administrator McDonald points that the GP is meant to be overarching and brief, while the ordinance is the detail and the larger focus is to promote growth into the transitional areas of the Cities and Towns. An emphasis to have density towards those areas that have infrastructure.

Commissioner Rigg indicated that the definition of Agriculture in the GP is inconsistent with what the zoning ordinance (e.g., yoga studios) and we need to make them consistent. Commissioner Austin pointed out that agriculture is shrinking and requires more water availability. Administrator McDonald clarifies that much of the agricultural land in the County is dry farming (non-irrigated). Commissioner Austin asked how much do we protect agricultural lands from being encroached upon by development. Administrator McDonald pointed out that overall, the State is concerned about development consuming agricultural lands and pushes for agriculture protection zones (APZs) and conservation easements. Administrator McDonald pointed out that greenbelt status requires that if the agricultural land is sold and loses its greenbelt status, the county receives funds (5 years of back taxes), which must be placed in an account for agriculture preservation. Commissioner Garzia pointed out that APZs are typically restrictive for 20-25 years.

Administrator McDonald points out that the GP draft needs to incorporate a section on affordable housing and the required water use and preservation piece. Staff decided against hiring a consultant for the GP land use section. They will use the community group for public feedback and Todd (a planner from Southeastern Council of Government, funded by the State) for technical assistance, especially on the substantial water use piece.

Administrator McDonald indicated that Todd is tasked with determining the capacity of every special service district (SSD), creating a future growth model, and integrating this plan with the land use

ordinance. The goal is to avoid over-capacity issues, as seen in Spanish Valley (Hansen study) and Iron County (aquifer depletion). Administrator McDonald indicated that the State expects this water element to be done by the end of December/January. Water availability could dictate where density is placed on the map. In Spanish Valley, despite having the ability to access 5,000 acre-feet of Colorado River water, they are currently limited to 500 shares due to lacking infrastructure. Commissioner Vice-Chairman Wilson noted that the water model does not apply to areas like La Sal with independent, unmetered wells. There may be a future push to get residents off private wells and onto public water systems. The Division of Drinking Water is helping provide checklists and examples (like Garfield and Kane Counties) for the water integration process.

Commissioner Austin asked about the timeline for GP: The Attorneys and Commissioners have prioritized getting the GP done quickly. Administrator McDonald hopes to get Planning Commission feedback in November and start the public process (hearing) in December/January. He notes a conflict: he needs the water use element results before dictating final densities.

The map included in the packet is wrong, showing most of San Juan County as "multiple use".

5. Consideration and Approval of Plan Unit Development (PUD) for the Homes at Wilson Arch Development Located on Parcel H and I of the Wilson Arch Resort Community Phase I Amended with the Highway Commercial CDh Zone.

Time Stamp 1:53:03 (audio)

Administrator McDonald presents the application for a PUD request. The PUD requests short-term rentals and higher density. A will serve commitment was received from the Special Service District (SSD) for 18 Equivalent Residential Connections (ERCs)—9 for H and 9 for I. Overnight rentals typically involve less water consumption than long-term residential use. The original intent (pre-2025) for these lots was Commercial (I) and Multi-family Housing (H). The concept plan shows 18 residential units, a swimming pool, cabana, fire pits, and grills. The developer will need to pursue subdivision approval for the smaller lot sizes (1/3 or 1/2 acre). Highway Commercial permits motels. The key determination is whether short-term rentals are "in harmony" with the commercial zone. Hotels are overnight accommodation, which aligns. The PUD process allows flexibility and exceptions to requirements like lot size, provided the use is allowed within the underlying zone.

Historically, this development faced restrictions due to lack of water and fire protection. The SSD has since invested about \$1.5 million to improve infrastructure, add storage (110,000 gallons), and combine both sides of the development.

Craig Simpson with the Wilson Arch Special Service District was online and spoke to the water availability: The SSD took over 3 years ago and wants to see complete buildout of the 57 lots in Phase 1. Commissioner Rigg indicated that all of the residential is for short-term rentals. Simpson indicated that their primary concern is ensuring enough water and sewage capacity for full buildout (57 families/renters, 24/7). Commission Vice-Chair Wilson asked if there was an HOA there. The commercial lots (including H and I) are allowable for short-term rental/lodging under the CCNRs (since 2007). However, Craig noted the developer told the HOA they would be individual residential lots for permanent residents, which causes concern regarding sustained water use. Commission Vice-Chair pointed out that the feasibility study shows that there is water available. Simpson noted that he does not know if there will be enough water available for full build-out.

Curtis Wells, the Applicant indicated and confirmed the concept plan density conforms to the conservative ERC calculation (18 units) provided by the water district. The HOA prefers this proposal over a higher-density hotel or condo building. This proposal is a more compatible use of lodging. ERC stands for Equivalent Residential Connection. Commission Vice-Chair Wilson clarifies that the higher charge for overnight accommodations (1.2 ERCs/connection) reflects an increase in price, not actual water use. A discussion took place regarding the residential and commercial uses, water and the subdivision itself. Commissioner Austin mentioned a concern about traffic. Commission Vice-Chair Wilson indicated that they would have to work with UDOT on traffic.

Commissioner Rigg expressed concern that every project presented so far has been short-term rental/market-rate housing and not affordable housing, which is needed given the county's low affordability rates (only 40% of households can afford average priced homes). Curtis replies that this land is Highway Commercial and was intended for revenue-generating lodging, not affordable housing.

Lloyd Wilson comments that this entire situation speaks to the "brokenness" of the existing 2011 ordinance and Spanish Valley ordinance, forcing decisions in a "gray area". Commissioner Austin mentioned that the community really needs to control the development through CC&R's if they want to protect encroachment.

Craig, from the SSD, reiterates that the Wilson Arch community is a retirement community, not a resort community, focused on community and safety.

Commissioner Walker made a motion to approve the PUD for the fact that it is more in harmony with the uses discussed. He finds that because of the will-serve letter provided and where the developer is working with the community it is in harmony with what their plans are for the area and that the developer will be working through the PUD process for subdivision approval.

Commissioner Garcia seconded the motion.

Voting Yea: Commissioner TC Garcia, Commissioner Shea Walker, Commissioner Melissa Rigg, Commissioner Ann Austin, Commission Vice-Chairman Lloyd Wilson.

The motion carries.

BUILDING PERMIT(S) REVIEW

6. October Building Permits

Time stamp 2:59:06 (audio)

Commissioner Rigg asked about the "eating shelters". The October building permit review is briefly discussed, Corey Coleman discussed six 16x16 eating shelters (pavilions) at Bull Hollow church camp.

ADJOURNMENT

Time stamp 3:00:24 (audio)

Motion to adjourn was made by Commissioner Rigg.

Seconded by Commissioner Walker.

Voting Yea: Commissioner TC Garcia, Commissioner Shea Walker, Commissioner Melissa Rigg, Commissioner Ann Austin, Commission Vice-Chairman Lloyd Wilson.



STAFF REPORT

MEETING DATE: November 13, 2024

ITEM TITLE, PRESENTER: Consideration and Approval of a One-Year Extension to the Conditional Use Permit #24024A for a U-Haul Rental & Storage Facility to be located at 11850 South Highway 191 in Spanish Valley. Mack McDonald, Chief Administrative Officer

RECOMMENDATION: Make a motion approving the Conditional Use Permit Extension

SUMMARY

On November 8, 2024 a completed Conditional Use Application was received by U-Haul representatives for a rental and storage facility across two unconnected parcels along Highway 191 in Spanish Valley. On November 14, the Planning Commission approved the Conditional Use Permit #24024A for this property with the following conditions:

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.
- Must comply with all building codes and fire regulation requirements.
- Must comply with all Utah Department of Transportation (UDOT) and county road requirements and regulations.
- No buildings used for commercial or industrial purposes shall be erected within 50 feet of an existing residential building or a residential district boundary. Buildings used for commercial and industrial purposes that are located within 100 feet of a residential district boundary shall not exceed the height limitations of the corresponding residential district (35 feet in height).
- Must submit an engineered drainage plan to the Planning Administrator prior to building permit applications.
- Must comply with San Juan County Health Department requirements.
- Must comply with San Juan County business license requirements.

The Applicant has continued to work on this development to meet all of the conditions. Attached to this item in the packet is a letter from the applicant demonstrating items that they have checked off and those items still waiting on approval.

October 22, 2025

Mack McDonald
Chief Administrative Officer
San Juan County
P.O. Box 9
117 S. Main Street #221
Monticello, UT 84535

Project:

720070 U-Haul Moving & Storage of Moab
Hwy 191 and Sunny Acres Lane
Moab, UT 84532

Subject: Request for Extension of Conditional Use Permit #24024a

To Mack,

On behalf of Drex Johnson, UHI Owner's Representative, we respectfully request an extension of the CUP #24024a, originally approved on 11.14.24. The project team has been actively progressing toward satisfying the conditions of approval and is requesting an extension to allow continued implementation.

Since the CUP approval, the following **substantial actions** have been completed or are in progress:

- Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.
 - **Action: Coordinated with SVSSD, please see attached invoice. Payment enroute per Owner's Rep.**
- Must comply with all building codes and fire regulation requirements
 - **Action: Submittal of permit to San Juan County set 06.04.25, resubmittal 09.05.25, 2nd permit resubmittal pending.**
 - **Action: Submittal of permit set to Moab Fire Dept Attn: Brandon McGuffee on 08.28.25, resubmitted to Moab Fire Dept Attn: Shea Walker on 10.2025, approval pending.**
- Must comply with all Utah Department of Transportation (UDOT) and county road requirements and regulations.
 - **Action: Submitted to UDOT and approved 09.25.25, please see attached approval.**

- No building used for commercial or industrial purposes shall be erected within 50 feet of an existing residential building or a residential district boundary. Buildings used for commercial and industrial purposes that are located within 100 feet of a residential district boundary shall not exceed the height limitations of the corresponding residential district (35 feet in height).
 - **Action: Condition incorporated into drawings.**
- Must submit an engineered drainage plan to the Planning Administrator prior to building permit applications.
 - **Action: Submitted and pending approval.**
- Must comply with San Juan County Health Department requirements.
 - **Action: Submitted and pending approval.**
- Must comply with San Juan County Business license requirements.
 - **Action: Submitted and pending approval.**

These actions demonstrate continued and meaningful progress toward satisfying the approved CUP conditions. We anticipate resubmitting permit drawings by 10.3125.

We appreciate your consideration and would be happy to provide any additional documentation or meet to discuss the project's current status.

