



PLANNING COMMISSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
September 11, 2025 at 6:00 PM

AGENDA

Google Meeting 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

Approval of Minutes

1. Approval of Planning Commission Meeting Minutes from July 10, 2025

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

ADMINISTRATIVE ITEMS

2. Training on Land-Use Provided by the Office of Property Rights Ombudsman. Rob Terry, Statewide Land-Use Training Director
3. General Plan Status Update

LEGISLATIVE ITEMS

4. Consideration and Approval of a Sign Permit for CED, 11910 S Highway 191, Michelle Eccles, Buds Signs

BUILDING PERMIT(S) REVIEW

5. September Building Permits 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

July 10, 2025 at 6:00 PM

MEETING MINUTES

GENERAL BUSINESS

Welcome / Roll Call

Planning Commission Chair Trent Schafer called the meeting to order at 6:00pm.

PRESENT:

Chairman Trent Schafer
Commissioner Cody Nielson
Commissioner TC Garcia
Commissioner Melissa Rigg
Commissioner Ann Austin
Planning Administrator Kristen Bushnell
County Deputy Attorney Jens Nielson
County Commissioner Silvia Stubbs

Pledge of Allegiance

Conflict of Interest Disclosure

No conflicts of interest were disclosed at this time.

Approval of Minutes

1. Approval of Planning Commission Meeting Minutes from May 8, 2025

Time Stamp 0:02:30 (audio)

Motion made by Commissioner Rigg to approve the above meeting minutes. Seconded by Commissioner Garcia.

Voting Yea: All in favor. Motion carries.

PUBLIC COMMENT – *Time reserved for public comments. Open comments are not allowed once into Administrative and Legislative agenda items.*

00:05:58 – Opposition to Love’s Travel Stop

- **Dave Ficardi** expressed concerns about hydrocarbon contamination to Pat Creek and called the proposal a “truck stop.”

00:08:13 – Ordinance Language Critique

- **Shannon Brooks** criticized the proposed ordinance, particularly the vague "household pet" definition and incorrect statutory references.

00:11:34 – Continued Concerns on Ordinance Language

- Brooks continued, highlighting inconsistencies in private road and agricultural industry definitions, and the lack of public zoning maps.
- Community called for a pause and revision of the ordinance with clearer definitions and public engagement.
- Concerns about zoning changes favoring urban models over rural community values.

Alternative Solutions & Community Feedback

- Residents proposed Agricultural Protection Areas, revised zoning maps, and alternative truck stop locations.
- A community survey of 236 residents showed overwhelming support for rural preservation, small family businesses, and stronger property rights.

00:16:58 – Truck Stop Impacts

- **Colby Smith** stated that truck stops are not equivalent to automobile service stations and noted potential harms.

00:20:17 – Health & Safety Concerns

- **Susan Carter** cited studies on diesel pollution, noise, crime, and property devaluation.

00:24:57 – Zoning Criticism

- **Zola Hunt** stated the R zone prioritizing residential uses does not apply to unincorporated San Juan County.

00:27:50 – Alternative Site Suggestions

- **Jennifer Widens** questioned site selection and advocated for exploring less intrusive alternatives.

00:31:17 – Homesteading Advocacy

- **Meline Bills** proposed recognizing homesteading under agricultural zoning.

00:34:06 – Community Frustration

- **Dave Goodman** questioned government responsiveness and criticized ignoring public input.

00:41:01 – Ordinance Opposition

- **Pat Kaden Head** urged the commission to maintain current standards, stating, “If it isn't broke, don't fix it.”

00:42:36 – Zoning and Nightly Rentals

- **Alicia Le Fever** discussed spot zoning concerns, (please don't spot zone our community), requested we put ourselves in their shoes, past issues in Moab, and health impacts. 82% of residents want to be residential and not allow nightly rentals. Doesn't want Love's truck stop in the location they are trying to use.

00:46:31 – Freedom & Regional Differences

- **Wesley Hunt** stressed the importance of regional diversity and personal freedom in zoning.

00:49:43 – Agricultural Protection Area Proposal

- **Lynn Martin** proposed implementing an APA ordinance for stability and rural protection.

00:52:35 – Community Survey Results

- **Carol Martin** presented a survey showing overwhelming support for rural values, small businesses, and reduced government regulation.

00:58:21 – Love's Representative Response

- **Kim Van Dike** (Love's Travel Stops) presented revised plans:
 - Moved trucks from residential areas
 - Relocated underground tanks
 - Added detention pond
 - Installed dark-sky compliant lighting

01:02:21 – Economic & Philanthropic Benefits

- Administrator Bushnell described Love's community involvement and potential tax/job benefits.

