

Grand County Planning Commission and Staff,

I have a lot of thoughts, ideas, opinions, and questions regarding the creation of long term camping solutions in the county. I attended the community workshop last week and voiced some of them and I thought it may be easiest to submit a document detailing things both from the meeting and more. (If the current edition of the LUC writing has been updated since Wednesday, I have not had a chance to review it so some of these points may have already been considered and/or incorporated.)

1 - First thing I want to address is the idea that people have brought up of allowing RV's to be considered as ADU's. We all know the building inspector is against this. I want to give some insight from my professional experience why RV's should never be considered for ADU's.

RV's are not built to a code that allows specifically for long term permanent living which is why they are called Recreational Vehicles. They are built to codes that don't conform to building code standards. With an ADU, the building has to be held to certain standards or it isn't allowed to be lived in. The problem with RV's is that the definition of an RV is too broad, encompasses tons of different types of builds, and they do not hold up to longevity like a permanent structure. I have personally seen RV's with rotted out floors and walls, missing doors and windows, lacking heat and A/C, no usable plumbing inside for sanitary or cooking purposes, and others with features falling apart or missing. Tent trailers and the like are considered RV's as well and I have seen home-made RV's built with no building code in mind. I have seen ambulances, semis, and school buses converted into RV's as well. The point I make is that there is no way to regulate the style, type, age, condition, usability, functionality, and aesthetic pleasure of an RV so to allow that unknown type of structure to be used in a residential ADU situation would not be a good thing in my opinion. It causes headaches for neighbors, health department, and others to constantly have to monitor and respond to complaints about the living situation that an RV ADU would create. Granted some home owners would use lots of discretion in allowing certain people to live at the property but not all home owners because sometimes the income is more important than the complaints they would receive. It just doesn't seem reasonable and functional to allow this type of use as an ADU with all the issues that it brings.

2 - Here's a question, if you don't require a bathhouse to be built as part of the approval of long term camparks, where are the Van-lifers, tent campers, and RVers without usable plumbing going to go? If it is a volunteer option, then most if not all would probably deter the costs of putting them in. My long term park in San Juan County, and Dan Stott's Contractors Roost as far as I know, do not provide facilities to tenants. I provide no public bathrooms, showers, or laundry. Everyone has to be self contained. So without a requirement for bathrooms and showers to be built on site, anyone who wasn't self contained would still have to rely on other businesses to do their businesses. They gain a place to sleep but can't utilize the water and sewer hookups that are provided. The other option is that anyone not-self contained gets denied residency at the long term park and are left to camp illegally or on public lands still. Does this accomplish the goals of the LUC?

3 – I brought this up at the meeting but is the LUC concerning these development going to have specific property zones or zoning attached to it so property owners know if they can apply for the use? In addition to that, are we going to consider these types of developments in any/all residential zones. The density is much higher than allowed density for residential zones so is that going to become a detriment to neighborhoods, ie traffic, noise, smell (sewer smell), etc. I mention smell because sewer smell from the RV itself or the sewer hose can be an issue to consider. Sewer hoses sun rot, dripping and spilling sewer isn't uncommon given the year and condition of the RV

4 – RV Parks/Campgrounds are usually considered commercial businesses given their nature and non-allowance to have RV's considered as dwelling units. Are we going to consider them businesses? Will they require business licenses? Will properties have to be upzoned to commercial to allow for them to be built? Will property taxes be adjusted like all other Camparks in operation?

5 – I completely disagree with the idea of having an Overlay District as the process for approval. There is too much subjectivity given as to whether a property owner can do it or not. For instance, property owner on street A applies and gets approval for max density for his acre of property. His back fence neighbor loves the idea and applies for the exact same density on his acre but he lives on street B and his neighbors don't like it so he gets denied. There is no difference in the property rights of each individual and yet one gets denied because some people voice out against him. This will lead to spot zoning and isn't fair for property owners or potential property owners looking at land in Moab.

6 – If you do conditional use as the way to approve it, could you set a CAP on allowed units initially to make sure that people do build stuff out in a timely manner and see what the effects are as well as what the supply and demand are? Conditional use is still monitored for compliance so property owners would still be under some control as far as operations and compliance.

7 – I think 8 units per acre is a good density. A lot of RVers that live full time across the country buy larger RV's – 40 foot is not common. A 30' x 40' RV site meets the 1200 sq ft size that is mentioned in the county. I recommend this be the minimum size. What I have found is that resident RVers (9+ month stays) tend to have a lot of stuff. I have year round residents that have lived in Moab for decades and several seasonal workers that come for up to a year. Some have multiple vehicles, toy trailers, cargo trailers, side by sides, etc. They aren't just there for a few nights and then leave so ample space is nice to have.

8 – I don't think that there should be any allowance for under 30 day stays in the language of the LUC. Personally, I think guide services and business can afford the rent payment for a monthly slot even if they only have workers on the weekend. I have standing rental agreements with some businesses that pay for the spot whether it is occupied or not because if they have an immediate need for housing, they know they have something. I also have a hotel that stages their own fifth wheel in a spot. They use this as a jumping off point for employees. New workers may live in the trailer for weeks or months until more suitable or permanent housing becomes available. If a business is paying \$500-\$800 a month for a long term spot, that is equivalent to 5-12 days in a nightly rental RV park here or 3-8 days in a hotel. The businesses can make it work financially without having to cause monitoring problems for the code compliance officer to monitor

9 – I also don't think that nightly rental situations will be too much of an issue. Right now it is a complaint based system so I feel like the other residents of the long term park would be immediate to disclose suspicious activity of rentals. I know my on site managers are always talking to our residents and seeing/understanding any issues that are observed by anyone.

10 – I am also not for property owners being managed by a county or housing authority for compliance for long term rentals. I do see how there could be some advantages taken especially by non-local owners though. I think locals, especially businesses, could and would use this tool quickly and efficiently to supply support for each other. The down side would be for non-local corporations buying up land and charging large rents to make huge profits off of our work force. I don't know how you can stop any of that from happening. I know people like Dan and I do it strictly to help housing options. Both of us could be making a lot more money doing what we do but it isn't always about the money for the right people. I could actually rent my spots nightly but I choose not to because I know housing is needed so bad and its frankly a pleasant type of business to operate.

11 – I think a tiny home needs to be defined very thoroughly in this discussion. I have seen it thrown around a lot and with several different meanings, pictures and structures. A tiny home as far as I know is a type of RV. It has wheels and is transportable. Some may have higher levels of building standards but not all. At the community meeting, I saw pictures of "tiny home" kit builds from like Home Depot and such. There are many types of structures out there that can be considered for these types of developments and I urge there to be strong meaningful definitions incorporated to allow for full transparency and understanding. Are they all RV types or are some built to county building code? Are some permanent structures? I do not allow for permanent structures in my long term park because it is a month to month contract and if I need to evict someone, I want to be able to have them out by the end of the month without having to demo a building that they built.

12 - Right now, I realistically don't see any NEW units coming on line until spring 2023. I think that gives a little bit of time to get this code written out efficiently instead of pushing incomplete code and trying to fix it later. We know that Planning has tons of other projects on board to work on so spending time on this and getting it close to right as possible would be the route I think should be taken since coming back to it in the future could be years out. Once a property owner chooses to do it, I would say a couple months of engineering and potential approval process will have to take place, just like a small subdivision. Then construction will commence which would take 3 weeks – 8 weeks or more depending on how many sites the plan calls for and how big the construction company is. Bill Winfield built 11 sites for me in about 7 weeks for instance after I had the building permit in hand. This does take a commitment from the property owner financially. I had to pay Rocky Mountain Power to upgrade my properties transformer on the street. I signed a new contract with Rocky Mountain Power for the additional power and my demand charge increased so even if I don't have full occupancy, I have higher utility bills. There are permit costs, engineering costs, materials and construction costs, impact fees, and more. I don't think we need to make it super complicated for property owners to seek this kind of use approval but we need to make sure our LUC is clean and descriptive so we get the type of development we want. On the flip side, I don't think we need to financially compensate property owners to build these types of units (No tax breaks or waivers). If Dan and I build them on our own free will because we understand supply and

demand, then others can take the same risks. I am waiting to bring 20 or more units online in the next 6 months if everything goes well.