Sincerely,

Cathy Cerdhe
Job Captain
Hillside Architecture, PLLC
345 W Bobwhite Ct., Ste 150 Boise, ID 83706
480.233.3362



Planning & Zoning Department

Conditional Use Permit #24024a

Grantor:

San Juan County
PO Box 9
117 South Main Street
Monticello, Utah 84535

Grantee:

AMERCO Real Estate Company / U-Haul
2727 North Central Avenue
Phoenix, Arizona 85004
602-263-6502
bgulash@hillside-architecture.com

This Permit Applies to the Property Address of:

Sunny Acres & Highway 191 in Spanish Valley

Parcel Identification Number(s) and Legal Description at:

#26S22E354203

For the descriptive use of: 3-story storage facility with outdoor mini storage units

Conditions of this Approval are:

- **Must coordinate with the Division of Drinking Water and the Spanish Valley Special Service District for water system.**
- **Must comply with all building codes and fire regulation requirements.**
- **Must comply with all Utah Department of Transportation (UDOT) and county road requirements and regulations.**
- **No buildings used for commercial or industrial purposes shall be erected within 50 feet of an existing residential building or a residential district boundary. Buildings used for commercial and industrial purposes that are located within 100 feet of a residential district boundary shall not exceed the height limitations of the corresponding residential district (35 feet in height).**
- **Must submit an engineered drainage plan to the Planning Administrator prior to building permit applications.**
- **Must comply with San Juan County Health Department requirements.**
- **Must comply with San Juan County business license requirements.**

Approved by the San Juan County Planning Commission:


Planning Commission Chair

11/14/24
Date

EXPIRATION OF CONDITIONAL USE PERMIT: Unless otherwise specified in the motion granting a conditional use permit, if the approved use has not started within twelve (12) months from the approval date, the permit shall become null and void by operation of law. Once any portion of the conditional use begins, the conditions related thereto become immediately operative and must be strictly obeyed. [Use shall be construed to mean pouring of concrete or commencement of framing on construction, or operation of the use or uses for which the permit was granted.] For good cause and with a showing of substantial performance to meet the required conditions granting the permit, an applicant may apply to the Planning Commission for an extension. Such a request shall be made before twelve (12) months has passed since the approval date. A request for an extension shall follow the same public hearing procedure for the original permit.

TRANSFER OF OWNERSHIP AND ACKNOWLEDGEMENT OF CONDITIONS:

I, the purchaser, hereby acknowledge the conditions associated with this permit and my requirements to abide thereby.

Signed: _____ Print Name: _____ Date: _____

State of Utah, County of San Juan, on the ____ Day of _____, 20____ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purpose stated herein.

Public Notary

Date of Commission Expiration

San Juan Spanish Valley Special Service District

Invoice for Water and Sewer Impact, Inspection, and Connection Fees

WATER IMPACT FEE

	Per ERC	Calculated ERC	TOTAL
SJSVSSD - Water	\$2,264.00	8.50	\$19,244.00

SEWER IMPACT FEE

	Per ERC	Calculated ERC	TOTAL
GWSSA - Sewer	\$1,755.00	8.50	\$14,917.50
City of Moab - Sewer	\$1,361.00	8.50	\$11,568.50
SJSVSSD - Sewer	\$1,938.00	8.50	\$16,473.00
Impact Fees Total			\$62,203.00

Tap/Meter/Inspection Fees

Sewer & Water Tap/Inspections	\$150.00
Water Meter & Installation by SSD	
(all other materials to be supplied by contractor from SJSVSSD approved list)	\$455.00
Inspection & Meter Total	\$605.00

Total Invoice	\$62,808.00
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Customer Name

Service Address

Check #/Date

Billing Address

Email / Phone Number

**E100 Licensed Contractor Required for all connection of main to property line.
Any additional inspections will be charged \$75.00 per inspection**

Date PTIF Transfer

Date Emailed



State of Utah

SPENCER J. COX
Governor

DEIDRE M. HENDERSON
Lieutenant Governor

DEPARTMENT OF TRANSPORTATION

CARLOS M. BRACERAS, P.E.
Executive Director

LISA J. WILSON, P.E.
Deputy Director of Engineering and Operations

BENJAMIN G. HUOT, P.E.
Deputy Director of Planning and Investment

Item 2.

September 25, 2025

To whom this may concern

SUBJECT: UDOT approval for the proposed changes to the U-Haul site in Moab UT.

This letter is to inform you that UDOT has no issues with the proposed changes to the U-Haul site at Sunny Acres Dr. and SR-191. There will need to be an encroachment permit completed to cover the work on the UDOT ROW.

Sincerely

Mark Larsen

District Permits Officer region 4 Price

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	10/04/24	NH	SITE REV'S
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

PRELIMINARY DOCUMENTS;
NOT FOR CONSTRUCTION.
FOR INFORMATION ONLY.

ARCHITECT LOGO:

AMERCO
REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004

P: (602) 263-6502

SITE ADDRESS:

U-HAUL OF MOAB
11850 S HWY 191 A10
MOAB, UT

SHEET CONTENTS:

PROPOSED
SITE PLAN

720085

DRAWN: MM

CHECKED: NH

DATE: 09/24/2024

720085_A10.CDWG



SITE SCALE: NTS

ZONING INFORMATION

PROJECT NAME: U-HAUL MOVING & STORAGE OF MOAB

PROJECT ADDRESS: 11850 S HWY 191 A10 MOAB, UT

MUNICIPALITY: SAN JUAN COUNTY

APN /ACRE / AREA: 26S22E354203 (2.4AC)

ZONE: HC (HIGHWAY COMMERCIAL) IN SPANISH VALLEY HWY
COMMERCIAL OVERLAY ZONE/ IN THE AGRICULTURAL (A-1)
ZONING DISTRICT IN THE 2011 CODE

ADJACENT ZONING:
N- HC (HIGHWAY COMMERCIAL)
S- HC (HIGHWAY COMMERCIAL)
E- SVR (SPANISH VALLEY RESIDENTIAL)
W- HF (HIGHWAY FLEX)

USES: VEHICLE RENTAL - PERMITTED (NEW AND USED AUTOMOBILE SALES
AND RENTALS) IN OVERLAY / WILL BE CONDITIONAL USE AFTER
JULY 2024
SELF STORAGE USE IS PERMITTED / OVER 40,000SF IS CONDITIONAL
/ WILL BE CONDITIONAL AFTER JULY 2024

SETBACKS:
FRONTAGE: 25 FT
FRONT YARD: 25 FT
SIDE YARD: 15 FT, EXCEPT CORNER YARDS 30 FT
REAR YARD: 25 FT
WITH RESIDENTIAL 25 FT

HEIGHT: 35 FT / 3 STORIES (HEIGHT RESTRICTION COMES FROM FIRE DEPT./
NEW CODE WILL ALLOW 50FT

- ALL HIGHWAY COMMERCIAL USES MUST HAVE DIRECT FRONTAGE
AND/OR A PHYSICAL PARCEL CONNECTION BY STREET TO US HIGHWAY
191. SITES LACKING SUCH RELATIONSHIPS WILL BE LIMITED TO USES
AND DEVELOPMENT CONDITIONS OF THE ADJACENT SPANISH VALLEY
RESIDENTIAL DISTRICT.

MAX LOT COVERAGE: NONE

PARKING: NOT LISTED

LANDSCAPE RIGHT OF WAYS:

FOR ALL PRINCIPAL STRUCTURES IN THE HC ZONE, THE FRONT YARD, SIDE
AND REAR YARDS FACING THE HIGHWAY, OTHER STREETS AND WITHIN 25
FEET OF A RESIDENTIAL DISTRICT SHALL BE LANDSCAPED IN ACCORDANCE
WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE CHAPTER
OF THE SAN JUAN COUNTY LAND USE ORDINANCE

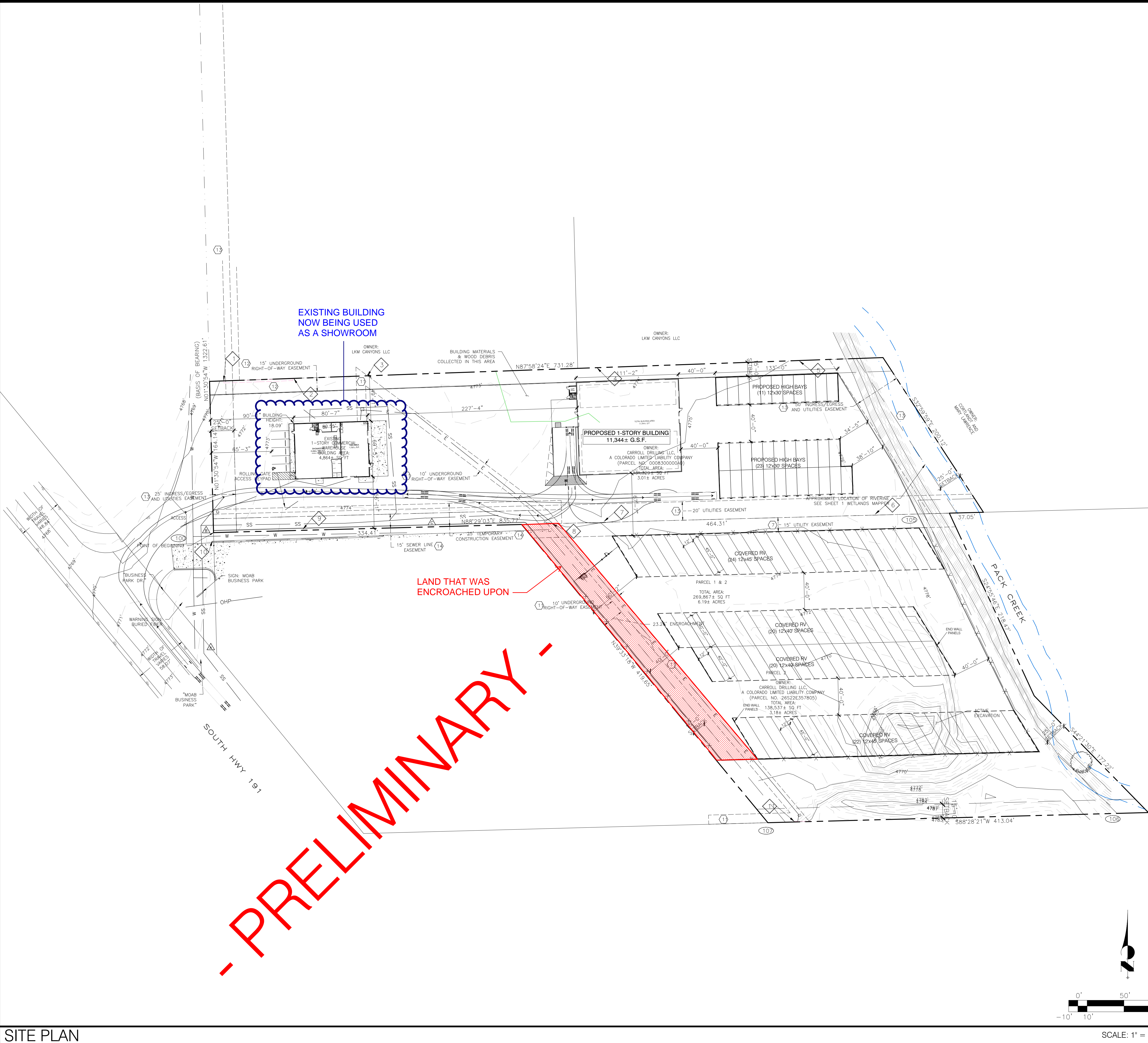
NOTES**

THE 2022 DRAFT ORDINANCE WHICH HAS NOT BEEN ENACTED YET, WE ARE
UNDER THE 2011 CODE AND THE 2019 OVERLAY ORDINANCE

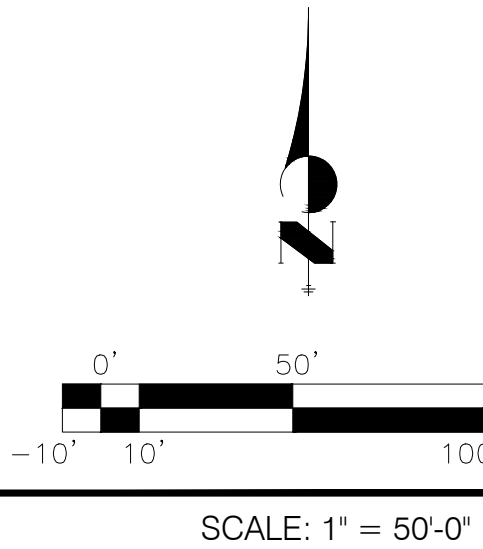
- COURT IS CHANGING THE CODE AND THE USE WILL BE PERMITTED WITH
CONDITIONAL USE PERMIT AFTER JULY 2024