01:07:25 – Continued Public Opposition

- **Ned Plasson** and others opposed the location due to health, safety, and quality of life concerns including the concern with the increased density from the original proposal and the increase in proposed trucks.

01:10:25 – Public Support

- **Daniel Wright** presented support for the planning, rezone and map efforts. However, he feels that it needs to be scrapped and start over. It seems rushed and changes need to be made.

01:13:20 – Land-Use and Permit Concerns

- **Connor Simmons** has property along Tera Drive. He likes the residential area along Sunny Acres, is proposed to the truck-stop. Tera Drive is allowed to have commercial uses on the west side of the street. Applied for a business license and was denied. He was told to wait until the new ordinance but cannot wait until it is finished. We were told in a meeting in December that the Planning Commission would work with property owners. Since then, the County has taken legal action against us. Will you please work with us, the people.

01:16:29 – Continued Public Opposition

- **Joy Howells** comments regarding the General Plan. Concerned about comments about extreme citizens. We aren't extreme in wanting to protect our property rights, we are not ignorant or unteachable, we just aren't being heard. Will there be public comments regarding the General Plan changes?

01:18:00 – Love's Truck Stop Concerns

- **Holly Sloan** concerned that the staff report and new proposal for 93-95 compared to the 53 automobile parking spaces. The staff report is based on a different proposal, 93 automobile and 53 truck parking spaces. I wanted to point out the difference between what was originally proposed.

01:19:05 – Continued Love's Truck Stop Opposition

- **Monette Clark** I live on Spanish Valley Drive. I have been in opposition of this since the beginning. I do not think this is the highest and best use of this land. I know that a lot of taxes will be received by the County. I don't appreciate being thrown under the bus regarding the cash-cow. Money is not the only objective. Consider the people and the investment of those living here. You have a duty to promote health, safety and welfare. This is the purpose of government. In the past seven years, the County has not listened to us. The Planning Commission needs to research these studies and do their due diligence.

01:22:47 – Continued Loves Truck Stop Opposition

- **Carolyn Dailey** I am the person who started the Northern San Juan Coalition in 2019 to organize my neighbors to oppose the truck stop. We had nearly 100 members. Our group is burned out after years of fighting the truck stop. A truck stop is not a gas station and should not be approved. This was done under the table without following proper procedures. The location is too close to residential neighborhoods and next to a climbing gym with youth. This is a health risk for those living in proximity. The noise that will be generated will also be an issue. This use is unsafe in this area. Planning oversees health and safety, which is one of the primary functions. A truck stop in this location is clearly a violation of this. Do the right thing, finally.

01:26:34 Public Comment Period Closed

ADMINISTRATIVE ITEMS

2. Consideration and Discussion of updates to General Plan “Land Use” Chapter. Kristen Bushnell, Planning Administrator.

Time Stamp 1:28:30 (audio)

Administrator Bushnell explained how the General Plan came about. Administrator Bushnell gave an update on the Land-Use Ordinance changes and history. Recently, the Land-Use Ordinance has been in review and taking comments from citizens and the County Commission for 6 months. Administrator Bushnell explained how she, along with the County, had hosted 5 more workshops with communities, responded to emails and met with people individually.

Administrator Bushnell was interrupted by a member of the audience regarding office hours Commissioner Trent Schaffer commented, “This isn’t for discussion” and Administrator Bushnell warned them they would be excused if they continued at which time the member in the audience told them “go ahead and try”.

Time Stamp 1:28:49 (audio)

Commissioner Schaffer indicates that he would like to call the meeting to an end and asks for a motion. Commissioner Rigg asked Commissioner Schaffer what his thoughts were, in which Commissioner Schaffer indicates that he is “just done, somebody can be in charge” and exits the meeting. No motion was made by the other Commissioners and no second was provided. Commissioner Austin indicates that in light of no second, we will continue the meeting.

Administrator Bushnell takes over the meeting as the Chair, since the Vice-Chair was out fighting fires. Commissioner Rigg indicated that she cannot take over as Chair and Administrator Bushnell asks if Commissioner Rigg would like to take over as Chair in which Commissioner Rigg agrees. Commissioner Austin thanks Commissioner Rigg for taking over as Chair.

Administrator Bushnell indicates that she needs to pause the meeting to make a phone call and announces a 10-minute break. No motion was taken for the brief recess.

During the recess, Planning Commissioners requested that the County Sheriff’s Office be present for the remainder of the meeting.

Time Stamp 1:47:36 (audio)

Commissioner Riggs, now conducting the meeting as Chair, resumes the meeting after the recess and directs Administrator Bushnell to continue with her presentation on this item.