My final comment might be offensive to some, but I just want to point out that this Grand County government is partly to blame for the whole long term camping problem. With the nightly rental moratorium and continued unwillingness to allow more campgrounds to be approved to meet current demand issues in the county, the prices of nightly rental campgrounds has reached crazy expensive levels. That brought in investment corporations that have bought out almost all local commercial RV Parks and campgrounds but mine. Those corporations are here just for the money and most of them have ceased doing long term rentals because they make more money on the profitable nightly rental stuff (I dare say 50+ long term units have ceased to operate in the last few years). There are also existing properties that have ditched the local long term renters in exchange for nightly rentals since their trailer park property was given the OAO zoning during the moratorium. I have taken on several evicted locals from those other properties over the years. Hopefully this LUC addition will find positive traction in the county to quickly reinstate the losses we have seen over the last couple years.

Reed Pendleton
Moab, Utah



Elissa Martin <emartin@grandcountyutah.net>

[Planning] Anna completed Community Housing Forum Survey !!!

'Grand County' via Planning2 <planning@grandcountyutah.net>
Reply-To: Grand County <notifications@engagementhq.com>
To: planning@grandcountyutah.net

Wed, Aug 3, 2022 at 3:38 PM

Anna just submitted the survey Community Housing Forum Survey !!! with the responses below.

Where is your long term residence

Grand County - Moab Area and Spanish Valley

Choose one

I own my home/property

What zoning district do you reside in

Unknown

Choose all that apply

Are you employed by a Grand County or Moab company?

After learning about the proposed Alternative Dwelling Communities initiative, what is your overall opinion?

Love it, we need this type housing in Grand County, let's do this!

What are your biggest concerns about Alternative Dwelling Communities being allowed? (rank 1 to 3, one being the biggest concern and 3 by your least concern)

Increased Traffic
Increased density will affect rural character/feel
Increased Noise

We would love to hear any additional comments or concerns that you may have. Please provide those below

Concerned about they type of housing. Currently have a car camping situation that is not managed near me. Do not want to see more of those, because it means more transient people passing through my neighborhood who don't always respect noise etc. would like spaces like this to be managed properly, not like a party scene, dirtbag scene next door. All these alternative dwelling need to be planned with purpose, intention to make and keep the neighborhood/building beautiful and rural-like. These types of neighborhoods need to be able to build community. They need gardens, small parks, space for small families, ability to walk around. No apartment complexes. Real (small) homes that people can see themselves living in for years. Most people just want a small piece of land to put love into. A patio, small patch of yard/flowers/garden. Something to enjoy and invite a friend over to enjoy. Even car camping needs to have this. I envision people taking advantage of these new types of dwellings and trying to fit as many people as possible onto a dirt lot, not cool. If it's a parking spot they need, make sure it come with a tiny plot of land to garden/grow things. Something that connects them to the land.

After hearing the information related to Long Term Camparks and Alternative Dwelling Communities...if you own property that you believe would be a great fit for this use, please provide the property's address, parcel number or location and contact information so we can evaluate and reach out if needed. The Planning Department is currently compiling a list of prospective locations where property owners are interested in developing this use.



Elissa Martin <emartin@grandcountyutah.net>

[Planning] Dan Stott completed Community Housing Forum Survey !!!

'Grand County' via Planning2 <planning@grandcountyutah.net>
Reply-To: Grand County <notifications@engagementhq.com>
To: planning@grandcountyutah.net

Thu, Aug 4, 2022 at 11:06 AM

Dan Stott just submitted the survey Community Housing Forum Survey !!! with the responses below.

Where is your long term residence

Grand County - Moab Area and Spanish Valley

Choose one

I own my home/property

What zoning district do you reside in

Commercial Zoning

Choose all that apply

Are you a business owner who employs more than two employees?

After learning about the proposed Alternative Dwelling Communities initiative, what is your overall opinion?

Love it, we need this type housing in Grand County, let's do this!

What are your biggest concerns about Alternative Dwelling Communities being allowed? (rank 1 to 3, one being the biggest concern and 3 by your least concern)

No Answer

We would love to hear any additional comments or concerns that you may have. Please provide those below

My only concern is future ability to use property as Nightly rentals. Make Plentlies severe enough that property owners won't think about renting nightly.

After hearing the information related to Long Term Camparks and Alternative Dwelling Communities...if you own property that you believe would be a great fit for this use, please provide the property's address, parcel number or location and contact information so we can evaluate and reach out if needed. The Planning Department is currently compiling a list of prospective locations where property owners are interested in developing this use.

Contractor's Roost Rv Park [2380 S Highway 191](#) Dan Stott 435-260-1413



Elissa Martin <emartin@grandcountyutah.net>

[Planning] gary wilson completed Community Housing Forum Survey !!!

'Grand County' via Planning2 <planning@grandcountyutah.net>

Fri, Aug 5, 2022 at 9:43 AM

Reply-To: Grand County <notifications@engagementhq.com>

To: planning@grandcountyutah.net

gary wilson just submitted the survey Community Housing Forum Survey !!! with the responses below.

Where is your long term residence

Grand County - Moab Area and Spanish Valley

Choose one

I own my home/property

What zoning district do you reside in

Rural Residential

Choose all that apply

Are you employed by a Grand County or Moab company?

After learning about the proposed Alternative Dwelling Communities initiative, what is your overall opinion?

Overall against this idea, but would be okay with this type of housing in Commercial zoning districts

What are your biggest concerns about Alternative Dwelling Communities being allowed? (rank 1 to 3, one being the biggest concern and 3 by your least concern)

Increased Noise

Increased Traffic

Increased density will affect rural character/feel

We would love to hear any additional comments or concerns that you may have. Please provide those below

this has no overlay map, so where does it apply. The plan changes all land use designations in the general plan just published. Density listed in the master plan all goes away. How can this be viewed as anything but degrading the character, value, and quality of life if this is allowed in residential areas. The idea of low cost housing is questionable, I would guess these rv lots will have to rent for hundreds a month to cover taxes, development, water, sewer, etc. I for see people buying a 1 acre lot and 8 rv units installed, renting them out at current market value. RV units are not designed for long term use, and in my opinion are the most wasteful in terms of heating a cooling a residence there is. How could the county enforce this? Seem there are many illegal rv units already. I think this would work in a commercial zone or such -- never residential. In the current form I oppose this, it is to vague.



Elissa Martin <emartin@grandcountyutah.net>

[Planning] concerned citizen completed Community Housing Forum Survey !!!

'Grand County' via Planning2 <planning@grandcountyutah.net>
Reply-To: Grand County <notifications@engagementhq.com>
To: planning@grandcountyutah.net

Fri, Aug 5, 2022 at 3:27 PM

concerned citizen just submitted the survey Community Housing Forum Survey !!! with the responses below.

Where is your long term residence

Grand County - Moab Area and Spanish Valley

Choose one

I own my home/property

What zoning district do you reside in

Rural Residential

After learning about the proposed Alternative Dwelling Communities initiative, what is your overall opinion?

Overall against this idea, but would be okay with this type of housing in Commercial zoning districts

What are your biggest concerns about Alternative Dwelling Communities being allowed? (rank 1 to 3, one being the biggest concern and 3 by your least concern)

Increased density will affect rural character/feel
Increased Traffic
Increased Noise

We would love to hear any additional comments or concerns that you may have. Please provide those below

at 4 units per 1/2 acre a person would be able to put in 8 units on an acre, increasing traffic and noise, also diminishing the rural feel of Spanish Valley that is not in the commercial corridor along Hwy 191. when we purchased our property there was a 5 acre minimum, and the rural feel of spanish valley was what we purchased. I believe the density should be kept to the commercial districts or plated subdivisions. putting auxiliary units randomly will devalue peoples property and hurt the rural atmosphere of spanish valley.

After hearing the information related to Long Term Camparks and Alternative Dwelling Communities...if you own property that you believe would be a great fit for this use, please provide the property's address, parcel number or location and contact information so we can evaluate and reach out if needed. The Planning Department is currently compiling a list of prospective locations where property owners are interested in developing this use.