(34) 12'x30' HIGH BAY UNITS = 12,240 NRSF
(40) 12'x40' COVERED RV SPACES
(46) 12'x45' COVERED RV SPACES

U-BOX AREA = 10,947± S.F.
TOTAL U-BOXES = 760 (152 x 5-HIGH)



SITE PLAN



SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- | | |
|--|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Land Use Change |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Appeal |

Subject Property Location or Address: Property 2: 11850 S HWY 191 A10, Moab UT

Parcel Identification

Number: Property 2: Parcel 1: 0008300000A0 / Parcel 2: 26S22E357805

Parcel Area: 6.19 acres Current Use: Warehouse

Floor Area: <u>Existing: 4,864 sf</u> <u>New: 11,344 sf</u> <u>RV canopy: 44,040 sf</u> <u>High bay ext: 11,880 sf</u>	Zoning Classification: <u>HC (Highway Commercial)</u> <u>Commercial Overlay Zone / In the</u> <u>Agricultural (A-1) Zoning</u>
---	--

Applicant
Name: Brett Gulash

Mailing
Address: 345 Bobwhite Court, Suite 120

City, State,
ZIP: Boise, Idaho, 83706

Daytime Phone #: 775-722-1682 Fax#: _____

Email Address: bgulash@hillside-architecture.com

Business Name (If applicable): Hillside Architecture
AMERCO Real Estate Company

Property Owner's Name (If different): Contact: Sahithya Cheruku

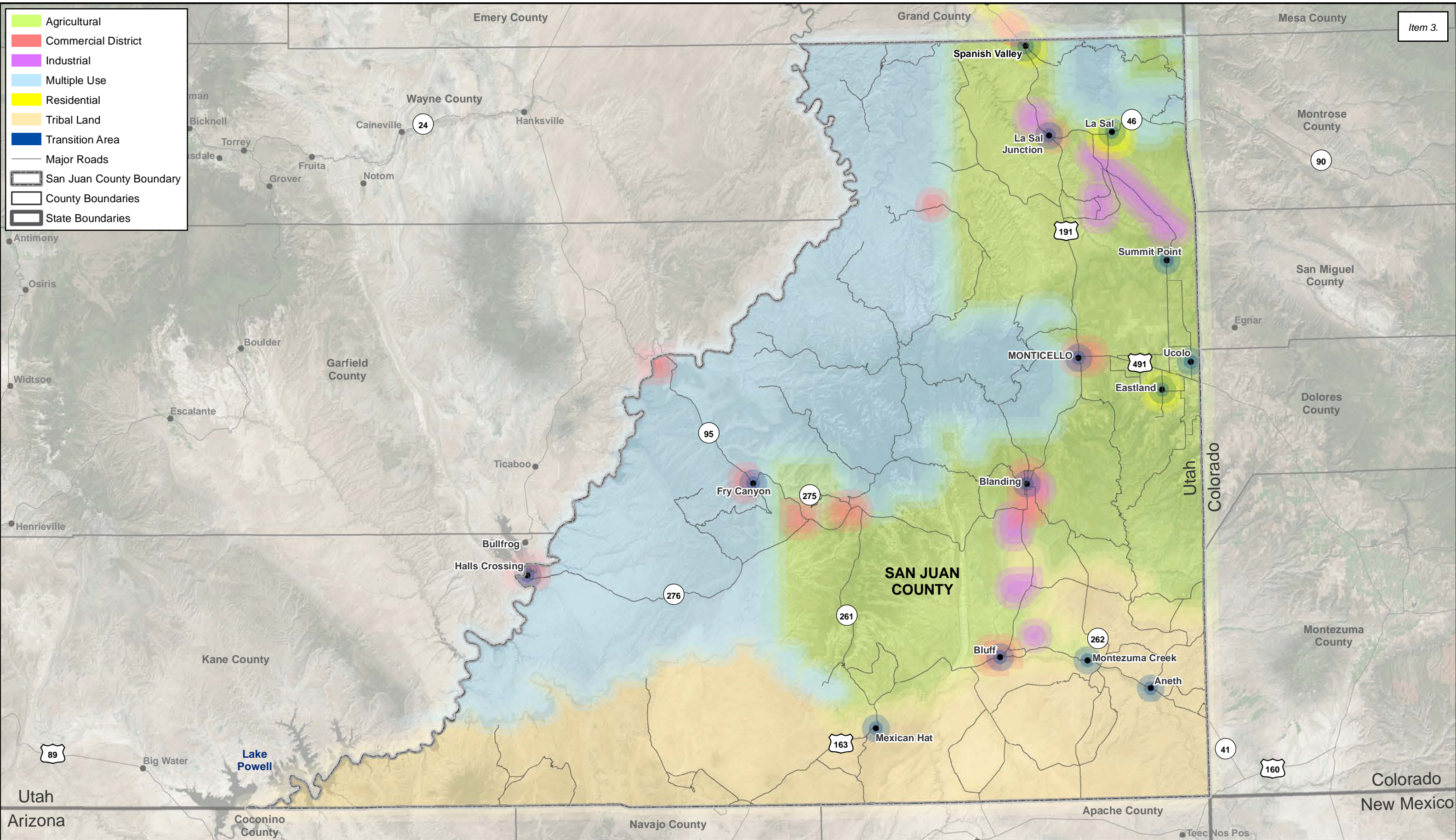
Property Owner's Mailing Address: 2727 North Central Avenue

City, State, ZIP: Phoenix, Arizona 85004

Daytime Phone #: 602-263-6502 Fax#: _____

Describe your request in detail (use additional page(s) if necessary):
Proposal includes remodel of a 1-story building into a 2,456 showroom and 1,757
storage area, a new 11,344 sf pre-engineered metal warehouse building, (33) 12'x30'
high bay exterior spaces, (46) 12'x45' and (4) 12'x40' covered RV spaces.

Authorized Signature: Brett Gulash Date: 10.21.2024



Item 3.

LAND USE

Introduction

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Currently, the county is under significant growth pressure due to the tourism industry. We see this pressure as positive, as it supports local tourism-related industries, but it also creates a concern with lucrative overnight accommodations being developed for a transient vacationing population at the expense of affordable housing being available for residents. Typical housing stock, which would have been used for long-term rentals, is no longer available. In addition, the need for affordable workforce housing will only continue to increase due to the expansion of extractive industries.

Areas such as Spanish Valley will most likely incorporate as they continue to experience growth. In anticipation of the growth, an area-specific special plan has been created for Spanish Valley -- the San Juan County Spanish Valley Area Plan which was adopted by the County Commission in April 2018 as an amendment to the county's General Plan. The area plan was developed to make sure that growth occurs in a deliberate manner and incorporates the approved State Institutional Trust Lands Administration (SITLA) Community Structure Plan. The Spanish Valley Area Plan and any other future area plans are components of this General Plan.

The location of public infrastructure will most likely influence the location of development elsewhere in the county. Some unincorporated areas are already serviced by special service districts. If services are not expanded to remote areas, development will most likely be focused in areas that can reasonably provide citizens with services in the future.

Unincorporated county land outside of Blanding and Monticello is expected to show slow- to-moderate growth since people will want the amenities of a nearby town and the rural lifestyle of living in unincorporated territory. A large portion of this development will be either focused toward resource development, workforce housing, or vacation

amenities for tourists. A future annexation plan has been created with Blanding and Monticello in anticipation of this future transition opportunity.

Public Survey

USE THE NEW DATA FROM THE COMMUNITY SURVEY AND THE POINTS HOUSING SURVEY.

Land Use Designations

FOLLOWING UNCHANGED. NEEDS TO BE UPDATED BASED ON PLANNING COMMISSION FEEDBACK.

These separate land use designations will be used on the future land use map. Each designation has its own purpose and limitations. These designations are not necessarily zoning districts but are the basis for zoning districts. Many different zoning districts can exist within a single general plan land use designation. The designations to be shown on the Future Land Use Map are as follows:

Low Density Residential - The purpose of this designation is to promote and preserve single family large lot pattern. This is normally accompanied by limited keeping of animals and some agricultural practices. 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 32 39 LAND USE Item 4. available. Depending on the location, sometimes flexibility can be explored if neighborhood commercial and other opportunities are kept in mind.

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Commercial uses should be clustered together to form commercial nodes and districts that can support each other. Commercial uses should not be allowed to encroach upon residential development. Sensitive Lands - This designation is specifically for lands that cannot be developed for any use due to any natural hazard such as flood plains, erosion, tectonic, or other hazards.

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INCLUDE RECREATIONAL SUPPORT ZONE LANGUAGE

Public Lands - This designation includes any land under the jurisdiction of an entity that is not the county or municipality. This includes, but is not limited to, entities such as the Bureau of Land Management, the Bureau of Reclamation, and the National Park Service. The county does not directly control these lands but should be included in decisions regarding their use and access.

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Future Land Use Map

The main tool provided in the general plan to guide policy decisions is the Future Land Use Map. It is the legal basis for zoning and reflects the vision for the county in the future. It also takes into account restraints such as road access, available water/sewer services, topography, significant habitats, groundwater resources, hazards, and

accessibility to emergency services. Within these constraints, 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. The end goal is to produce a sustainable, well-balanced development pattern for the future.

Anticipated Changes

The single most important factor in growth will most likely be the availability of services. Since the county does not provide services, infill will be encouraged. Demand for workforce housing for individuals is expected to increase, and there will most likely be a desire to locate it in San Juan County. The rural character of the county can be preserved through infill development and the dedication of open space. This will be accomplished by working with municipalities to annex urbanized, unincorporated territory. It is also essential to make sure that residents of the county have more employment opportunities in professional fields and not just the tourism industry.

Public lands and multiple use designated lands will change as development continues to evolve. This currently is being experienced as expansion of tourism accommodations to include glamping and different forms of overnight rentals or primitive camping industries.

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Economic Considerations

The effect of a land use regulation on property values can be positive or negative. Historic land use regulation by the county has not been a hindrance to property values or local economic development opportunities.

Without a working relationship with Federal and State land management agencies, the prevalence and location of public lands in San Juan could negatively impact the county's future land use goals.

Affordable Housing

According to a 2024 report by Points Consulting, titled *Dwelling on the Future: Housing Needs & Strategies for the Preservation of San Juan's Communities*, Utah voters selected "housing affordability" as their top concern in 2024. In San Juan County, housing concerns include not only affordability but also availability. Supply is limited, and the region has not experienced any notable housing "booms." Utah developers do not perceive an incentive to build in the county if they can construct more profitable developments in other areas of the state. On paper, the county is less attractive than other areas in Utah due to its lack of growth, stagnant economy, high poverty rate, and lack of suitable transportation corridors. Only 40% of households can afford to buy an average-priced home in the county, and in specific areas, this percentage is even lower. Short-term rentals, while encouraged, have reduced the availability of long-term residential homes. For example, in Spanish Valley, 63% of homes are short-term rentals while in Blanding and La Sal, short-term housing stock is much lower at 3.3% and 5.6% respectively.

Without government involvement, the Points study concludes that the county's population could decline to around 12,600 by 2040 (a 14% drop from about 14,600 residents in 2024). Overall, the study recommends that the county address issues related to zoning and housing density, eligibility to access state funds, additional resources for development, repurposing existing structures, and coordinating with the local tribes for additional housing.