- Administrator Bushnell spoke about the general plan and dates of goals. It was explained how the Council will be moving through the details of the general plan. (Planning Commission will work with the county commissioners and plan review committee. Not in the same meetings.)
- General plan is not a policy – it is a vision.
- Plan Review committee also gave feedback on the plan.
- Plan references are being removed to streamline future unified ordinances.
- Engagement survey was done last summer (2024). No other survey is necessary.
- Administrator Bushnell explained the update process:
 - General Plan update precedes the new Land Use Ordinance.
 - Collaborative chapter-by-chapter review with public input.
 - Public comments are being compiled and integrated.
 - Consultant hired to review language, update survey data, and align documents.

Commissioner Rigg explained to the public regarding the schedule and that as we break these sections up, that is when the public can make comments regarding those specific sections.

Commissioner Austin expressed her concerns with the Planning Commission reviewing and making recommended changes and at the same time the County Board of Commissioners reviewing and making changes. Commissioner Austin thinks that this will only be more confusing. Overall, “I do not want this to be another thing that slows it down from our goal of having it completed by the beginning of the new year, here is a new thing we have to incorporate”.

Commissioner Garcia mentioned that he is fine taking our time in the process. “I really don’t care if it takes until next year. This might take some time, I am cool with that”. I think its worth our time to work on the proposed Ordinance and take as long as it takes”.

Commissioner Nielson agreed. He liked that the Commission had looked at it. They have made comments and recommendations. We have looked at it. There were people that were aware and were informed when it was presented in January. Others that aren’t informed, this gives everyone a chance to review it and feel comfortable with the Ordinance. “I am fine with 6 months, I am fine with 2 years to make as many people as happy as possible, so they can all see some of the beneficial changes”.

Commissioner Austin indicated that the Ordinance is “too bloated” and needs to be reduced in size. “Get it back to closer with what we had”. This Ordinance is too big and is holding people up.

A discussion continued regarding the size of the Ordinance. Commissioner Nielson gave an example where some of the sections, like Subdivisions, is dictated and mandated by the State. Commissioner Austin indicated that as long as it is the big stuff that is needed and not creating “problems” with all the extra language in the Ordinance.

Commissioner Rigg indicated to the Public that the General Plan will go through a Public Hearing Process.

Administrator Bushnell reviewed some of the language that needs to be changed in the General Plan. A concern was expressed by Commissioner Austin regarding eliminating the Spanish

Valley Area Community Plan. Administrator Bushnell highlighted the fact that we had a survey performed prior to 2018 and that we can use the current survey performed back in June to help. Commissioner Garcia recommended that we add the word “rural” in front of residential. Commissioner Rigg asked about the “future land-use map” to make sure that there isn’t something different than our current land-use map. Recreation Support will have to be added. Adjustments will need to be added to include all tribes. Tourism needs to be included to reflect the increased population and infrastructure support.

Commissioner Rigg mentions that where this is going to take an entire overhaul, we should move on. Commissioner Austin mentioned that whatever gets changed in the General Plan cannot contradict where we are going in the Ordinance.

Administrator Bushnell reminded the Commission that we will be working on this for the next couple of months.

3. Review and Discussion of Community Comments and Chapters 1-6 of the 2025 Land Use Ordinance. Kristen Bushnell, Planning Administrator.

Time Stamp 2:30:36 (audio)

Planning Commissioners went through the requested changes for the Use Table. Added uses for:

- Raceways
- Event centers
- Equipment rental & Storage
- Cottage industries
- Junkyards
- Auto sales
- Educational facilities
- Equine services

Definitions and regulation of the following items were discussed:

- Cottage industries
- Event centers
- Junkyards
- Sexually oriented businesses
- Equipment rentals
- Home-based businesses
- Beekeeping

Other zoning concerns in Spanish Valley and areas near Moab were discussed. (Sky Ranch, Air BNB’s Pack Creek, etc. Can’t move backwards but can move forward) People are going to be non-conforming because of what’s been approved all ready. People can’t expand if they are non-conforming. Need for more residential areas as no one is against housing. There are some places we can salvage and some that will need to zone commercial to promote infrastructure growth. This discussion will be saved for next time.

Manufactured Homes Discussion:

- Issues rose regarding minimum home dimensions and accessory dwelling units.

- Recommended to add a line about Manufactured homes being only so wide. It is suggested that this just be deleted.
- Recommended one Manufactured home per acre not per lot.

Debate about continuing vs. tabling discussion; decision made to move forward with additional agenda items.