I hope that neighbors to these properties will be able to voice and be heard their complaints and concerns. I have a neighbor who owns an acre with 2 units on it, this will enable him to add 6 more units to the property causing traffic hazards on a dead end street along with other issues. I have no problem with this being developed along 191



Jenna Gorney <jgorney@grandcountyutah.net>

[Planning] Alternative Dwellings meeings

1 me age

K Feary [REDACTED]

Tue, Aug 9, 2022 at 9:49 AM

To: "planning@grandcountyutah.net" <planning@grandcountyutah.net>

Hi,

I attended the meetings on Thursday at Star Hall and yesterday.

I am encouraged by the thinking that has gone into addressing the issue of housing the locals. I like the ideas presented about camp parks and other facilities that would help seasonal employees.

What I find lacking is local housing for professions: medical personnel (nurses), educational (teachers), law enforcement, and first responders. We are losing people who can fill these vacancies in these positions as they cannot find

affordable housing. There is a shortage of apartment complexes that would provide long-term housing at a reasonable rent. Cinema Court is a newest complex but we need more like that.

Please give this consideration in your deliberations about local housing. Thank you.

Karen Feary

Sent from [Mail](#) for Windows



Jenna Gorney <jgorney@grandcountyutah.net>

[Planning] JSB completed Community Housing Forum Survey !!!

1 message

'Grand County' via Planning2 <planning@grandcountyutah.net>

Wed, Aug 10, 2022 at 9:46 AM

Reply-To: Grand County <notifications@engagementhq.com>

To: planning@grandcountyutah.net

JSB just submitted the survey Community Housing Forum Survey !!! with the responses below.

Where is your long term residence

Grand County - Moab Area and Spanish Valley

Choose one

I own my home/property

What zoning district do you reside in

Rural Residential

After learning about the proposed Alternative Dwelling Communities initiative, what is your overall opinion?

Tentative, concerned about impacts to my neighborhood

What are your biggest concerns about Alternative Dwelling Communities being allowed? (rank 1 to 3, one being the biggest concern and 3 by your least concern)

Increased density will affect rural character/feel

Increased Noise

Increased Traffic

We would love to hear any additional comments or concerns that you may have. Please provide those below

I like the idea of clustered housing, tiny house communities, apartments, etc, in the appropriate setting. I do NOT like the idea of RVs or trailers, campers, etc. either in a cluster (unless in a commercial zone) nor do I like the idea of allowing current residential areas with half acre (or more) lots to throw an RV in their backyard, driveway or side yard with or without appropriate hookups. It is not fair to home owners who specifically chose southern Grand County as their home because of the rural character of the neighborhood to be inundated with RVs or trailers.



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] Comment in Support of Alternative Dwelling Communities and Long-Term Camp Parks

Ali hia Oliver aoliver@grandcountyutah.net

Wed, Aug 24, 2022 at 2 06 PM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

Here's another one!

Forwarded message

From: [REDACTED] @grandcountyutah.net <commission@grandcountyutah.net>

Date: Wed, Aug 24, 2022 at 1:59 PM

Subject: [Commission] Comment in Support of Alternative Dwelling Communities and Long-Term Camp Parks

To: commi ion@grandcountyutah.net commi ion@grandcountyutah.net

Dear Grand County Commission Members,

I am in full support of the proposed ordinance to amend Article 4 of the Land Use Code to establish a pilot program for Alternative Dwelling Communities and Long-Term Camp Parks as an Overlay District. I have seen this idea progress over the past few months and am impressed with the work that the Grand County Planning Commission had done to address this issue.

There is a sense of urgency for this to happen, as many members of our community want to live and work in this area either seasonally or long term. Allowing for Alternative Dwelling Communities and Long-Term Camp Parks will benefit local business and give a sense of security for many who chose to live in an alternative way. Thank you for your time,

Crystal Muzik

Moab, Utah

--

Alishia Oliver
Commission Coordinator
125 E Center
Moab, UT 84532
(435) 259-1342
aoliver@grandcountyutah.net



Elissa Martin <emartin@grandcountyutah.net>

[Planning] ADU Communities - Please Consider

Anna S [REDACTED]
To: planning@grandcountyutah.net

Sat, Aug 6, 2022 at 11:51 PM

I am writing concerning Alternative Dwelling Communities.

I own a quarter acre in the valley. I have a small house on my property (~900 sq.ft). I have lived in Moab for six years and have experienced unstable housing situations. I have been fortunate enough to attain property. I would like to use my space to provide for others in our community.

With my property, I have the potential to create multiple ADUs. From my understanding, current zoning allows for one detached ADU and one as part of the main house. I would like to have two detached ADUs on my property. This would allow me to provide housing to two community members.

I would like to provide micro-housing, where these ADUs are between 100-300 sq.ft. which suits the portion of essential transient community members and guides.

I would encourage the consideration of individual community member and their desire to create micro communities on their property. I can't and don't want to create a camp park or a large ADU community. But I have the space to provide a small community. I would like to do my part with my small piece of land.

Thank you,

Anna Sprout



Elissa Martin <emartin@grandcountyutah.net>

[Planning] Public Comment Alternative Dwellings

Mon, Aug 22, 2022 at 10:34 AM

[REDACTED]
To: council@grandcountyutah.net, planning@grandcountyutah.net

I am writing in response to public comment on the Alternative Dwelling issue that is on the table for approval.

While I certainly support tiny home or manufactured home communities or better yet, apartment buildings in the appropriate location, my husband and I both strongly oppose allowing residents to put RVs, campers, tiny homes on wheels and or other makeshift shelters on individual properties even on a temporary basis. Scattering such living quarters over all of Grand County would make enforcement of proper sewage disposal, parking, noise, and lighting all but impossible. It makes no sense to scatter these dwellings in the back or side yard of houses into all the far reaches of this county. Additionally, it is unfair to the many residents who chose a more rural setting on half an acre or more to suddenly have RVs parked in neighboring properties. At one point a neighbor of ours had three RVs parked in his back yard, (which happened to be our front yard) with two of them occupied. Frankly, if I wanted to live in an RV park instead of a nice house in a rural setting, I wouldn't have invested in a nice home in Grand County; I would have bought an RV and moved into a camp park. But that is not the lifestyle we and hundreds of other people chose when they decided to settle in Spanish Valley. Many of the folks out in Spanish Valley have lived here for decades and again, it is grossly unfair to spoil the rural setting they have spent a lifetime enjoying. Increased density and the destruction of rural settings also lowers property values for those same people should they decide to sell. In finding solutions to the housing problems, you have to be as attentive and empathetic to the quality of life of those who have lived here for decades as you do to those who have moved in more recently or even temporarily. There seems to be an imbalance in this regard with many public officials putting the quality of life for car/van dwellers ahead of anyone else. Many people choose van life and the kind of freedom it offers and wouldn't move into a community setting if given the chance unless they could live in their van AND have some amenities, but I don't think there is anywhere but a camp park appropriate for that situation. And do you believe that many of the people that you are trying to rehome can afford to pay rent for an alt dwelling or parking spot?

I have also seen an emphasis on houses and rarely heard "apartments" used when discussing housing. Many, many people aren't ready to own a home or even rent a home. They want a suitable studio or one bedroom apartment. Why must all the emphasis be on homeownership, especially at a time when interest rates are rising at a pace that will price out many buyers? I also recognize that we are looking at housing for teachers, nurses and law enforcement, but many people move to Moab and discover it's not quite for them. Plus, it appears we are making good progress on this population and those who want to stay in Grand County with projects like Arroyo Crossing and Community Rebuilds homes. I think we need more properties like Cinema Courts. The perfect location for such a project would be the site of the old Red Rock Elementary school, which has stood empty for far, far too long and should be sold or given up by the school district for housing. If this "alternative dwelling" proposal is, indeed, temporary, then why not negotiate with the school district to use this property temporarily? It would make enforcement easy and if it's "temporary" it wouldn't restrict the school district from selling the property down the road. In my opinion it's kind of immoral to have that piece of property sitting there for tourists to unload their side by sides or bicycles on and then ride away when the need for housing is so desperate. Another large tract of wasted land is at the Old Spanish Trail Arena. The giant expanse of lawn out front is never used and could be the site of a great temporary RV or tiny home encampment. Again, if this is truly meant to be a temporary

move, that would be a perfect site. Even the back acreage that falls between Spanish Valley Drive and 191 is largely unused. Why not put a temporary community there instead of all over Grand County? Again, one compact area to enforce appropriate code is easier than valley wide.