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Public Survey

In a recent 2025 survey performed by a local citizen group for unincorporated residents discovered that our citizens strongly 99% support private property rights with 81% wanting minimal government regulation.

Of those surveyed, citizens wanted the following protection:

Protect agricultural land from residential/development/encroachment (short-term rentals, RV parks, etc.)?

- 61% Yes, 19% "I don't know", 18% No
- Want to protect integrity of agricultural land?
- 86% Yes, 10% "I don't know", 3% No
- Should subdivided agriculture land be limited to min. 10-acre parcels?
- 31% Yes, 26% "I don't know"
- Should residential neighborhoods be intermixed in ag land?
- 50% No, 25% Yes, 24% "I don't know"

Overall, to summarize the results of the survey, citizens of San Juan County want local leaders to keep our rural identity: Low-density, low-regulation, ag-friendly, country living.

Land Use Designations

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Currently, the county is under significant growth pressure due to the tourism industry. *We see this pressure as positive, as it supports local tourism related industries, but also creates a concern with lucrative over-night accommodations being developed for a transient vacationing population. Typical housing stock, which would have been used for long-term rentals, are no longer available. In addition, as federal decisions that support our mineral extraction industries, the need for affordable workforce housing only continues to increase.*

Areas like Spanish Valley will most likely incorporate *as the area continues to* and experience growth. In anticipation for the growth, *an area specific* special plan has been created for the Spanish Valley - the San Juan County Spanish Valley Area Plan - which was adopted by the County Commission in April, 2018 as an amendment to the General Plan. Others areas of *unincorporated* county land outside of Blanding and Monticello will most likely see *slow to moderate* growth as well since people will want the amenities a nearby city brings and the rural lifestyle of living on unincorporated territory. A large portion of this development is either focused towards resource development, workforce housing or vacation amenities for tourists. The San Juan County Spanish Valley Area Plan and any other future area plans are components of this General Plan.

The thing that will influence the location of development the most in the county is the location of public infrastructure. Some unincorporated areas are already serviced by special service districts. If services are not expanded to remote areas, development will most likely be focused in areas that can reasonably provide *citizens with* ~~them~~ services in the future. *A future annexation plan has been created with Blanding and Monticello in anticipation of this future transition opportunity.*

Spanish Valley is experiencing significant growth pressure, so a separate master plan was developed to make sure that

growth occurred in a deliberate manner *which also incapsulates the approved State Institutional Trust Lands Administration (SITLA) Community Structure Plan*. This master plan will be referenced throughout this plan when Spanish Valley is mentioned, and that plan will be seen as an extension of this document.

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. This is done by defining and categorizing all uses into general categories.

Public Survey

~~When asked about how important it is to maintain the rural character of the county, residents gave an average response of 4.6 out of 5. Along the same lines, 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 and enforcement at 30.1%. 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, and nearby open space agriculture would be a third at 20.4% an 18.6% of responses respectively. When asked about infill development into existing municipalities instead of expanding outward into open lands, residents indicated a slight preference at 3.7 out of five.~~

Use the new data from the Community Survey and the Points Housing Survey

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Commercial - The purpose of this designation is to provide for economic development, shopping needs, and entertainment of residents. Commercial uses should be separated into different like types. (For example, types that work within a neighborhood and those that work better along a highway). Commercial uses should be clustered together to form commercial nodes and districts that can support each other. Commercial uses should not be allowed to encroach upon residential development.

Sensitive Lands - This designation is specifically for lands that cannot be developed for any use due to any natural hazard such as flood plains, erosion, tectonic, or other hazards.

Multiple Use - This designation is for land where residential and other uses will be limited. Also to protect land and open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture,

mining, wildlife habitat, and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brush land fires, damage to grazing, livestock raising, and to wildlife values; and, to promote the health, safety, convenience, order, prosperity, and general welfare of the inhabitants of the community. **Include Recreational Support zone language**

Public Lands - This designation includes any land under the jurisdiction of an entity that is not the county or municipality. This includes, but is not limited to, entities such as the Bureau of Land Management, the Bureau of Reclamation, and The National Park Service. The county does not directly control these lands, but should be included in decisions regarding their use and access.

Tribal Lands - This designation is for land that is owned and controlled by the Navajo Nation and other groups. This land is not regulated by the county but can have a direct impact on the county as a whole.

Future Land Use Map

The main tool provided in the general plan to guide policy decisions in the future is the Future Land Use Map. It is the legal basis for zoning, and takes into account the desired state of the county in the future. It also takes into account restraints such as road access, available water/sewer services, topography, significant habitats, groundwater resources, hazards, and accessibility to emergency services. Within these constraints, 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. The end goal is to produce a sustainable, well-balanced development pattern for the future.

Anticipated Changes

Demand for workforce housing for individuals will increase, and there will most likely be a desire to locate it in San Juan County. Areas like Spanish Valley will continue to grow. The rural character of the county can be preserved through infill development and the dedication of open space.

The effort to accomplish this will be working with municipalities to annex urbanized unincorporated territory. Adequate places for industrial uses can be identified and located in places that do not conflict with public lands and recreation opportunities. This is essential to make sure that residents of the county have more employment opportunities in professional fields and not just the tourism industry. Industrial uses should locate near existing utilities or pay the way to extend needed services. Public lands and multiple use designated land will change in some form **as development continues**

LAND USE

evolve. This is being experienced as tourism accommodation has changed adding glamping and different forms of over-night rentals or primitive camping industries come to our county. The single most important factor in growth will most likely be the availability of services. Since the county does not provide services, infill will be encouraged.

Agricultural and Industrial Protection Areas

State statute requires the county general plans to “identify and consider each agriculture protection area” (17-27a-403(2) (c)). ~~Currently, the~~ county does not have any protection areas that have been registered as of 2025, however, our citizens have requested that processes and ordinances be established to add this element into our land-use ordinance. An agriculture protection area is a section of land that has a protected, vested use of an agriculture, mining, or industrial nature for a period of 20 years. By state statute, a county must appoint an advisory board that reviews requests from private property owners that want to establish a protection area. A final decision is then made by the legislative body, and the Utah Division of Agriculture and Food is notified. The county may establish their own review process and application fees by ordinance. During the 20 year period the land and use is protected from rezoning, eminent domain, nuisance claims, and state development. There are parcels within the county that could qualify as protection areas, and a way to establish and regulate them should be ~~explored~~ enacted and encouraged.

Economic Considerations

- The effect of a land-use regulation on property values can be positive or negative. Historic land use regulation by the county has not been a hindrance to property values or local economic development opportunities.
- Without a working relationship with federal and state land management agencies, the prevalence and location of public lands in San Juan could negatively impact future land use goals of the County.

Affordable Housing

According to the 2024 Points Consulting Dwelling on the Future Housing Needs and Strategy it indicated

that Utah’s voters selected “housing affordability” as their top concern in 2024. In San Juan County, housing concerns include not only affordability but also availability. Supply is limited and the region has not experienced any notable housing “booms”. Utah Developers do not perceive an incentive to build in the county, if they can build more profitable development in other areas of the state. On paper, the county is less attractive than other Utah regions due to its lack of growth, stagnant economy, high poverty rates and lack of suitable transportation corridors. Only 40% of households can afford to buy an average-priced home in the county, and in specific areas of the county, this percentage is even lower. Short-term rentals, while encouraged in the county, they have reduced the availability of long-term residential homes in the County. For example, in Spanish Valley, 63% of homes are short-term rentals where in Blanding and La Sal, short-term housing stock is much lower at 3.3% and 5.6% respectively.

Without government assistance, the study points out that the county’s population could decline to around 12,600 by 2040. Overall, the study recommends that the county touch on issues related to zoning and housing density, eligibility to access state funds, additional resources for development, repurposing existing structures, and coordinating with the local tribes for additional housing.

Water Use and Preservation

In accordance with Utah Code 17-27a-401 the county must develop a water use and preservation element that is integrated into this general plan. This element should include the effects of permitted development on water demand and infrastructure, methods for reducing water demand and per capita consumption for future development, methods for reducing water demand and per capita consumption for existing development and opportunities to modify operations to eliminate or reduce conditions that waste water.

San Juan County is limited in water availability including that of its infrastructure and continues to work with our special service districts throughout the county as well as an emphasis of this general plan encouraging development to take place closer to those cities and towns that have available infrastructure that can be utilized as a form of conservation.

Land Use Goals & Policies

San Juan County will seek to facilitate orderly and fiscally responsible growth by:

- Supporting the creation of agricultural and industrial protection areas by defining in county ordinances a process of how a private property owner may establish one.
- Using multiple use lands wisely and creating a trails master plan.
- Not permitting development in hazardous areas, such as floodplains and hill sides.
- Encouraging cluster developments to preserve open space and connect to public infrastructure systems.
- Exploring the option of transfers of development rights to protect multiple use lands.
- Working with landowners to obtain conservation easements.
- 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.
- Work with other governmental agencies to implement the resource management section of this plan.
- Ensuring that commercial developments are located near existing communities and are part of a planned use development or traditional neighborhood.
- Ensuring that commercial and industrial development locate near existing utilities or pay for the extension of services needed themselves. (Some tools to make this more achievable are impact fees and development agreements).
- Industrial uses will only be permitted in locations where incompatible uses are unlikely to encroach upon the industrial use and make it a nuisance.
- Only approve zone changes and development applications that conform to the future land use map of this plan.
- Support the creation of other area plans, like the Spanish Valley plan, when growth pressure begins to mount. (Especially if the location intends to incorporate in the future).
- Participate with entities like the Inland Port and other State and Federal resources to encourage and implement affordable housing projects within the County.