LEGISLATIVE ITEMS

~~4. Reconsideration after partial reversal and remand from ALJ Creswell of the Love's Travel Stop proposed along HWY 191 within Spanish Valley on 13.06 acres as a permitted mixed use under the Controlled District Highway Commercial (CDh) Zone. Jens Nielson, San Juan County Deputy Attorney.~~

~~Time Stamp 1:45:00 (audio)~~

~~Attorney Nielson outlined the current standing of the Love's Truck Stop appeals:~~

- ~~Commission voted to affirm that Love's is a proper land use applicant based on contractual property rights in February 2025.~~
- ~~Ongoing debate over whether a truck stop qualifies as an automobile service station under the 2011 ordinance.~~
- ~~Motion stating the use is not permitted and not in harmony and Love's needed a conditional use failed due to lack of a second.~~
- ~~No consensus was reached; some believed it's a separate land use.~~

~~ALJ Creswell's Interpretation suggested that "automobile service stations have changed their services and support for the traveling customer" to encompass broader needs, potentially including what a modern travel stop offers. However, planning commission members pushed back, stating the 2011 ordinance cannot be reinterpreted to match 2025 needs.~~

~~Motion made by Commissioner Garcia to table the discussion until the next meeting date. Seconded by Commissioner Nielson.~~

~~Voting Yea: All in favor. Motion carries.~~

~~Discussion tabled until the next meeting.~~

BUILDING PERMITS & SUBDIVISION APPLICATIONS REVIEW

5. June & July Building Permits & Subdivision Applications

ADJOURNMENT

Time Stamp 4:54:00 (audio)

Motion made by Commissioner Nielson to adjourn. Seconded by Commissioner Garcia.

Voting Yea: All in favor. Motion carries.



LEGISLATIVE STAFF REPORT

MEETING DATE: September 11, 2025

ITEM TITLE, PRESENTER: Consideration and Approval of a Sign Permit for CED, 11910 S Highway 191, Michelle Eccles, Buds Signs

RECOMMENDATION: Make a motion approving the Sign Application using the outline of the county Spanish Valley sign ordinance.

Make a motion denying the Sign Application based on findings of fact due to the following reasons: (statements of findings for substantial evidence)

SUMMARY

On July 22, 2025, the County received a Sign Permit Application located at 11910 South Highway 191 within the Moab Business Park for CED from Michelle Eccles.

Based on the application, the location of the building is 11910 South Highway 191 in Spanish Valley which places the business within the current Spanish Valley Residential District. Reviewing this ordinance, signs are allowed in this zone but have to meet the following criteria:

A. Spanish Valley Residential District

The following provisions regulate signs in the Spanish Valley Residential District.

1. Low Profile Signs: Two (2) permanent low profile identification signs which state the official name of the residential subdivisions with will be allowed for residential developments; provided, that these signs conform to the following regulations:

- Shall be located at the entrance of the residential subdivision and be a minimum of ten feet (10') from front property lines.
- Shall be incorporated into a landscape design scheme.
- Shall be limited to a maximum of three feet (3') in height from finished grade.
- Shall be limited to sixteen (12) square feet in area for each sign.
- Shall be limited to only two (2) signs per subdivision.
- Shall contain no animation.
- May not be illuminated.

2. Promotional Signs for Residential Developments: Promotional signs shall be allowed for residential developments to promote, market and advertise the entire development offering the property for sale and providing pertinent sales information to the public. Promotional signs are not allowed for the sale of individual lots, homes, or a portion of the development.