Finally, I was told by county officials that they didn't expect many residents would choose to put the alternative dwelling/RV on their property because the paperwork, approval process and fees would be prohibitive. However, I was quoted \$750 as the fee. That is less than one month's rent that could be charged for one alternative dwelling. It's not a disincentive at all.

Please consider removing the ability to put RVs, trailers, huts, yurts or whatever on properties already containing a primary residence on .5 acre. It is not suitable, destructive to the rural setting of Spanish Valley, not enforceable and, quite simply, not fair to those who invested in Grand County and pay ever increasing taxes in Grand County.

Thank you for your service to the community.

Regards,

Janet Buckingham
Spanish Valley



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] Employee housing crisis

Alishia Oliver <aoliver@grandcountyutah.net>
To: Elissa Martin <emartin@grandcountyutah.net>

Mon, Aug 29, 2022 at 10:09 AM

----- Forwarded message -----

From: **Travis Manuel** <[REDACTED]>
Date: Mon, Aug 29, 2022 at 10:06 AM
Subject: [Commission] Employee housing crisis
To: <commission@grandcountyutah.net>

Dear members of the Grand County Commission,

My name is Travis Manuel. I live in Moab and am employed at Navtec Expeditions. For the past 3 years I have been fortunate enough to procure housing by way of camping at the private property provided by Navtec.

That being said, this seasons proposal to end that form of housing has had us chomping at the bit to find any housing. I find that my solution was the camping I was allowed on said property. However, if that changes then options are limited for people like me. (There are many).

Thank you for you time and consideration on this matter. I hope that we can all work together to come up with a housing solution. Our current location or something similar. If we do not, I fear that many of the city's employees will not be able to come back to stimulate this economy.

Sincerely,

Travis Manuel

--

Alishia Oliver
Commission Coordinator
125 E Center
Moab, UT 84532
(435) 259-1342
aoliver@grandcountyutah.net



Elissa Martin <emartin@grandcountyutah.net>

[Planning] Alex Miller completed Community Housing Forum Survey !!!

'Grand County' via Planning2 <planning@grandcountyutah.net>
Reply-To: Grand County <notifications@engagementhq.com>
To: planning@grandcountyutah.net

Sat, Aug 27, 2022 at 9:28 PM

Alex Miller just submitted the survey Community Housing Forum Survey !!! with the responses below.

Where is your long term residence

Grand County - Moab Area and Spanish Valley

Choose one

I rent a home/room/apartment

What zoning district do you reside in

Rural Residential

Choose all that apply

Are you employed by a Grand County or Moab company?

After learning about the proposed Alternative Dwelling Communities initiative, what is your overall opinion?

Love it, we need this type housing in Grand County, let's do this!

What are your biggest concerns about Alternative Dwelling Communities being allowed? (rank 1 to 3, one being the biggest concern and 3 by your least concern)

Increased density will affect rural character/feel
Increased Noise
Increased Traffic

We would love to hear any additional comments or concerns that you may have. Please provide those below

Growth with in this valley is inevitable and is happening all around us. I really think its important to have a safe place for people to call home. It is clear to me by looking at any gathering of individuals, weather the grocery store, a free concert in the park, a sports game at one of the schools or a church on Sunday morning, that people come in lots of different catagories. To think that the idea of housing is the same for everyone is foolish. When I see the same van camped at a city park or the library all summer long it bothers me. Especially if an extension cord is running to a public building. We should create multiple, "non-traditional" places for people to call home and sleep safely. I believe the literature you've created thus far is a great starting point, and we need to start. The future is unpredictable but the present is very real.



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] Workforce housing

Alishia Oliver <aoliver@grandcountyutah.net>

Mon, Aug 29, 2022 at 11:22 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: **Josh Panchision** <[REDACTED]>
Date: Mon, Aug 29, 2022 at 11:21 AM
Subject: [Commission] Workforce housing
To: <commission@grandcountyutah.net>

Hello.

My name is Josh Panchision and I am a 4th year guide for Navtec Expeditions and year round resident of moab that stays down at the private property that belongs to John Williams, the owner of Navtec.

It has been brought to my attention that the commission believes that it is inappropriate for that property to be used as employee housing and I would like to make an argument against that decision.

I have worked seasonal guest service almost my entire professional career and have seen housing opportunities change over the last decade, and not for the better. With the introduction of Air BnB and the influx of in and out of state second home owners, I'm sure you are aware the how tight the short term rental market is in moab. Rent is inflated, opportunities are limited and many seasonal workers, and quite a few year round residents live out of vehicles as result.

The wages paid to many seasonal workers act on a bell curve, beginning of the season it is slow and the end of the season is slow with a period of non stop work 7 days a week during peak season. This makes coming up with first last and deposit for a room in a house increasingly difficult, especially due to recent inflation (if you can find a reasonable place at all). These factors among many make living out of a vehicle or tent appealing to (mostly young people) guides that might not be around for a full 6 month or 12 month lease.

I personally live full time in a class c RV, partially out of personal choice, mostly out of financial necessity. I might spend 4 or 5 night a month in my rv during peak river season since I work non stop on multi day trips. Why would I rent a room for 800\$ a month, coming up with 2400\$ to move in, when I spend so little time there?

If the question becomes related to quality of life, "we just want these people to have reasonable accommodations" out of the altruism of our heart, then abolish air bnb'S and stabilize the housing market. But you can't do that because those people own property and pay more taxes than guides and vote more often than seasonal workers. The individuals who come out and guide are fine with the lifestyle that comes with running rivers, canyons, and 4x4 trips commercially. Camping is a totally fine way to live, especially if it's during the summer season. Who are we hurting? A bunch of guides living in a swamp do literally no real harm to anyone. We are just trying to make a living and drive the local economy which is TOURISM BASED i.e guided trips into the beautiful backcountry that we all enjoy.

Disbanding a resource like the property I stay on will push people farther out of town, congesting traffic and public lands that are already over used.

I would like to sum my thoughts on this matter with the following.

- you are actively working against local businesses by not being flexible regarding employee housing in a tight housing market.
- you are literally kicking sons and daughters out of a safe place to stay (I doubt any of the commission has ever worked seasonally or lived out of your car nor had to worry about a safe place to sleep).
- you are pushing out and away seasonal workforce which is the driver of the local economy.
- you are actively going to make peoples lives harder by taking away a resource for living, I always thought civil servants were supposed to help the people in their community.

I am poised to leave on a 3 week work trip in the grand canyon for the USGS. I will be unable to reply to any messages until I get back. I do expect a response and further conversation regarding the matter.

Thank you for your time.

Josh Panchision
[REDACTED]



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] Navtec Living Situation

Alishia Oliver <aoliver@grandcountyutah.net>

Mon, Aug 29, 2022 at 10:55 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: **Ethan Smith** <[REDACTED]>

Date: Mon, Aug 29, 2022 at 10:41 AM

Subject: [Commission] Navtec Living Situation

To: <commission@grandcountyutah.net>

My name is Ethan Smith and I work at Navtec Expeditions. Currently Navtec is providing us a piece of land that we call "The Swamp," just west of the waste water treatment center. Providing "housing" for workers in a town where rent has been hiked to ridiculous amounts is essential for our livelihood. We help empower the tourist industry that makes Moab the lively town it is today. What Navtec provides us with isn't much but it's enough for all of us to live out of our cars and trailers, form a community, and have a reasonable commute to work. The county trying to strip this away from us is an extreme act of overreach and extremely damaging to the entire workforce of one of the longest running family businesses in the town of Moab. I seriously hope you reconsider your actions and stand with the working people that help make this town the beautiful place that it is.

Sincerely,
Ethan Smith

Sent from my iPhone

--

Alishia Oliver

Commission Coordinator

125 E Center

Moab, UT 84532

(435) 259-1342

aoliver@grandcountyutah.net



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] The swamp an oasis in the desert.