Agricultural

Commercial District

Industrial

Multiple Use

Residential

Tribal Land

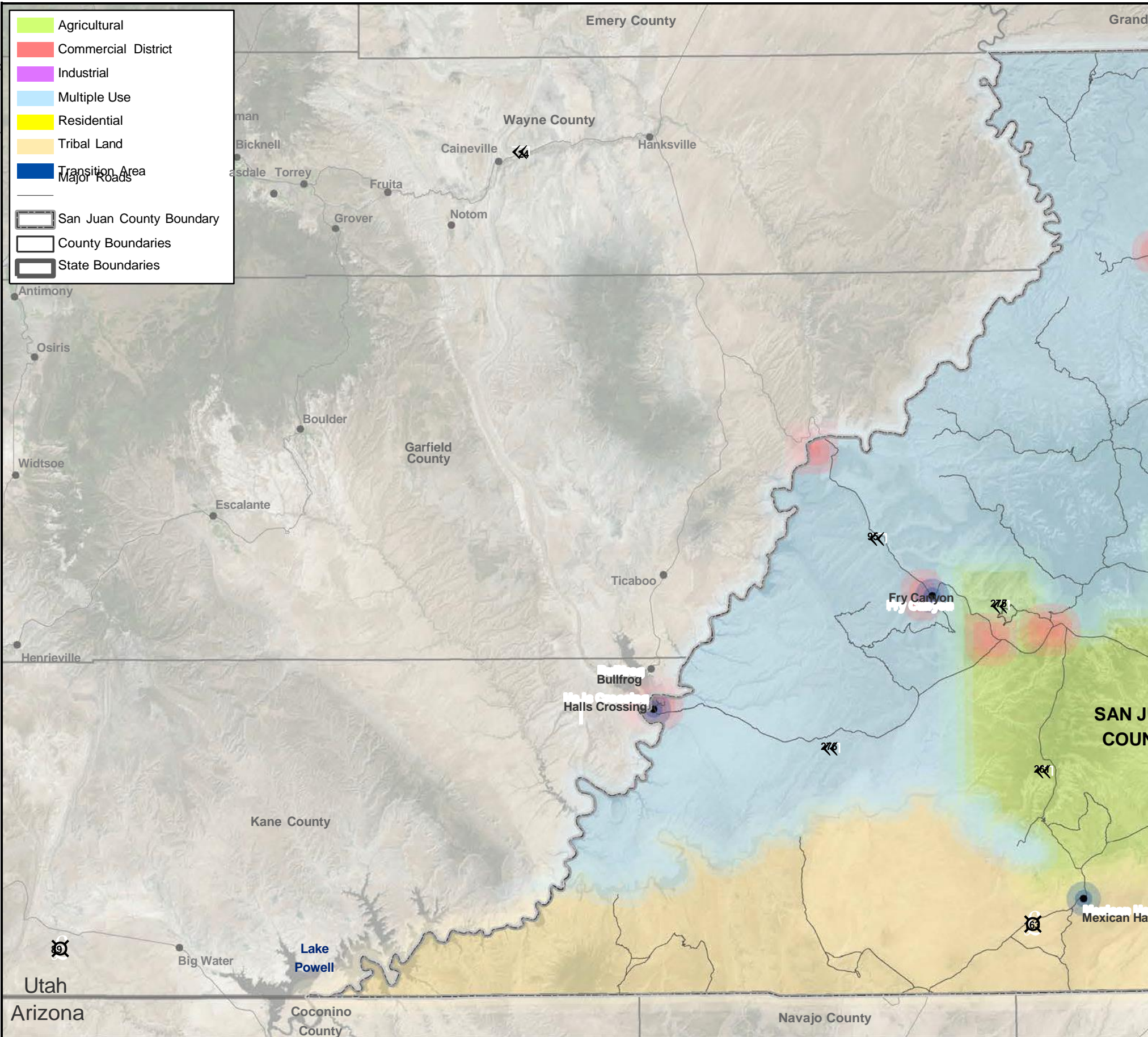
Transition Area

Major Roads

San Juan County Boundary

County Boundaries

State Boundaries



N

0

6

12

Miles

Jones & D

Engineer

- Shaping the Quality

800.748.5275 www.jones

Item 3.

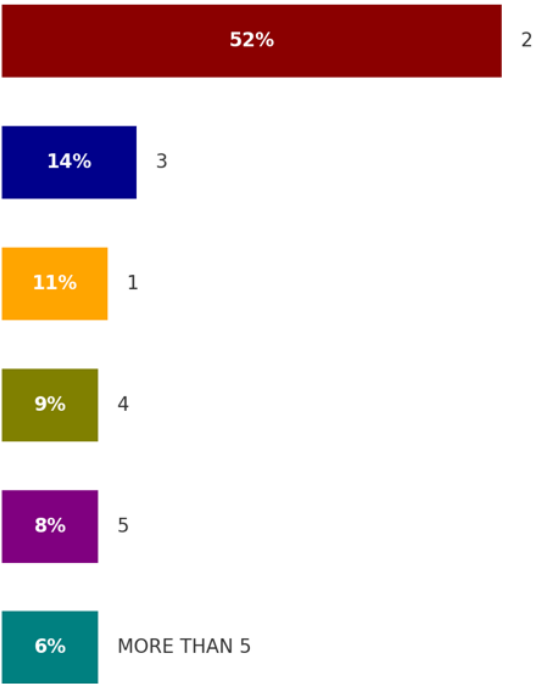
Unincorporated San Juan County Citizen Survey 2025 Results

Total Responses: 236

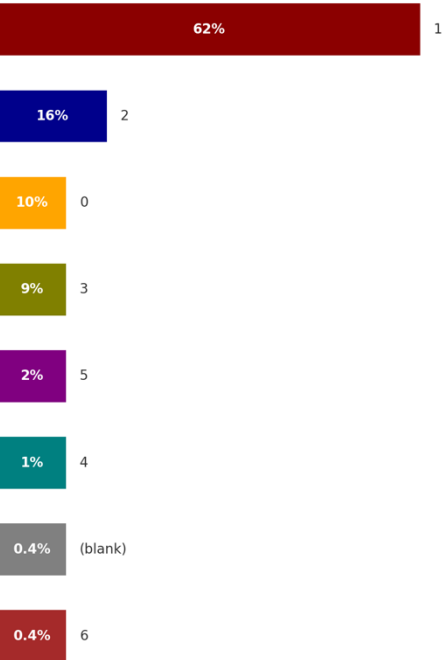
DO YOU LIVE IN A TOWN/CITY OR UNINCORPORATED COUNTY?



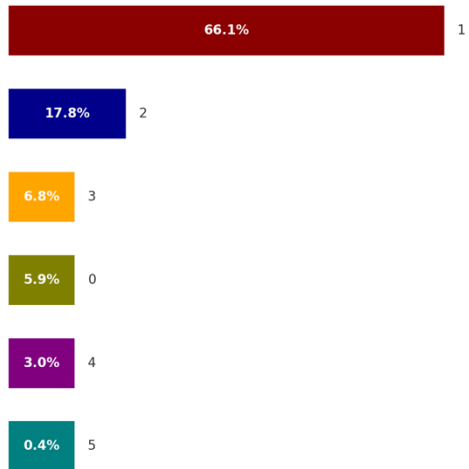
NUMBER OF PEOPLE IN YOUR HOUSEHOLD:



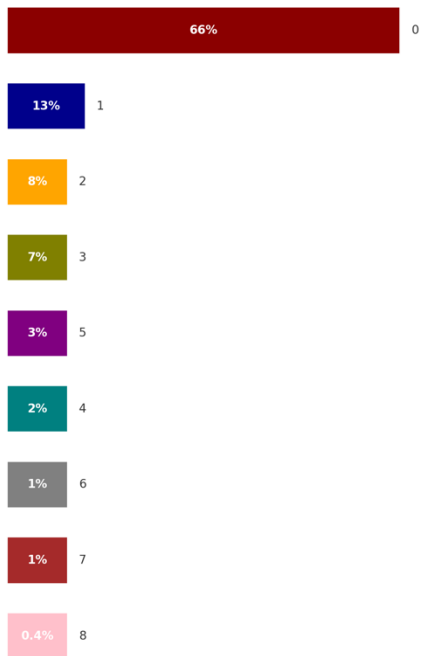
NUMBER OF MALES IN YOUR HOUSEHOLD (enter "0" if none):



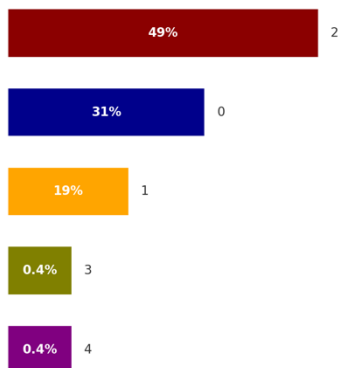
NUMBER OF FEMALES IN YOUR HOUSEHOLD (enter "0" if none):



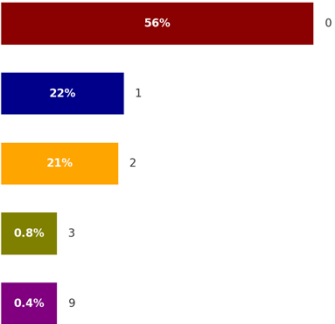
NUMBER OF HOUSEHOLD MEMBERS UNDER AGE 30 (enter "0" if none):



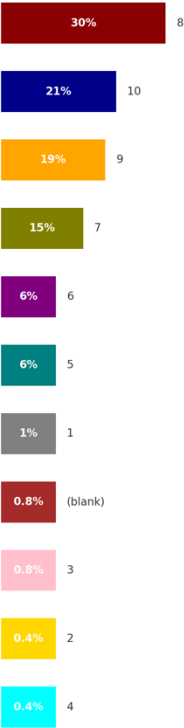
NUMBER OF HOUSEHOLD MEMBERS AGE 31-65 (enter "0" if none):



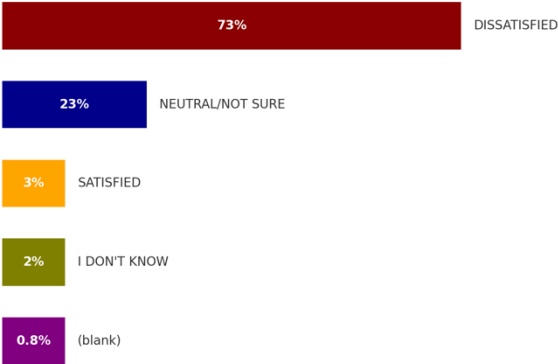
NUMBER OF HOUSEHOLD MEMBERS AGE 65 AND OLDER (enter "0" if none):



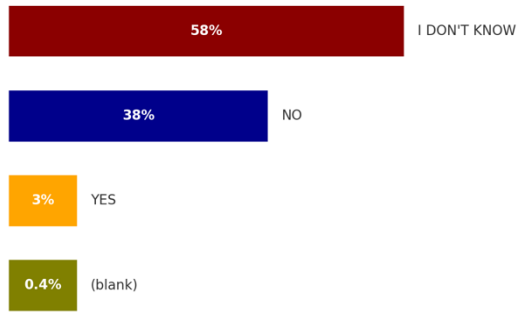
ON A SCALE OF 1 TO 10 (10 BEING THE HIGHEST OR BEST) HOW WOULD YOU RATE YOUR QUALITY OF LIFE IN SAN JUAN COUNTY?



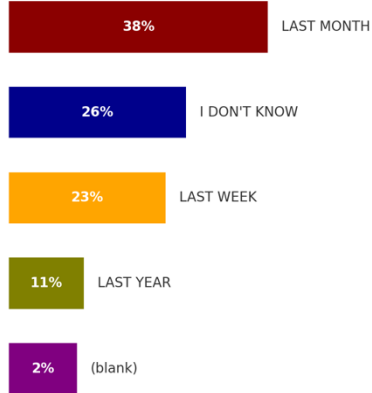
DO YOU FEEL REPRESENTED IN PLANNING THE COUNTY'S FUTURE?



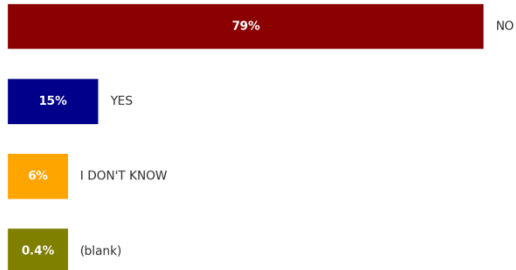
IS SAN JUAN COUNTY FOLLOWING ITS GENERAL PLAN?



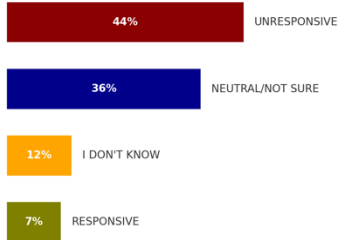
WHEN DID YOU LAST ACCESS THE COUNTY'S WEBSITE?



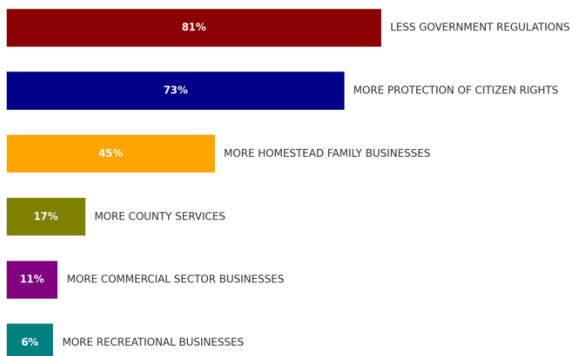
DO YOU CURRENTLY RECEIVE THE SAN JUAN COUNTY EMAIL NOTICES?