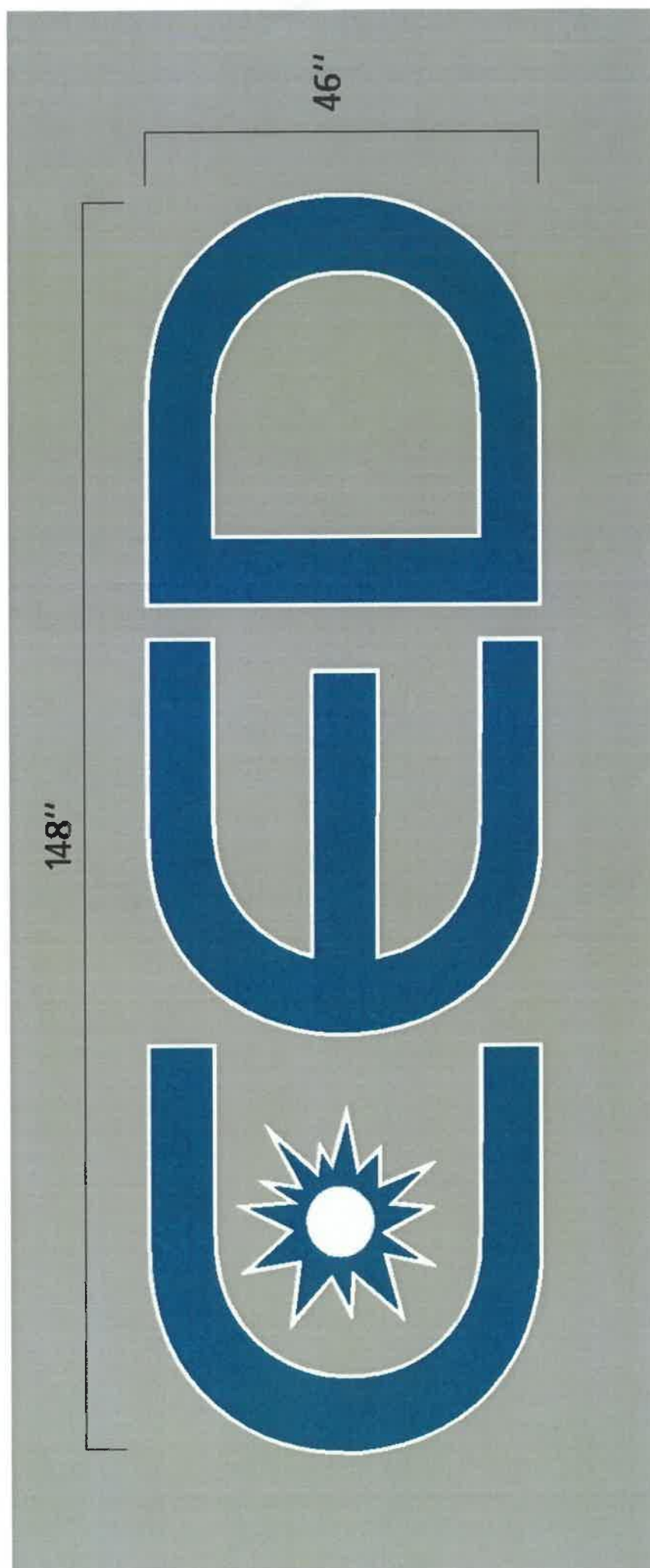
- Signs shall not exceed six feet (6') in height and must be located within the boundaries of the development a minimum of ten feet (10') from a street, shall not project into or be installed on

any public right-of-way and shall not be located within required intersection clear view zones. The signs shall be temporary and shall be removed when all original lots have been sold.

- Residential developments may have up to two (2) signs offering the project for sale or inspection by the public.

3. Property Signs; For Sale, Lease, Or Rent: One temporary on-premises sign identifying the lot or offering the premises for sale, lease, rent, or inspection by the public is permitted and shall not exceed twelve (12) square feet in size. Such sign may be double faced or may be a movable freestanding sign and includes advertising for a model home or an open house at the premises.

I have attached the specific chapters relating to signage.



Channel letters placed here!



WAREHOUSE
SPACE
FOR U

L.E.D. ILLUMINATED CHANNEL LETTERS

3 1/2" RETURNS

1" TRIMCAP

3/16" ACRYLIC FACE

L.E.D. MODULES

1/4" SCREWS AS PER NEEDED



L.E.D. TRANSFORMER
12 VOLT
DC SECONDARY
120 VOLT
PRIMARY

RACEWAY CONTAINING
L.E.D. TRANSFORMER
AND CONNECTIONS

120 VOLT PRIMARY POWER
JUNCTION BOX BY TENANT

WIRED TO SEPARATE JUNCTION BOX
AND CIRCUIT PER N.E.C.

WALL



Bushnell, Kristen <kbushnell@sanjuancountyut.gov>

Event submission recorded: San Juan Building Department

1 message

CORE Payments <noreply.corepay@corebt.com>

Tue, Jul 29, 2025 at 11:18 AM

Reply-To: supportteam@corebt.com

To: permits@sanjuancountyut.gov

The following submission, 68890263-SIP-71394, has been made for Event-5070:

If you are having problems viewing this email, [click here to view online](#).

San Juan County Building Department

San Juan Building Department117 South Main, PO Box 9 - Monticello, Utah 84535
(435) 587-3829**Permit Number** 0000**Building Location/Address** 11910 S. Hwy 191 #C Moab, UT
84532**Permit Fee:** \$150.00 **Item Subtotal:** \$150.00**Total:** \$150.00**Contact Information**Michelle Eccles
1040 Pitkin Ave
Grand Junction, co, 81501
970-245-7700
michelle@buds-signs.com**Payment Information:****Account:** V*3196**Submission Receipt:****Subtotal:** \$150.00**Processing Fee:** \$3.75**Total:** \$153.75**Processing Date:** 29 Jul 2025 11:18 am MDT

Payment processed successfully.