Alishia Oliver <aoliver@grandcountyutah.net>

Mon, Aug 29, 2022 at 10:56 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: **Kj Nielson** <[REDACTED]>

Date: Mon, Aug 29, 2022 at 10:47 AM

Subject: [Commission] The swamp an oasis in the desert.

To: <commission@grandcountyutah.net>

Hello my name is kj. I work at navtec expeditions and live in the swamp. This is the 4th season I've spent working and living in moab, my second with Navtec. I grew up in Spanish Fork but my dad grew up here in moab. Moab has always been a big part of my life. When I first decided to stay in moab back in 2017 housing was tricky. I have a dog and it's made housing extra difficult for me. So I decided to move into my truck and live to dirt bag life. It worked well until the winter but it became difficult so I was forced away for the season. When I returned a few years later housing had become next to impossible and the effort stress and absurd expense of rent drove me back out to the desert with my truck. When I began to work at navtec and started staying at the swamp my entire life changed. I finally had a place that was mine and in town. No more commuting out to middle of nowhere everyday hoping there's a spot or blm hasn't ticketed my truck. I can now walk to anywhere I need to go. No more stress of where I'm gonna sleep the next night my life improved greatly. I've personally put much effort into clearing and improving the swamp into a safe place for all my coworkers to come. The community there is amazing everyone looks out for each other. It's more a family than anything. The swamp is a special thing here in moab a safe haven, an oasis in the desert. It allows those who have traditionally struggled to survive in moab actually thrive. It levels the playing field for those like me who have struggled to have a place to call their own. A safe place to come back to every night.

--

Alishia Oliver

Commission Coordinator

125 E Center

Moab, UT 84532

(435) 259-1342

aoliver@grandcountyutah.net



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [A-Team] Online Form Submittal: Grand County Commission Public Comment Form

Alishia Oliver <aoliver@grandcountyutah.net>
To: Elissa Martin <emartin@grandcountyutah.net>

Mon, Aug 29, 2022 at 10:43 AM

----- Forwarded message -----

From: <noreply@civicplus.com>

Date: Sun, Aug 28, 2022 at 4:30 PM

Subject: [A-Team] Online Form Submittal: Grand County Commission Public Comment Form

To: <commadmin@grandcountyutah.net>, <commission@grandcountyutah.net>

Grand County Commission Public Comment Form

Grand County Commission

Please complete this form to submit written public comment for a Grand County public hearing or general public comment.

Public comment may also be made virtually via Zoom. The Zoom participation information is: <https://us02web.zoom.us/j/85170820571?pwd=M24yQjRldElCejUxTUlFeXFoZHNQQT09>

To view the County Commission agendas, visit <https://www.grandcountyutah.net/AgendaCenter>

Commission meetings are live streamed on YouTube on the Grand County Utah Government channel. <https://www.youtube.com/c/GrandCountyUtahGovernment>

Email Address

[REDACTED]

First Name

Mary

Last Name

Mitchell McGann

Name of Organization you represent (if applicable)

Field not completed.

City

Moab

State

Ut

Zip

84532

Comment:

Other Topic:

Other:

Alternative dwelling overlay

Commission Meeting Date 8/23/2022

Please provide your comments below.

I have been listening in for sometime about that alternative dwelling overlay. I felt obligated to comment after hearing a particular commissioner ramble on about negative comments as well as every other excuse to shut this down.

The housing crisis has been such a struggle for many of my friends and family. It has a strong part of my heart. As a local for 24 years I want my kids to get to grow up with their families here. I don't want them to feel like they have to move to start their lives. I hear a lot of talking about this subject but not a lot seems to happen and I think most of it are because of commissioners like this lady that went on and on about all the negatives. Let me tell you about the positives, campers are essentially tiny homes with a bathroom, kitchen and a place to shower. I think these amenities we don't appreciate when we have them ourselves every day. But imagine someone living in the car they need to go to a store to go to the bathroom they need to go to the pool to get a shower they they need to start their vehicle every time they want to get warm or cool. We all know many families have been displaced from fires, floods and trailer parks being shut down. It feels like everything just keeps closing in with no hope. I know there's 1 million reasons to say no, why because people don't want to see the reality, they don't want to see campers. But it's happening now and it's not going to go away, so why don't we make it sanitary. Give property owners the opportunity to have hook ups so that there is proper sanitation. Give our workforce a chance to work and live here with dignity. Winter will be coming before we know it and many families have a lot to worry about, let's get this passed, we can't table it for another year. Our town is in your hands, please do the right thing.

Add Attachment

Field not completed.

Email not displaying correctly? [View it in your browser.](#)

--

Alishia Oliver
Commission Coordinator
125 E Center
Moab, UT 84532
(435) 259-1342
aoliver@grandcountyutah.net



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] Alternative Dwelling Ordinance

Alishia Oliver <aoliver@grandcountyutah.net>

Mon, Aug 29, 2022 at 11:50 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: **Charlotte Bethurum** <[REDACTED]>

Date: Mon, Aug 29, 2022 at 11:49 AM

Subject: [Commission] Alternative Dwelling Ordinance

To: <commission@grandcountyutah.net>

Grand county council,

My name is Charlotte Bethurum and I have been a full time resident for six years and an employee at NavTec for five years. I cannot begin express how important it is for our employees and myself to have that land to camp on. Employee housing is non existent and seems very low on the priority list. Finding housing for rent is extremely difficult and too expensive to make a living for anyone. BLM camping is too far from town and has no access to necessary resources. I do understand that there are many difficult issues at hand and cannot be solved immediately but there are ways that can temporarily solve this issue. I believe we should be able to legally camp on John Williams private land with the overlay ordinance allowing an employee camp park. It would be close to impossible without this to support our incoming and seasonal workers, which are the backbone of our community and tourism. We, as a community, Need to provide some grace to all of our workers in Moab, whom are unfortunately the lowest on the pay scale. Please try to step into their shoes. We NEED them just like they need you!

Thank you for your time and consideration.

Charlotte

--

Alishia Oliver

Commission Coordinator

125 E Center

Moab, UT 84532

(435) 259-1342

aoliver@grandcountyutah.net



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] Please don't kick us out!!

Alishia Oliver <aoliver@grandcountyutah.net>

Tue, Aug 30, 2022 at 8:00 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: **Paul Sorensen** <[REDACTED]>

Date: Tue, Aug 30, 2022 at 7:41 AM

Subject: [Commission] Please don't kick us out!!

To: commission@grandcountyutah.net <commission@grandcountyutah.net>

Please don't kick us out! The swamp means everything to us! Because of the housing crisis a lot of us cant afford housing out here, even with working full time jobs or more. Having the swamp gives us a place to stay and feel safe. It gives us an opportunity to make amazing friends and it also allows us to be fully rested so we can give back to the community buy giving them amazing guided tours with Navtec I mean would you rather see a bunch of young adults living around town in their vehicles, or even tents, causing an eye soar for the community and hurting the employers that hire them. Or would you rather have all those people in one spot kind of like a camp ground that can be managed and keeps them from sleeping around town.

--

Alishia Oliver

Commission Coordinator

125 E Center

Moab, UT 84532

(435) 259-1342

aoliver@grandcountyutah.net



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] Re: Navtec housing.

Alishia Oliver <aoliver@grandcountyutah.net>

Tue, Aug 30, 2022 at 7:58 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: **Blaine Reniger** <[REDACTED]>

Date: Mon, Aug 29, 2022 at 5:59 PM

Subject: [Commission] Re: Navtec housing

To: <commission@grandcountyutah.net>

On Mon, Aug 29, 2022, 5:56 PM Blaine Reniger <blainereniger90@gmail.com> wrote:

Hello, I am a long time employee of Navtec expeditions. I'm a backcountry guide for them in the National Parks here.

I'm also a local Moab historian, local author, and radio host of the Moab History Hour on KZMU radio

On the subject of employee housing, we as guides and those who work the tourism industry here in Moab feel really let down by our local government over the possibility of us looking for housing here.

Let me just state a few things for you with hopes you understand.