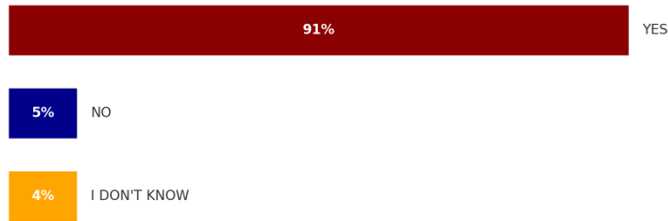
HOW RESPONSIVE IS SAN JUAN COUNTY TO YOUR CONCERNS AND REQUESTS?



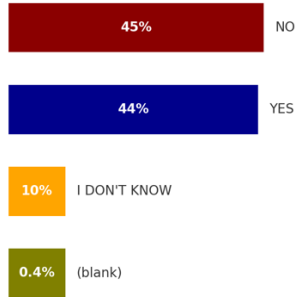
WHAT IS THE MOST IMPORTANT FUTURE DEVELOPMENT FOR SAN JUAN COUNTY? (CHOOSE UP TO 3)



DO YOU KNOW WHAT A COTTAGE OR HOME BUSINESS IS?

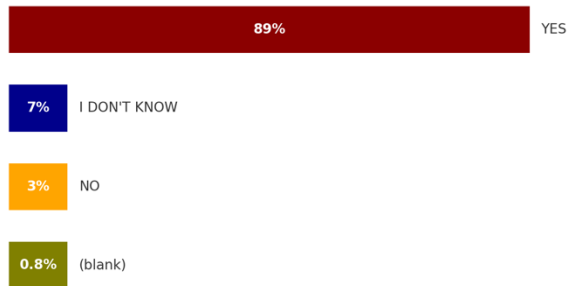


ARE YOU NOW OPERATING OR DO YOU WANT TO OPERATE A COMMERCIAL BUSINESS ON YOUR OWN PRIVATE LAND?

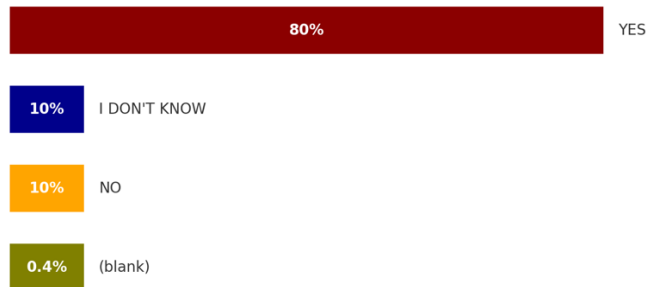


SHOULD AGRICULTURAL ZONING ALLOW FOR MICRO ENTERPRISE?

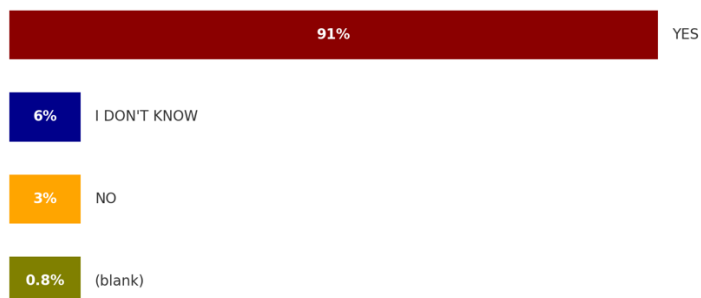
(Micro enterprise is any small business that is large enough to support a family without being a nuisance to others)



SHOULD COTTAGE BUSINESSES BE ALLOWED TO EXPAND INTO HOMESTEAD ENTERPRISES ON YOUR OWN LAND INSTEAD OF MOVING THE BUSINESS TO A COMMERCIAL ZONE?



SHOULD CITIZENS BE ALLOWED TO DEVELOP BUSINESSES ON THEIR OWN PROPERTY THAT ARE LARGE ENOUGH TO SUSTAIN THE FAMILY ECONOMICALLY?

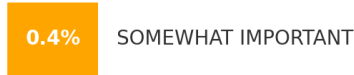


ARE HOMESTEADING MICRO ENTERPRISES ON A 10 ACRE OR LARGER PARCEL A GOOD FIT FOR SAN JUAN COUNTY?

Item 3.



HOW IMPORTANT ARE PRIVATE PROPERTY RIGHTS?



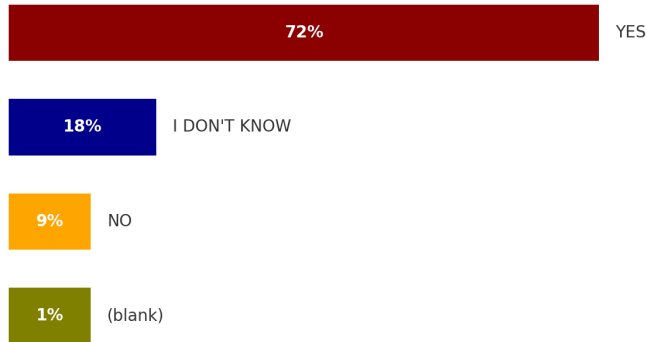
IS THE CONCEPT OF LIFE, LIBERTY, AND THE PURSUIT OF HAPPINESS OPERATIONAL IN SAN JUAN COUNTY?



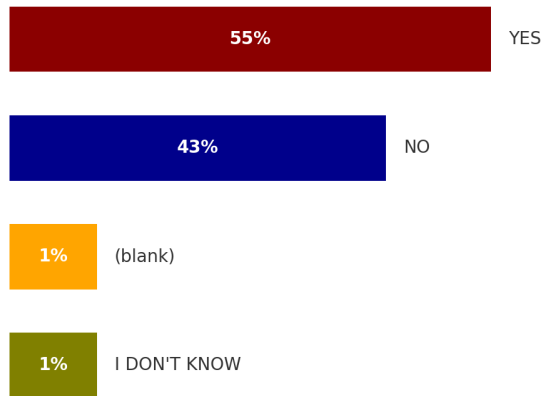
WHAT IS THE PROPER ROLE OF GOVERNMENT



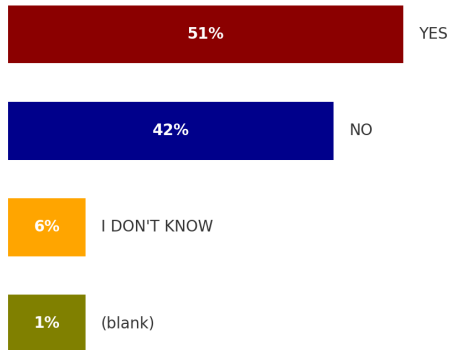
ARE YOU FOLLOWING THE CURRENT EFFORTS TO UPDATE THE COUNTY LAND USE ORDINANCE?



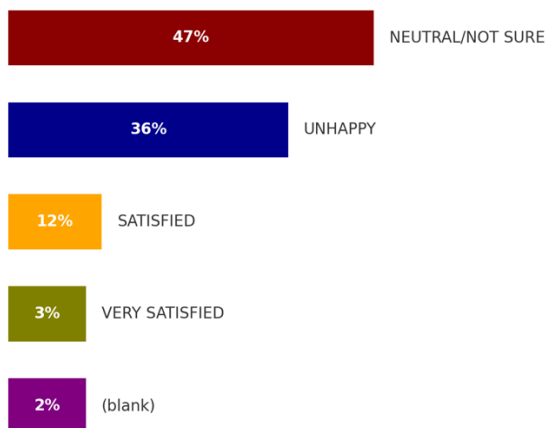
HAVE YOU ATTENDED ANY COUNTY LAND USE ORDINANCE MEETINGS?



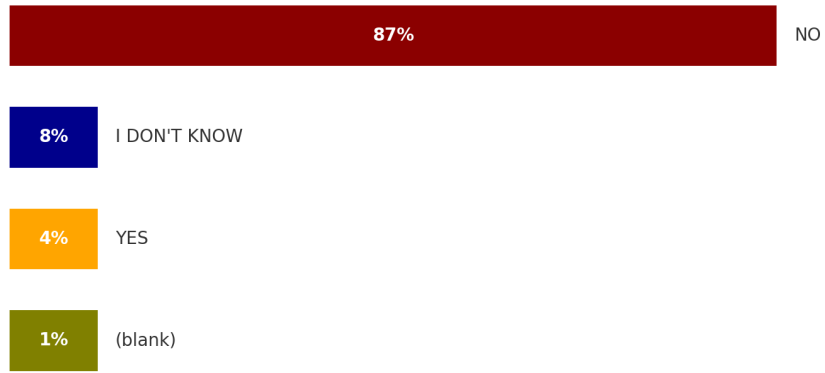
HAVE YOU INTERACTED IN ANY WAY WITH THE COUNTY LAND USE ORDINANCE (LUDMO) PROCESS?



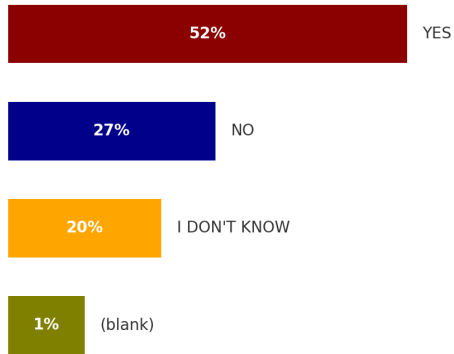
HOW DO YOU FEEL ABOUT THE 2011 SAN JUAN COUNTY LAND USE ORDINANCE?



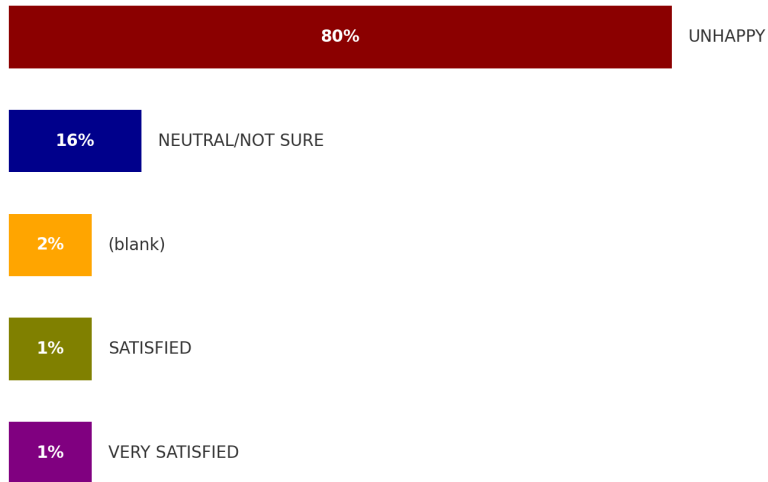
SHOULD THE COUNTY PAY SOMEONE TO SEEK OUT AND ENFORCE ALL LAND USE VIOLATIONS?