Confirmation #: 68890263-SIP-71394

Thank-you.

Chapter 8: Outdoor Lighting and Sign Illumination Standards

An ordinance establishing outdoor lighting and design illumination standards in order to preserve highly-valued dark skies in the region. The ordinance applies to the non-federal lands located in the Spanish Valley within San Juan County. See Spanish Valley Zoning Map for the extents of applicability.

Permitted Signs Illumination

Scope and Applicability

Definitions

Fully Shielded Fixture Requirements

Total Light Output

Lighting Hours

Lighting Color

Specialized Outdoor Lighting Conditions and Standards

Application and Review Procedures

Amortization of Nonconforming Outdoor Lighting

Additional Images

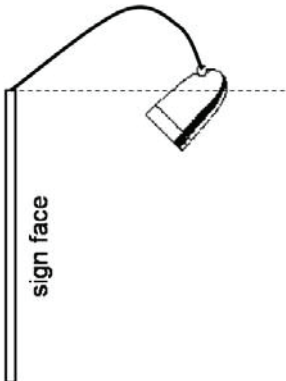
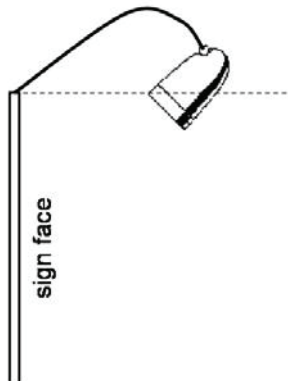
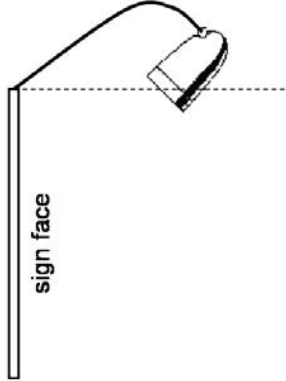
Permitted Sign Illumination

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

A. Standards for Externally Illuminated Signs:

- Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads or properties or into the night sky.
- Lighting for externally illuminated signs must be mounted at the top of the sign (or within 2 feet of the top of a wall mounted sign), except for freestanding monument style signs which may be illuminated by ground mounted lighting.
- Lighting shall consist of no more than four (4) individual fixtures (or lamps) per sign face and produce a maximum of 40,000 lumens per fixture.
- All sign lighting shall be included in the calculation of total light output.
- Table 8-1 shows permitted external sign lighting configurations.

Table 8-1

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

B. Standards for Internally Illuminated Signs:

- Only sign text areas and logos may be illuminated on an internally illuminated sign.
- Internally illuminated signs shall use semi-opaque materials for sign text and logos such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign text and logos. Non-text portions of the sign (e.g., background and graphics other than the logo) shall be made of completely opaque material.

C. Standards for Backlit Signs:

- The light source shall not be visible.
- Backlit signs shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around sign copy are allowed.

D. Standards for Illuminated Window Signs

- Businesses may display a maximum of two (2) illuminated window signs positioned to be primarily visible outside the business structure.
- Illuminated window signs shall not exceed four (4) square feet in area.
- Illuminated window signs shall not be illuminated when the business is closed.

Outdoor Lighting

- Encourage outdoor lighting practices that will minimize light pollution, glare, light trespass and sky glow to curtail the degradation of the nighttime visual environment;
- Prevent lighting nuisances on properties located in and adjacent to Grand County;
- Promote energy conservation;
- Improve night-time safety, utility, security, and productivity;
- Develop an attractive nighttime appearance in the County;

- F. Minimize lighting health risks arising from inappropriate quantities and qualities of lighting;
- G. Prevent unnecessary or inappropriate outdoor lighting;
- H. Minimize nighttime impacts on nocturnal wildlife;
- I. Facilitate the economic development potential of astro-tourism, and the enhancement of the visitor experience in the Moab Area;
- J. Maintain the rural atmosphere of the County; and
- K. Encourage quality outdoor lighting through the use of efficient bulbs and light sources, fully shielded light fixtures, and limits on the location and uses of outdoor lighting.

Scope and Applicability

- A. All lighting should be consistent with and promote the Purposes set forth in Section [6.6.1].
- B. All exterior outdoor lighting installed after the effective date of this section in all zones in the County shall conform to the requirements established by this section. This Section does not apply to indoor lighting.
- C. All existing outdoor lighting that does not meet the requirements of this Section and is not exempted by this Section shall be considered a nonconforming use or part of a nonconforming structure subject to the five (5) year amortization schedule outlined in Section [6.6.10(B)(3)] of this LUC.