1) Tourism in the backbone of the economy in all of Grand County. However, our local government seem to care more for the tourist than the ones making it all possible.

Allow me to educate a little history here. In 1952, Charlie Steen discovered the Mi Vida uranium mine that sparked the Uranium Boom of the 1950s. At the time, only 1200 people lived in Moab. Within months, town population tripled.

The employees working the boom industry had no housing, they were living in campers and cars and doing what they could to pursue their passion of mining. Charlie Steen saw this housing crisis and took action and built whole neighborhoods for employees of the Uranium industry.

We employees of the tourism boom are in the same boat. We live in RVs, campers, vans, and whatever other means, just to get by so we can be here where we love to be and do what we are passionate about doing.

Given the choice, I'm sure most of us would prefer a house to live in, however, housing in Moab is so expensive and we can't afford it. Local government and housing market make that impossible.

IT IS NOT THE RESPONSIBILITY OF A LOCAL BUSINESS TO PROVIDE HOUSING BECAUSE ITS EMPLOYEES HAVE BEEN FAILED BY THEIR LOCAL GOVERNMENT THIS WILL ONLY HURT LOCAL BUSINESSES FINANCIALLY!!!!

2) WHAT WE ARE DOING IS NOT CAMPING.

Everywhere I read about this issue you all call it "camping". We are not camping, we are **LIVING THIS WAY**. This is all we have so we can be here.

3) Realize this. Think about it.

IF WE ARE FORCED OUT OF OUR LIVING SITUATION, MOST OF US CAN NOT AFFORD TO LIVE HERE. There's already an employee shortage in local tourism business and also the local NPS staff....Why? Because housing is too expensive. Simple.

Allow us to stay where we are.

WE are the ones the tourists see everyday

WE are the ones carrying the local economy on our backs.

WE are the ones who want to be here. And educate ourselves, and have a passion for true Moab. Moab isn't on the city streets or office buildings, it's out there in the wild where we work everyday doing what we are passionate about.

You can allow us to stay, or build us employee housing. That would be the best outcome.

Trust me, if I could be another Charlie Steen and build whole neighborhoods for employees of the current boom, I would

We are asking for you to **PLEASE** allow us to stay where we can live the way we have to, and be safe.

Thanks, Blaine Reniger



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] People Need A Place To live.

Alishia Oliver <aoliver@grandcountyutah.net>

Tue, Aug 30, 2022 at 11:28 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

[Redacted]

[Redacted]

[Redacted]

[Redacted]

On 8/30/22 8:41 AM, Cole Scott wrote

- > Hello, my name is Cole Scott and I am one of the many river guides
- > that work at Navtec and they know the piece of land (the swamp) very
- > well. I am fortunate enough to find another place of stay during my
- > time here. But sure enough if I were not as lucky as I am, I would
- > definitely be one to call the Swamp my home. A lot of guides rely on
- > the swamp not only as a home, but also a kitchen and social area.
- > People share meals there and watch out for each other. If this was not
- > available, then everyone would be forced to part ways in one form or
- > another. I understand that from an outside view it doesn't look like
- > much, but people rely on this area as a safe haven. If the Swamp was
- > taken away then a lot of people's lives would change, for the worst.

[Redacted]

Alishia Oliver
Commission Coordinator
125 E Center
Moab, UT 84532



Elissa Martin <emartin@grandcountyutah.net>

[Planning] Rachel Fixsen completed Community Housing Forum Survey !!!

'Grand County' via Planning2 <planning@grandcountyutah.net>
Reply-To: Grand County <notifications@engagementhq.com>
To: planning@grandcountyutah.net

Tue, Aug 30, 2022 at 12:50 PM

Rachel Fixsen just submitted the survey Community Housing Forum Survey !!! with the responses below.

Where is your long term residence

Grand County - Moab Area and Spanish Valley

Choose one

I rent a home/room/apartment

What zoning district do you reside in

Unknown

After learning about the proposed Alternative Dwelling Communities initiative, what is your overall opinion?

Love it, we need this type housing in Grand County, let's do this!

What are your biggest concerns about Alternative Dwelling Communities being allowed? (rank 1 to 3, one being the biggest concern and 3 by your least concern)

Increased Noise
Increased Traffic
Increased density will affect rural character/feel

We would love to hear any additional comments or concerns that you may have. Please provide those below

I think it's important to provide housing solutions for both low and middle income Grand County residents. I do worry about the longevity of trailers and RVs--as someone mentioned in the town hall, these types of dwellings are not meant to last forever. We heard wonderful stories from RV campground owners about people who have used this housing typology as a stepping stone to get into more stable, long term housing; we've also seen, as aging trailer parks in town have been bought and emptied by developers, that many people end up for years in trailers, RVs, or other types of homes that are meant to be temporary. These kinds of dwellings can be the best solution for many types of workers and residents--guides; seasonal workers; young, single people; small families with young children; or possibly retired folks. That covers a lot. But there are a lot of people for whom this is not an ideal fix, and our market is also lacking solutions for them. I know our county planning staff have emphasized that this ordinance is just one housing solution to be combined with other approaches. I appreciate that sentiment and want to add support for it--this is a good idea, and there have to be other fixes as well.



Jenna Gorney <jgorney@grandcountyutah.net>

Fwd: [Commission] ADO support

1 message

Alishia Oliver <aoliver@grandcountyutah.net>

Tue, Sep 6, 2022 at 8:06 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: **Holly Lammert** <[REDACTED]>

Date: Mon, Sep 5, 2022 at 10:01 PM

Subject: [Commission] ADO support

To: <commission@grandcountyutah.net>

Dear County Commision,

I am writing to you in support of the ADO, the Alternative Dwelling Overlay that has passed the County Planning Commision.

As a teacher at the high school, I found myself starting the year without a place to live. I looked into many options, including a downstairs basement without access to a kitchen for \$1000/month. None of these options worked out, and it has brought to my immediate experience the need for more housing options in Moab for people who live and work here.

Therefore, I am supportive of businesses and organizations being able to legally offer places for their workers to live. This affordable and low-impact way empowers community members and provides safer living conditions.

The more options that people have to live safely and contribute without feeling "illegal" will strengthen our community.

Thank you for your time.

Sincerely,

Holly Lammert

--
Alishia Oliver
Commission Coordinator
125 E Center
Moab, UT 84532



Jenna Gorney <jgorney@grandcountyutah.net>

Fwd: [Commission] Regarding The Swamp

1 me age

Alishia Oliver <aoliver@grandcountyutah.net>

Tue, Sep 6, 2022 at 8:10 AM

To: Jenna Gorney <jgorney@grandcountyutah.net>, Elissa Martin <emartin@grandcountyutah.net>

----- Forwarded message -----

From: **Paul Clark** [REDACTED] >

Date: Mon, Sep 5, 2022 at 9:48 AM

Subject: [Commission] Regarding The Swamp

To: <commission@grandcountyutah.net>

Dear Grand County Commission,

Hello, my name is Paul Clark. I am a resident at The Swamp. Mr. John Williams private land located at 1089 W 400 N. This is my first season as a River Guide. I have been living the bicycle commuting life in Denver, CO since 2011. So having a space a mile from work with a community that is very supportive was helpful. It was an easy sell with a limited renting market.

I am a new resident here in Moab and I understand it has seen a lot of change in the past 5 years. Like most places in the southwest United States. Population is on the rise. Where is the balance to support the demand for healthy land, water, and air management practices in this already stressed desert environment? Along with tourism to be one of the leading revenues for Moab, UT and the majority southwest United States.

The swamp is some of the last land that has not been developed yet. I think for NAVTEC to create the appropriate facility, with minimal wetland impact, to support employee short or long term living. It would help the NAVTEC community to keep supporting the greater Moab community through outdoor adventure and education.