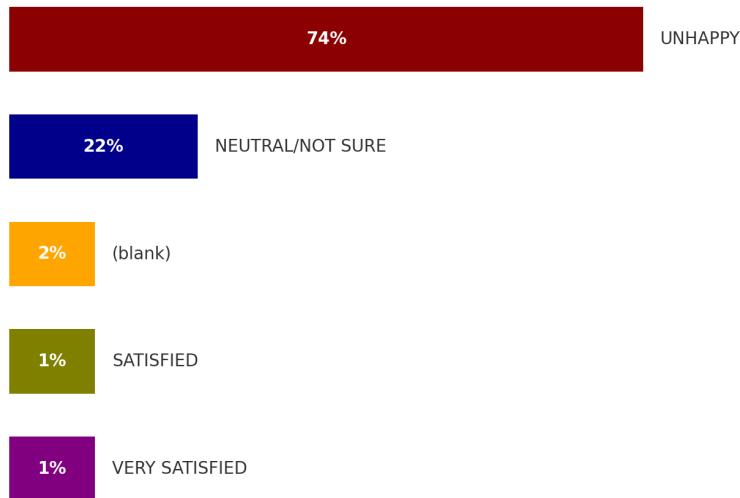
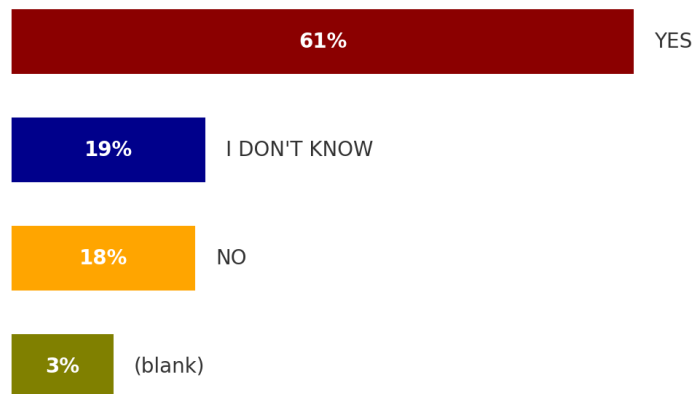
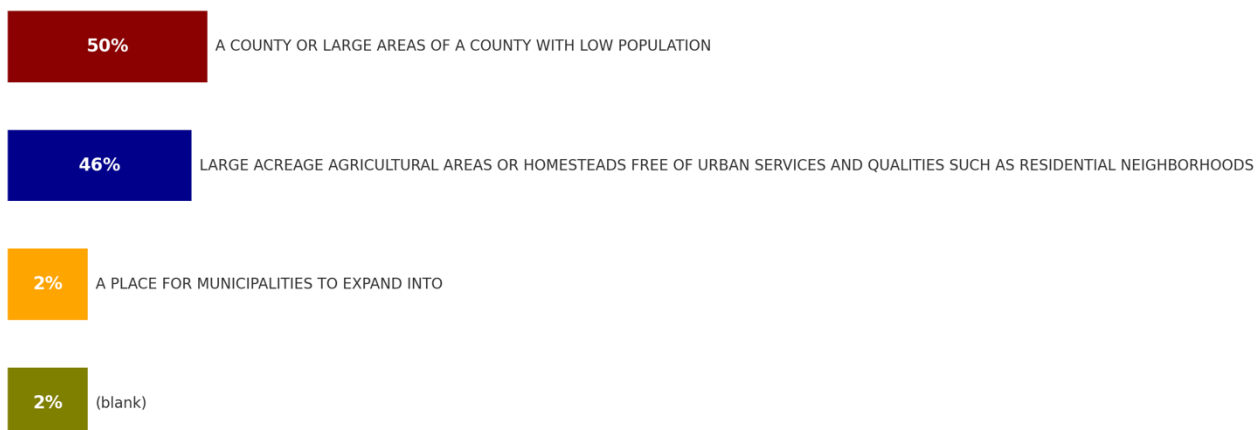


SHOULD THE COUNTY ONLY ENFORCE THOSE VIOLATIONS REPORTED ON BY OTHERS AS A NUISANCE?

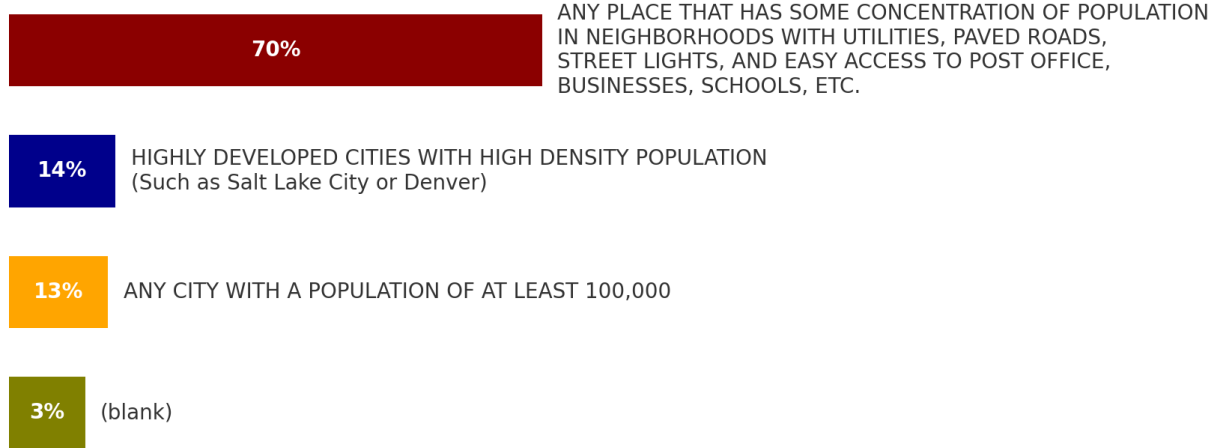


HOW DO YOU FEEL ABOUT THE PROPOSED 2025 LAND USE ORDINANCE?

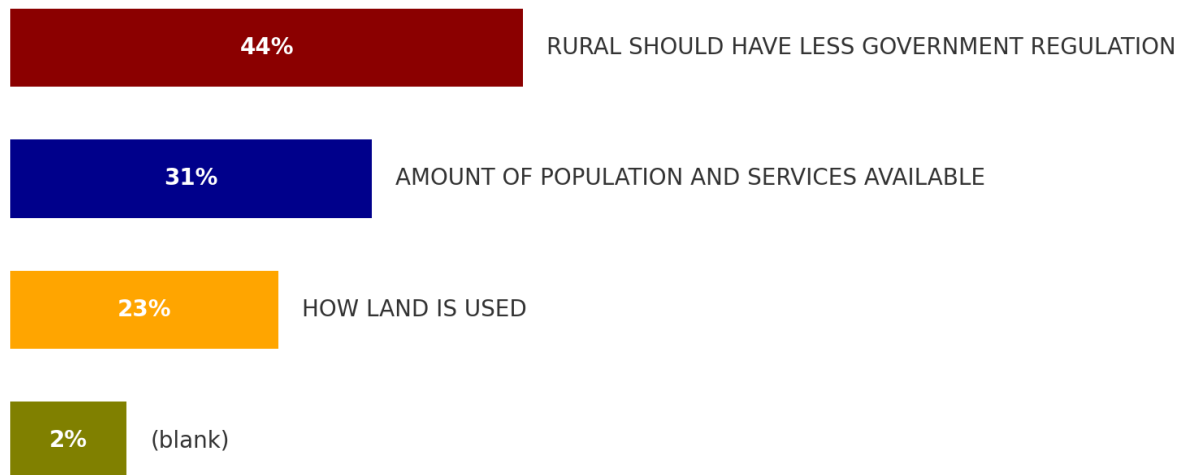


HOW DO YOU FEEL ABOUT THE PROPOSED 2025 ZONING MAP?**SHOULD AGRICULTURAL LAND BE PROTECTED FROM THE ENCROACHMENT OF RESIDENTIAL DEVELOPMENTS AND RECREATIONAL BUSINESS VENTURES SUCH AS SHORT TERM RENTALS, RV PARKS, ETC.?****WHAT DEFINITION OF RURAL DO YOU THINK BEST APPLIES TO THE UNIQUE NATURE OF SAN JUAN COUNTY?**

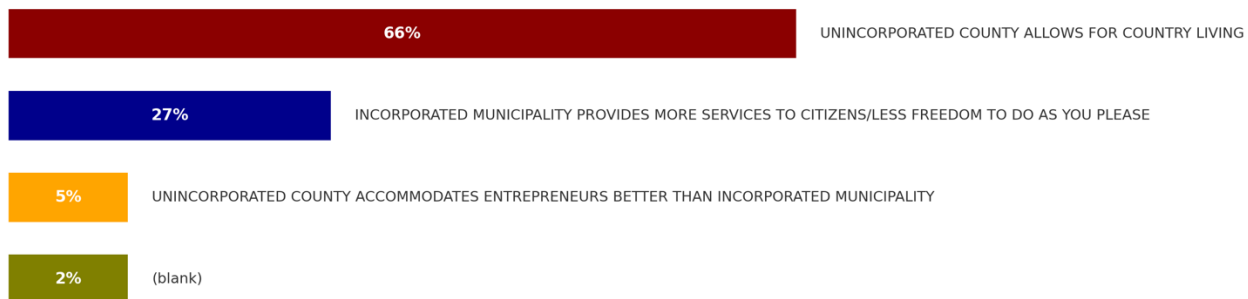
WHAT DEFINITION OF URBAN DO YOU THINK BEST APPLIES TO THE UNIQUE NATURE OF SAN JUAN COUNTY?



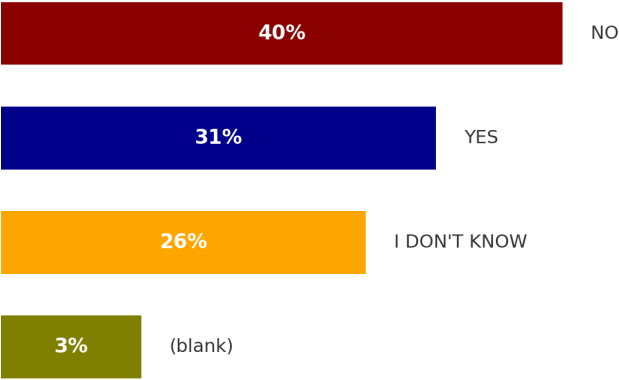
IN YOUR OPINION, WHAT IS THE MOST IMPORTANT DIFFERENCE BETWEEN RURAL AND URBAN?



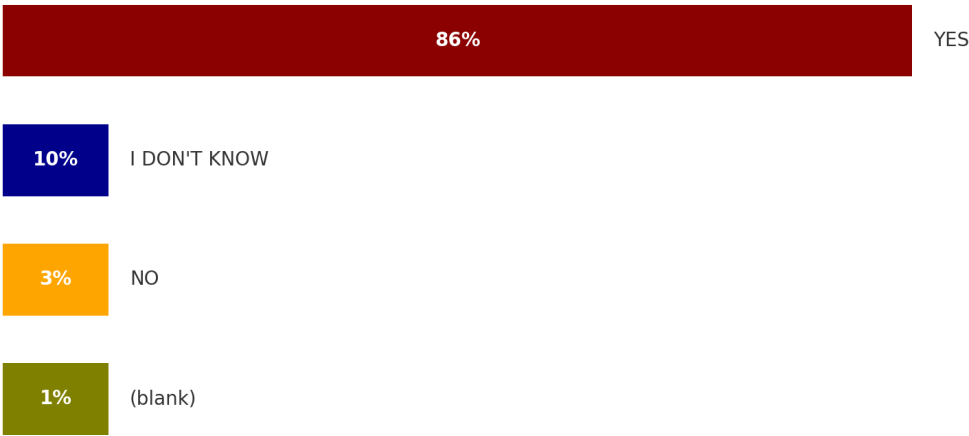
WHAT IS THE PRIMARY DIFFERENCE BETWEEN INCORPORATED MUNICIPALITY (IM) AND UNINCORPORATED COUNTY (UC)?