Definitions

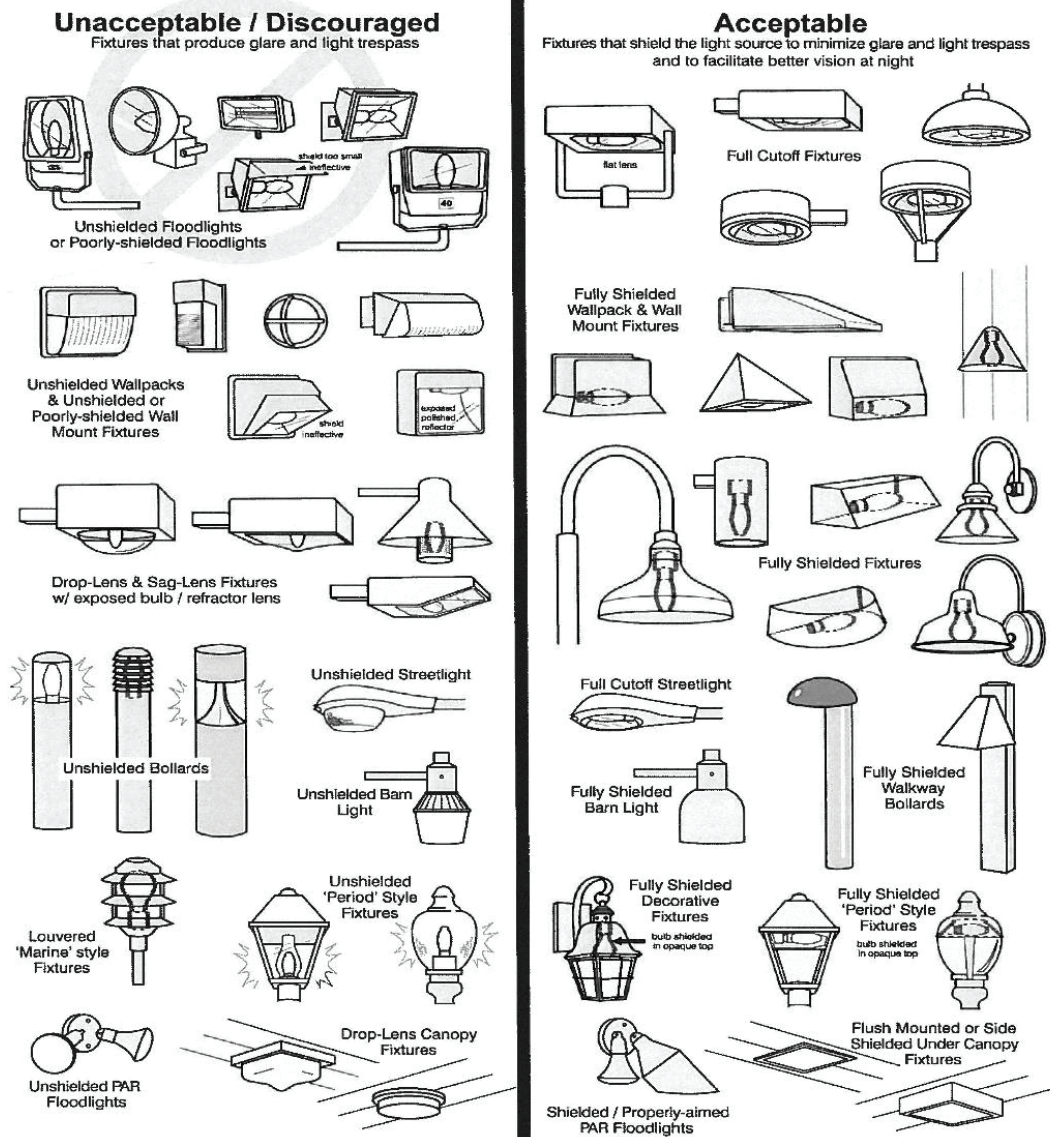
- A. “Accent or Architectural Lighting” means lighting of building surfaces, landscape features, statues, and similar items for the purpose of decoration, ornamentation, creation of visual hierarchy, sense of liveliness, or other purpose unrelated to safety, business operation, or essential lighting function.
- B. “Backlight” means all the light emanating behind a luminaire.
- C. “B.U.G. Rating” means backlight, up-light, and glare rating, which exists on a scale of zero to five (0 to 5) and describes the light output of a luminaire.