Thank you for your time,
Paul

--

Ali hia Oliver
Commission Coordinator
125 E Center
Moab, UT 84532
(435) 259 1342
aoliver@grandcountyutah.net



Jenna Gorney <jgorney@grandcountyutah.net>

Fwd: [Commission] Please approve Alternative Housing Overlay

1 message

Alishia Oliver <aoliver@grandcountyutah.net>

Tue, Sep 6, 2022 at 9:11 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: **Kya Marienfeld** [REDACTED]

Date: Tue, Sep 6, 2022 at 8:50 AM

Subject: [Commission] Please approve Alternative Housing Overlay

To: <commission@grandcountyutah.net>

Good morning, Commissioners,

I am writing today to encourage you all to please approve the Alternative Housing Overlay ordinance that has been recommended to you for approval by the Planning Commission. I have followed the process of crafting this ordinance from the beginning and I have seen it develop into a workable, dynamic ordinance that will have a huge impact on alleviating some of the larger and more immediate pressures of our local housing and workforce crisis while including smart backstops and enforcement/oversight mechanisms to protect existing quality of life in neighborhoods throughout Grand County. I even believe it will actually make enforcing illegal overnight rental and camping *easier* than it is now, which we also very much need!

I strongly believe that this ordinance is absolutely ESSENTIAL to protecting our community, making sure we have a functioning economy, and keeping our town and valley a place where our kids, families, and businesses are strong and resilient.

Thank you very much, I appreciate all you do,

Kya Marienfeld, Moab City Planning Commission Chair

--

Alishia Oliver

Commission Coordinator

125 E Center

Moab, UT 84532

(435) 259-1342

aoliver@grandcountyutah.net

Dear Grand County Commission,

I have been a resident of Grand County for 16 years and have owned property here for over 22 years. I would like to provide feedback on the proposed Long Term Camp Parks ordinance. First of all, I think a Long Term Camp Park is a great idea to help house people who cannot attain housing at a reasonable cost or any cost. I have great sympathy for anyone in this situation. For years I have generously contributed to charitable organizations who help people in this situation. I, however, must oppose this ordinance as it is currently written, for a number of reasons. I am specifically speaking about parks allowing mobile residences, such as trailers, recreational vehicles and vans.

The ordinance does not clearly state the criteria for allowing such parks in residential neighborhoods. What exactly constitutes a "major Collector street"? Are Department of Transportation numbers used in determining this? Who decides the other criteria, such as noise, nuisance impacts, benefits, etc.? Does the surrounding community have any voice in the findings or approval of applications?

The development standards are important but will be expensive for most property owners to implement. If it is too expensive to rent, it will not alleviate the current housing situation. Additionally, there are currently an estimated 50 to over 100 residential mobile dwellings already operating illegally in Grand County. I have been informed by the Grand County Compliance Officer that he has been instructed to "Not enforce" the code regarding illegal camping. I was appalled to learn this, given the problem that has been repeatedly cited by various agencies, including the Public Health Department, regarding illegal human waste disposal in the area. Last year a man living in his trailer was investigated for dumping raw sewage into Pack Creek. A friend of mine had repeated raw sewage backups in her basement. She said the workers investigating the problem found a large hose from a recreational vehicle blocking the sewer pipe. This can occur when a person illegally tries to dump sewage in a manhole. Members of the Moab Area Watershed Partnership have been told yearly of the elevated numbers of E Coli bacteria and other pathogens being detected in our creeks and springs. The recent widespread flooding certainly did not help this situation. Every person I know has observed human waste from nearby illegal campers. We have also observed illegal campers who have built fires during the height of the summer fire restrictions. Why enact ordinances if they are not going to be enforced?

I also have to ask the question, why would someone who is not paying for water or sewer services now, want to suddenly pay for them if an ordinance allows them to do so? I believe that is very naive. I would like to see more people like Dan Stott develop a camp park, but I believe most people will just try to illegally place more trailers on their property without complying with the ordinance. The current Code enforcement system requires individuals to make a personal complaint. Even if it is purportedly anonymous, this does not work. People are afraid of retaliation and retribution.

I have many wonderful friends who have chosen to reside in a mobile dwelling. Unfortunately, not all people who do so are law abiding. This can require repeated visits from law enforcement officials. Mobile dwelling parks also have problems with fires from faulty equipment. I have known of people who house children in units without adequate air conditioning or heating.

All of these issues lead me to suggest that this proposal be re-written and incorporated into the future Grand County Land Use Code, where it can be reviewed by the Citizens of Grand County. These camps should be located in areas designated as commercial. The owners should be required to get a business license and be taxed. I would suggest increasing the number Code Enforcement Compliance Officers to properly enforce these facilities.

If you do not want to evict people presently living in illegal dwellings, then perhaps the County Commission can temporarily enact a code waiver for one year allowing one mobile dwelling per property. The property owner could be required to obtain a business license and be taxed accordingly. They should be required to allow Code Compliance officers as well as Fire Department, Health Department and Grand Water and Sewer to inspect the unit to make sure it is not a hazard to the occupant or surrounding community. Why should people living in mobile dwellings have to meet less safety requirements than people living in a permanent structure? A property owner could be given a 30 day period to comply and then be penalized if they are not compliant. This may take more Compliance Officers and enforcement personnel in the County Attorney's Office, but would at least allow people to remain in their dwelling.

I would also urge the County Commission and Planning Department to find a way to streamline the process for more affordable permanent housing developments to be built.

In short, I would like to see the County enforce the laws presently on the books before trying to enact new ones. It is your responsibility to insure the safety and health standards in this community.

Sincerely,
Dale E. Weiss
2849 Spanish Trail Road.



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [Commission] Online Form Submittal: Grand County Commission Public Comment Form

1 message

Alishia Oliver <aoliver@grandcountyutah.net>

Wed, Sep 14, 2022 at 7:55 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

----- Forwarded message -----

From: <noreply@civicplus.com>

Date: Tue, Sep 13, 2022 at 2:25 PM

Subject: [Commission] Online Form Submittal: Grand County Commission Public Comment Form

To: <commadmin@grandcountyutah.net>, <commission@grandcountyutah.net>

Grand County Commission Public Comment Form

Grand County Commission

Please complete this form to submit written public comment for a Grand County public hearing or general public comment.

Public comment may also be made virtually via Zoom. The Zoom participation information is: <https://us02web.zoom.us/j/85170820571?pwd=M24yQjRIdEiCeJUxTUlFeXFoZHNQQT09>

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| | |
|--|-----------------------------|
| Email Address | [REDACTED] |
| First Name | Caroline |
| Last Name | Floyd |
| Name of Organization you represent (if applicable) | <i>Field not completed.</i> |
| City | Moab |
| State | UT |
| Zip | 84532 |
| Comment: | Other Topic: |

Other: allowable alternative dwelling units in the ordinance to amend the Land Use Code to allow a permitting path for Alternative Dwelling Communities and Long-Term Camp Parks as a pilot program

Commission Meeting Date 9/20/2022

Please provide your comments below. Yurts should be added to the allowable alternative dwelling units in the ordinance to amend the Land Use Code to allow a permitting path for Alternative Dwelling Communities and Long-Term Camp Parks as a pilot program. I am a property owner in town and would love to provide affordable housing to local workers, but the cost of building an ADU or a tiny home is prohibitive and I don't like the look of having RVs or trailers on my property - I'm sure I'm not the only homeowner that feels this way. I lived in a yurt for several years and even in cold winters they are lovely. Thank you, and please pass this pilot program and allow yurts!

Add Attachment *Field not completed.*

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Alishia Oliver
Commission Coordinator
125 E Center
Moab, UT 84532
(435) 259-1342
aoliver@grandcountyutah.net

Dear Grand County Commissioners,

9/11/22

Thank-you for your continued efforts to resolve our community's housing crisis. We believe the basic idea behind the ADO has real potential. In order for this approach to work well for the WHOLE community, it must strike a balance between the needs of our service industry workers and the needs of our resident homeowners. We believe that the ADO ordinance **should be modified** to achieve that balance.

The ADO proposal seems to favor large developments in areas of Spanish Valley that are currently zoned as LLR and RR. We say this because the proposal requires a minimum of ½ acre parcels and a minimum of 4 units. The ADO Overlay Developments Standards are ambitious, especially for campgrounds, thus favoring large developments to justify the setup costs. We do not believe the impacts of these types of developments could be mitigated enough to preserve the character of our neighborhoods. Affordable housing is ironically very costly. The current ADO proposal shifts the costs (in the loss of peaceful neighborhoods) squarely onto the shoulders of homeowners in existing neighborhoods.