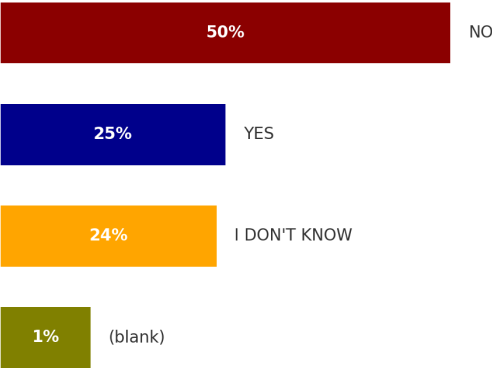
SHOULD SUBDIVIDING AGRICULTURAL LAND BE LIMITED TO A MINIMUM OF 10 ACRE PARCELS?



DO YOU WANT TO PROTECT THE INTEGRITY OF AGRICULTURAL LAND?



DO RESIDENTIAL NEIGHBORHOODS BELONG INTERMIXED IN AGRICULTURAL LAND?



KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) <i>**Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</i>	Reference	Residential (R)	Agricultural (AG)	Highway Commercial (HC)	Community Commercial (CC)	Multiple Use (MU)	Industrial (I)	Recreational Support (REC)
Accessory Building(s) <i>*supports primary use and may not be used for human occupancy</i>		P	P	P	P	P	P	P
Agricultural Industry <i>*including animal feed yards, fur farms, production of agrochemicals, feed manufacturing, etc.</i>		--	C	--	--	--	C	--
Agricultural Production, Storage & Sales <i>*including hay, grain, and other feeds</i>		--	P	P	P	P	P	P
Agricultural Commercial Farms & Ranches <i>*including wholesale and retail space</i>		--	P	--	--	P	--	--
Air Transport Overlay Zone <i>*including airports, airstrips, heliports, and hangar homes</i>		--	C	--	--	C	--	C
Apiary (Commercial Beekeeping)		--	P	--	--	P	--	--
Auction House (livestock)			P	P	--	--	--	--
Automobile Sales / Rentals (new & used)		--	--	P	P	--	P	--
Automotive Accessories / Farm Machinery / Equipment Sales		--	--	P	P	--	P	--
Automobile Service Stations / Auto Repair <i>*does not include a junk or salvage yards</i>		--	--	P	P	P	P	--
Aviary / Hatchery		--	P	--	--	P	--	--
Bakery Products / Commercial Manufacturing		--	--	P	P	--	P	--
Bakery / Confectionery / Deli Counters		--	--	P	P	P	P	P
Bank / Financial Institutions		--	--	P	P	P	P	--
Barber & Beauty Shops / Cosmetic Services		--	P	P	P	P	P	--
Big Box Retail		--	--	P	--	--	P	--
Bicycle Shops		--	--	P	P	P	P	P
Boat Storage Yard				P	P			P
Bowling Alley		--	--	P	P	C	C	--
Building Materials / Hardware Stores		--	--	P	P	P	P	--
Bus Terminals		--	--	P	--	--	P	--
Butcher Shops		--	P	--	P	P	--	--
Cabinet Shops		--	--	P	P	P	P	--
Camp Parks / Resorts / Glamping			C	--	C	C	--	C
Commercial Canning		--	--	--	--	--	P	--
Childcare Center <i>*not including home occupation childcare</i>		C	--	--	P	P	--	--
Chemical / Drug Manufacturing		--	--	--	--	--	C	--
Church / Temple / Place of Worship		P	--	--	P	P	--	--
Clinic (medical / dental)		C	--	P	P	P	--	--
Concrete / Gypsum / Plaster Productions		--	--	--	--	--	C	--
Confectionery / Commercial Manufacturing		--	--	--	--	--	P	--
Contractor Services / Construction Yards		--	P	P	P	P	P	--
Dairies / Dairy Products Manufacturing		--	C	--	--	--	C	--
Dwelling, Single-Family		P	P	--	P	P	--	P
Dwelling, Two-Family / Duplex		P	P	--	P	P	--	P
Dwelling, Multiple-Family / Apartments		C	--	--	C	P	--	--
Dwelling, Accessory Units		P	P	--	C	P	--	P
Dwelling, Second Floor Residential Units		--	--	P	P	P	--	P
Dwelling, Manufactured Homes / Trailer Park <i>*units must be permanently affixed</i>		C	C	--	C	C	--	--
Dwelling, RV/Trailer Long Term Use <i>*minimum lot size of 0.5 acre and are connected to approved water, power, and sewer</i>		P	P	--	P	P	P	P
Educational Facility, Private		--	--	--	P	P	--	--
Educational Facility, Public		P	--	--	P	P	--	--
Electric Vehicle Charging Stations		C	C	C	C	C	C	C
Enclosed Storage, Commercial		--	--	P	P	P	P	P
Energy Production, Commercial <i>*includes oil/gas, solar, wind farms, geothermal, biofuels, etc</i>		--	C	--	--	C	C	--
Evaporation Ponds <i>*not associated with Type 3 Animal Density operations</i>		--	C	--	--	C	C	--
Fabrication of Apparel		--	--	P	P	--	P	--
Fabrication of Electronics		--	--	--	--	--	P	--
Fabrication of Metal Products		--	P	--	--	--	P	--

KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) **Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.	Reference	Residential (R)	Agricultural (AG)	Highway Commercial (HC)	Community Commercial (CC)	Multiple Use (MU)	Industrial (I)	Recreational Support (REC)
Flex Office and Warehousing		--	--	P	P	P	P	--
Food Preparations / Commercial Manufacturing		--	--	--	--	--	P	--
Forest Industry / Sawmills / Wood Products		--	P	--	--	--	P	--
Fuel Service Storage & Sales (propane, etc.)		--	--	P	--	--	P	--
Funeral Home / Mortuary		--	--	P	P	P	--	--
Fur Goods Manufacturing / Taxidermy		--	--	--	--	C	C	--
Gas Stations / Truck Stops / Associated Convenience Stores & Services		--	--	C	C	C	P	C
Grazing		--	P	P	--	P	P	P
Golf Courses		C	C	C	C	C	--	C
Government Facilities		--	P	P	P	P	--	P
Gravel Pits / Critical Infrastructure <i>*Vested critical infrastructure materials operations as defined in Utah Code 17-27a-1001 et seq.</i>		--	P	--	--	P	P	--
Grocery Stores / Supermarkets		--	--	P	P	P	--	P
Gyms / Fitness Centers / Indoor Climbing		--	--	P	P	P	--	--
Home Occupations		P	P	--	P	P	--	P
Hospitals		--	--	P	C	--	--	--
Hotels / Motels		--	--	P	C	C	--	C
Junk / Salvage Yard		--	--	--	--	--	C	--
Kennels		--	C	C	C	--	--	--
Laundrying / Dry Cleaning		--	--	C	C	C	P	--
Leather Works / Products		--	P	--	P	P	P	--
Manufacturing, General <i>*not involving noxious odors or caustic chemicals</i>		--	--	--	--	--	C	--
Manufacturing, General <i>*all other types not designated elsewhere</i>		--	--	--	--	--	C	--
Manufacturing of Beverages		--	--	--	--	--	P	--
Manufacturing of Glass / Glassware		--	--	--	--	--	P	--
Manufacturing of Grain Mill Products		--	P	--	--	--	P	--
Manufacturing of Hardware Products		--	--	--	--	--	P	--
Manufacturing of Heating / Plumbing Equipment		--	--	--	--	--	P	--
Manufacturing of Meat Products		--	--	--	--	--	C	--
Manufacturing of Paper Products		--	--	--	--	--	P	--
Manufacturing of Rubber Products		--	--	--	--	--	C	--
Manufacturing of Scientific Instruments		--	--	--	--	--	P	--
Manufacturing of Telecommunication Equipment		--	--	--	--	--	P	--
Manufacturing of Textiles		--	--	--	--	--	P	--
Marine Equipment Sales & Service		--	--	P	P	--	C	C
Mining		--	C	--	--	C	C	--
Mining, Raw Processing / Separation		--	--	--	--	--	C	--
Manufactured Homes / Tiny Home, Fabrication		--	--	--	--	--	P	--
Manufactured Home, Sales		--	--	P	--	--	P	--
Movie Theater		--	--	P	P	P	--	--
Nursery / Greenhouses / Farm Stands		C	P	--	P	P	--	P
Nursing / Rehabilitation Homes / Assisted Living / Group Homes / Adult Care Facilities		--	--	C	P	P	--	--
Office Space		--	--	P	P	P	P	--
Paint / Powder Coating Shops		--	P	P	--	--	P	--
Park / Open Space, Public		P	P	P	P	P	P	P
Parks, Private		C	P	--	--	--	--	C
Pet Stores		--	--	P	P	P	--	--
Printing / Publishing		--	--	P	P	P	P	--
Public Uses or Quasi Public Uses <i>*dams/reservoirs, cemeteries, libraries, fire stations, community centers, non-profit institutions, etc.</i>		--	C	C	C	C	--	C
Public Utility Support Buildings		C	P	P	P	P	P	C
Restaurants, Fast Food / Drive-Through		--	--	P	P	P	--	C
Restaurants, Food Truck Vendors <i>*not including temporary permitted events</i>		--	P	P	P	P	--	C
Restaurants, Dine-In Seating		--	--	P	P	P	--	P
Retail, General <i>*all other types not designated elsewhere</i>		--	--	P	P	P	--	P

KEY: "P" = PERMITTED USE (ALLOWED) "C" = CONDITIONAL USE PERMIT REQUIRED "--" = PROHIBITED (NOT ALLOWED) <i>**Any use not listed is not allowed. Any combination of permitted uses is a permitted use. Additional uses shall be requested as a Zoning Amendment.</i>	Reference	Residential	Agricultural	Highway	Community	Multiple Use	Industrial	Recreational
		(R)	(AG)	Commercial (HC)	Commercial (CC)	(MU)	(I)	Support (REC)
Retail, Wholesale Products		--	--	P	P	P	P	--
RV Camp / Hunting Camp (seasonal) <i>*with use of 180 days per calendar year</i>		--	P	--	--	P	--	P
RV Parks <i>*3 or more RV's/Camp Trailers unit hook ups on a parcel</i>		--	C	C	C	C	--	C
RV Storage Yards		--	--	P	--	--	P	--
Sexually Oriented Businesses		--	--	C	--	--	P	--
Short Term Rentals / Overnight Accommodations		--	P	--	P	P	--	P
Signs		P	P	P	P	P	P	P
Silviculture (timber production)		--	P	--	--	P	--	--
Stables / Arenas / Boarding Stalls (Commercial)		--	P	--	P	P	P	P
Stables / Horse Barns / Corrals (Private)		P	P	--	P	P	--	P
Stock Ponds		P	P	--	P	P	P	P
Stone Products Manufacturing		--	--	--	--	--	C	--
Storage Yard <i>*all other types not designated elsewhere</i>		--	C	C	--	--	C	--
Telecommunication Towers		C	C	C	C	C	C	C
Temporary Buildings <i>*uses incidental to construction work, including living quarters of guards or night-watch; such buildings must be removed upon completion of the construction work.</i>		C	C	C	C	C	C	C
Transfer Stations & Landfills, Public		--	C	--	--	--	--	--
Veterinarian / Animal Clinics		--	P	P	P	P	P	--
Water Storage / Rainwater Collection		P	P	P	P	P	P	P