

GRAND COUNTY
Planning Commission
Monday, April 12, 2021
4:00 P.M. Regular Meeting

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

Join via Zoom with Meeting ID: 864 2298 5255 Password: 641394

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

<https://us02web.zoom.us/j/86422985255?pwd=aE1BTjNFdWpDdG4zUTBVMVYrU21yUT09>

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

Type of Meeting:	Regular Meeting	
Facilitator:	Chair Emily Campbell	
Attendees:	Planning Commissioners, interested citizens, and staff	
4:00 PM		
	Regular Meeting	<i>Chair</i>
	Ex Parte Communications and Disclosures	<i>Chair</i>
	Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	<i>Chair</i>
	County Commission Action Items Report <ul style="list-style-type: none"> • ATV business updates to the Land Use Code • Discussion on Code Enforcement Position 	<i>County Commission Liaison</i>
	County Commission Update – Trish Hedin	<i>CC Liaison</i>
	Recent Building Permit Review	<i>Staff</i>
Discussion Item	Spanish Valley Survey	<i>Vice-Chair</i>
	Future Considerations	
ADJOURN		

DEFINITIONS:

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

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

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

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

Recent Building Permit Review

April 10, 2021 to April 24, 2021

12 Residential New Construction

2 Residential New Construction – ADU

1 Manufactured Home – Private Property – Thompson

3 Solar

I suggest that we start at the beginning of the survey even though we have not been through all of the survey questions (we have discussed the majority of the questions) this will give us continuity in terms of what has been covered in the survey already and help us eliminate redundancies. The idea is to get a fairly finished survey in this session, if possible, and then to think about it and perhaps approve a finished survey at our next meeting. Note that I have marked out (in Yellow) some questions that I think might be eliminated

DRAFT Spanish Valley Survey

This Survey Focuses on the Area of Spanish Valley between the Southern Boundary of Moab and the Southern Border of Grand County.

1. Are you: **(circle one of the following)**

- A resident of Spanish Valley in Grand County
- A resident of Spanish Valley in San Juan County
- A resident of Grand County but not a resident of Spanish Valley
- Not a resident of Grand County or San Juan County

2. What area do you consider to be “your neighborhood” or general location?

- **Blank space for answer**

3. What types of uses would you like to see or not like to see in the Highway 191 Corridor?
Please CHECK one answer for each item.

Not like To See	Not Sure	Like to See
--------------------	-------------	----------------

- Gas Station
- Truck Stop
- Fast Food Restaurant
- Restaurant (not fast food)
- Grocery Store/General Store
- Retail
- Industrial Uses
- Offices
- Storage Buildings
- Car Dealerships
- Hotels/Motels
- Multifamily Housing
- Single Family housing
- Guiding/Outfitters
- Commercial Camping/RV spaces
- Rental Condos
- Other (please specify)

Blank space for answers

4. What types of uses would you like to see or not like to see in areas of Spanish Valley outside of the Highway 191 Corridor? Please CHECK one answer for each item.

Not like
To See

Not
Sure

Like
To See

- Grocery Stores/General Stores
- Public Parks
- Multifamily Housing
- Single Family Housing
- Movie Theatres
- Fast Food Restaurants
- Restaurants (not fast foods)
- Rental Condos
- Commercial Camping/RV Spaces
- Offices
- Small neighborhood commercial nodes
- Shopping centers
- ~~Low Density Housing (no more than 2 houses per acre)~~
- Bed & Breakfast
- Other (please specify)

Blank space for answer

5. If you support seeing some new commercial nodes or expanding commercial nodes in Spanish Valley ~~(outside of the Highway 191 Corridor)~~. Where in Spanish Valley would you like to see such businesses?

Blank space for answer

6. A [Planned Unit Development \(PUD\)](#) was added to the Land Use Code as a tool to preserve agricultural land by allowing large lots to cluster development in one area and keep other parts of the lots from being developed. The PUD allows for lots to be created that are smaller than the minimum lot size of the underlying zone, but only if the total project conforms to the maximum density of the underlying zone. The underlying zone density is not changed and the large lots cannot be further subdivided. Any lot that is large enough to support development of more than 1 unit can apply to have the PUD applied to their property.