As an alternative, why not allow smaller concentrations of units more widely spread? Any property owner in any residential zone could apply to offer up to 2 dwelling units (tiny homes or RVs on chassis). As long as adequate off street parking, suitable pads, and full hookups were made available, this type of workforce housing would be relatively inexpensive to setup. Property owners could rent actual dwelling units or offer a space with hook ups to workers who had their own RV or self-contained camper. A limited number of ADs might be allowed within a given residential area, say a square mile. **Property owners granted the ADO should be required to locate their ADs as far away from their neighbors' property lines as possible. No Lord of the Manor* type master plan should be allowed!**

These types of dwelling units might be easier to monitor for compliance since neighbors would likely be able to spot overnight renters and report them. . The County could assess an annual fee from these landlords to help defray the costs of a compliance officer.

Campgrounds that provided sanitary, dignified alternative housing would be expensive to set up. The scale required would make such developments incompatible with existing neighborhoods. **Such developments would only be suitable for commercially zoned parcels or remote areas.**

In summary, **we do not support the ADO as it is currently structured.** We do support the above suggestions. This approach would not solve all problems, but it would allow for a significant number of ADs to come online in a relatively short period of time. It would make the decisions to grant or withhold approval of the Overlay more straight forward. It could also help to fund compliance officers.

This overlay needs to be fine tuned based on the County's Housing Survey. It should not be approved until that report is finalized! Great care should be taken to determine how many people would be genuinely interested in a campground which would charge fees and expect compliance with rules and policies. Many free-spirited seasonal workers would not be interested in the least! (Check into BLM survey of Illegal campers)

Bonita & Kenneth Kolb 3649 Kerby Lane Spanish Valley

*** Plans which push development to the periphery of the Lord's parcel, leaving a large buffer of open space between development and the Lord's residence. The Lord owns the open space.**



Elissa Martin <emartin@grandcountyutah.net>

Fwd: [A-Team] Online Form Submittal: Grand County Commission Public Comment Form

1 message

Alishia Oliver <aoliver@grandcountyutah.net>

Wed, Sep 14, 2022 at 7:55 AM

To: Elissa Martin <emartin@grandcountyutah.net>, Jenna Gorney <jgorney@grandcountyutah.net>

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From: <noreply@civicplus.com>

Date: Tue, Sep 13, 2022 at 2:04 PM

Subject [A Team] Online Form Submittal Grand County Commission Public Comment Form

To: <commadmin@grandcountyutah.net>, <commission@grandcountyutah.net>

Grand County Commission Public Comment Form

Grand County Commission

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|--|-----------------------------|
| Email Address | [REDACTED] |
| First Name | Travis |
| Last Name | Holtby |
| Name of Organization you represent (if applicable) | <i>Field not completed.</i> |
| City | Moab |
| State | UT |
| Zip | 84532 |
| Comment: | Other Topic: |

Other: Ordinance to amend the Land Use Code to allow a permitting path for Alternative Dwelling Communities and Long-Term Camp Parks as a pilot program

Commission Meeting Date 9/20/2022

Please provide your comments below.

I am writing to request an amendment to the ordinance to amend the Land Use Code to allow a permitting path for Alternative Dwelling Communities and Long-Term Camp Parks as a pilot program, as detailed in the Agenda Summary for the Grand County Planning Commission on August 8th meeting. I am requesting that the definition of dwelling type be expanded to include yurts. Yurts could provide comfortable, year-round housing for Grand County workers at a more affordable price (\$10,000 to \$30,000 for the yurt) than the other alternative dwelling options listed in the agenda summary. Yurts are often used as permanent structures and have insulated walls built with wood frames that can easily contain kitchens and bathrooms with utility hookups. By expanding the definition of alternative dwellings to include yurts, and approving the ordinance to amend the Land Use Code, the county would open the door for property owners to create more quality, affordable worker housing at a lower cost.

Add Attachment

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Alishia Oliver
Commission Coordinator
125 E Center
Moab, UT 84532
(435) 259-1342
aoliver@grandcountyutah.net



Grand Water & Sewer Service Agency

3025 E. Spanish Trail Rd. ♦ PO Box 1046 ♦ Moab, UT 84532
435-259-8121 ♦ 435-259-8122 fax ♦ www.grandwater.org

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Dana Van Horn

OPERATING COMMITTEE

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Gary Wilson (V.
President)
Mike Holyoak
Jerry McNeely
Rex Tanner
Rick Thompson
Dale Weiss

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Preston Paxman
Rex Tanner

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Gary Wilson (Ch)
Mike Holyoak (V. Ch)
Rani Derasary
Trisha Hedin
Rick Thompson

August 23, 2022

Grand County Commission
125 E. Center St.
Moab, UT 84532

Dear County Commissioners,

The Grand Water & Sewer Service Agency (GWSSA) board met on Thursday, August 18, and discussed the proposed Alternative Dwelling Communities and Long-Term Camp Parks Pilot Program. Several concerns were brought up by our board members.

- GWSSA charges impact fees for legal dwellings. If new RV spots or campsites are developed, we will require those who are presently out of compliance (already renting out RVs on their property) to pay impact fees in order to become compliant with the code.
- Presently, the impact fee for one campsite is \$5,505.00.
- Monthly rates are charged year-round and are not contingent upon occupancy.
- It is likely the developer desiring to install more than two or three campsites will need to upsize their residential water meter and/or sewer connections. This could cost upwards of \$10,000 depending on the location of the utilities.
- GWSSA believes that legalizing camping on private property will bring about many more illegal sites because citizens will not know which ones are legal and may not make a complaint. County code enforcement should not be complaint-driven. They should have the staff and financial resources to actively pursue code violations.
- Our fees for campgrounds / RV parks were created based on short-term models. GWSSA is researching tiny home communities and residential RV parks to determine if there is a difference in water use compared to a typical residence's indoor water use. Our fees will be adjusted accordingly if this turns out to be the case.

Thank you for the opportunity to comment.

Regards,
Dana Van Horn
Agency Manager

September 5th, 2022

To: Grand County Commission



RE: Support of proposed Alternative Dwelling Ordinance

The Moab Area Housing Task Force fully supports the proposed ordinance to amend Article 4 of the Land Use Code to establish a pilot Alternative Dwelling Community Overlay district (ADO) in Grand County. Increasing affordable, long-term housing should be the top priority of the County, and if passed, the ADO would supply both new housing options *and* bolster working residents' current living conditions.

Due to rapidly increasing rental prices and extremely limited housing stock, it is a simple yet complicated reality that a significant number of Grand County employees must resort to living in alternative living situations. The Task Force supports the ADO because it is a critical, practical solution to improve the health, safety, and legality of current residents already living in alternative dwelling situations, and it will ease some of the tension existing within the existing housing stock. Both seasonal and long-term residents will benefit from stable living conditions with the enactment of an Alternative Dwelling Community.

Housing is an integral part of the area's economy and essential community infrastructure. Businesses and their employees are suffering financial losses due to the lack of available housing. The proposed overlay would allow eager business owners an incentivized avenue to provide increased housing options for their employees and the greater local workforce.

The HTF supports the specified zoning boundaries designed by Planning Staff and the Planning Commission because the pilot ADO locations will be compatible with existing properties and neighborhoods. Further, the legislative nature of the overlay will give the County additional assurance that ADO project approvals will be strategically granted to ensure they are a positive asset to neighborhoods and ADO residents alike.

The HTF believes the proposed overlay district is a safe, long-term solution that will positively impact the stability of living situations for many working individuals because it addresses the overwhelming shortage of housing in Grand County and the current reliance on alternative dwelling options. The ADO will provide sanitary and stable living conditions to residents already inhabiting vehicles, RVs, and other dwelling options that are relied on for shelter, and it will provide avenues for the County and its partners to identify, enforce, and redirect illegal living situations currently existing in the County.

It is imperative that Grand County continues making tangible efforts toward increasing accessible and affordable housing options. The Housing Task Force fully backs the approval of an amendment to Article 4 of the Land Use Code proposing a pilot Alternative Dwelling overlay program.

Sincerely,

Members of the Housing Task Force