- I would like more information about the PUD tool before making judgement
- I support the use of the PUD tool in all parts of Spanish Valley
- I support the use of the PUD tool in some parts of Spanish Valley
- I support the use of the PUD tool but not in my neighborhood
- I do not support the use of the PUD tool anywhere in Spanish Valley

7. The High Density Housing Overlay sunset clause takes effect in June 2021. There is the potential for about 20 more units to be built. Do you support the County Commission extending the HDHO and allowing more HDHO units to be built:

- Yes.
- Maybe. We should see how the first round of units work first.
- No.
- I do not know enough about the HDHO to answer this question

8. Are there trails or public land access points in your neighborhood that are important to you? If so, which ones?

Blank space for answer

9. What type of transportation improvements would you like to see in Spanish Valley? Please circle all that you would like to see.

- Bus Service
- Walkability
- Bikeability
- Van Service (for the elderly and others)
- Others Services (please specify)

Blank space for answer

10. Currently, no new B&Bs are allowed in Spanish Valley. Do you think that new Bed & Breakfasts should be allowed?

- Yes
- No

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

- Very important
- Somewhat important
- Slightly important
- Not very important
- Not importance at all

12. Should more high density housing be permitted in SV? (Check all that apply)

- Yes, if the developer wants it
- Yes, but only if *some* of the housing is for locals only
- Yes, but only if *some* of the housing is affordable and for locals only
- Yes but only if *all* of the housing is for locals only
- Yes but only if *all* of the housing is affordable and for locals only
- No, it is not appropriate for SV
- Other (please specify)

Blank space for answer

13. Does SV need upgraded roads/intersections? If so where?

14. How important are new commercial businesses (stores, movie theaters, offices, etc.) in Spanish Valley?

- Very Important
- Somewhat Important
- Slightly important
- Not very important
- Not importance at all

15. How do you feel about the County regulation of overnight housing/B&Bs in SV?

- They should not be regulated
- There should be less regulation
- Current regulation is sufficient
- There needs to be more regulation
- More regulation is needed and stronger penalties for those who violate their permits
- Not sure

16. Have you experienced problems with UTVs in your neighborhoods or on Spanish Valley roads?

- Yes, very serious problems
- Yes, there are some problems
- Very few problems
- No problems at all

17. Why have you chosen to live in SV? Circle all that that apply.

- Peace and Quiet
- Privacy to enjoy my property
- Rural environment/ wildlife
- Dark Skies
- More Affordable Housing
- Safety/low crime
- Financial opportunities
- Nearness to family members/property
- Easy commute to work
- Escape UTV noise in town
- Other please specify below

Blank space for answer

18. Do you support retail commercial development in Spanish Valley? (stores, movie theaters, offices, etc.)

- Yes, we need much more commercial development

- Yes, we need some more commercial development
- Doesn't matter much to me
- No, not now
- No, not now, not ever

19. Should Accessory Dwelling Unit's be limited to Family Use?

- Yes, without exception
- Yes, in most cases
- Doesn't matter much to me
- No, owner should be able to ask for ADU for other purposes
- No, ADU should be by right and unregulated by County

20. Are you concerned about whether there is enough culinary (drinking) water to support growth in your area?

- Yes, even for short term growth (in the next 10 years)
- Yes, even in the longer term growth (in the next 30 years)
- No, not concerned with water as a factor limiting growth

21. There have been some complaints about outdoor fire rings in Spanish Valley. Have you experienced this problem?

- Not a problem I have experienced
- I have experienced this, but it is not a serious problem
- I have experienced this, and it is a serious problem

22. Do you have any additional comments or do you have any questions you would like to be addressed, but you have not seen on this survey?

- **Blank space for answer**

Two Additional Suggested Questions: they may be adequately addressed in question 12.

High Density Housing is an acceptable way to create more housing in Spanish Valley

- completely agree
- agree
- neutral
- disagree
- completely disagree

High Density Housing should be built in Spanish Valley if: (Check all that apply):

- all units are for locals
- some units are for locals
- all units are affordable housing

- some units are affordable housing
- not at all
- no additional regulations