Image by City of Ft. Collins, Colorado (permission must be obtained)

- D. "Correlated Color Temperature" (CCT) is a specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below 3,000 K are usually considered "warm" sources, while those with a CCT above 3,000 K are usually considered "cool" in appearance.
- E. "Direct Illumination" means illumination resulting from light emitted directly from a bulb, luminary, or reflector. This does not include light reflected from other surfaces such as the ground or building faces.
- F. "Fixture" means a complete lighting unit consisting of a lamp or lamps together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply."

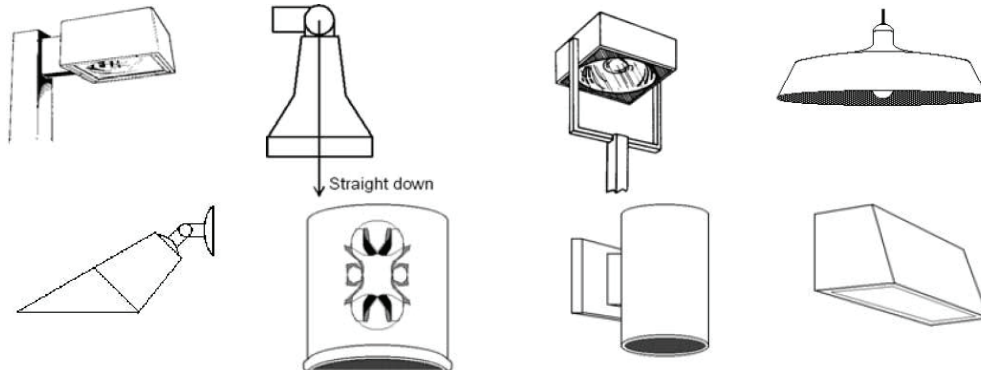
Examples of Acceptable / Unacceptable Lighting Fixtures



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

Used by permission

- G. "Floodlight" means a fixture or bulb designed to "flood" an area with light. A specific form of bulb or fixture designed to direct its output in a specific direction. Such bulbs are often designated by the manufacturer and are commonly used in residential outdoor lighting.
- H. "Fully Shielded Fixture" means an outdoor light fixture constructed and mounted so that the installed fixture emits no light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero (0). Fully shielded light fixtures must be shielded in and of themselves. Surrounding structures, like canopies, are not to be considered when determining if the fixture is fully shielded. Fully shielded fixtures must be appropriately mounted so that the shielding prevents light from escaping above the horizontal plane and all light is directed downward.



Examples of fully shielded light fixtures

- I. "Glare" means the visual sensation caused by excessive brightness and which causes annoyance, discomfort, or a disability loss in visual performance or visibility.
- J. "Internally Illuminated" as it relates to signs, means any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.
- K. "Light Pollution" means any adverse effect of manmade light. Often used to denote "sky glow" from developed areas, but also includes glare, light trespass, visual clutter and other adverse effects of lighting.
- L. "Light Source" means the part of a lighting fixture that produces light, e.g. the bulb, lamp, or chips on board.
- M. "Light Trespass" means any light that falls beyond the legal boundaries of the property it is intended to illuminate.

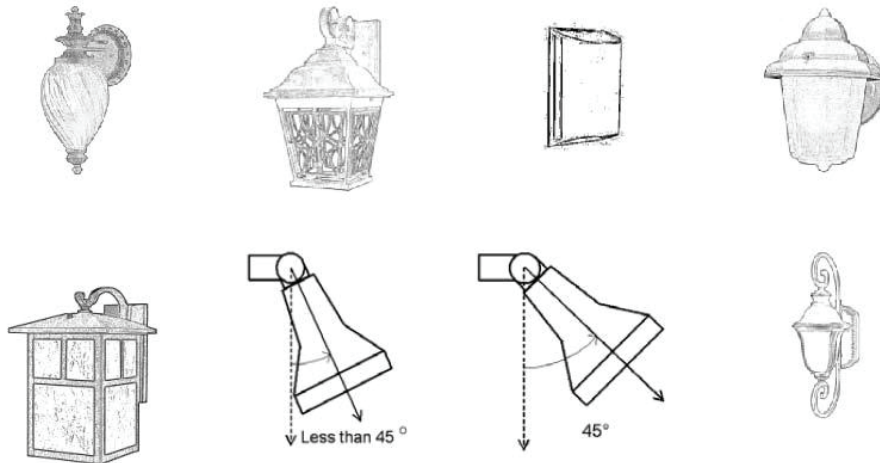


- N. "Lumen" means a unit of luminous flux equal to the light emitted by a uniform point source of one candle intensity. Lumens refers to the amount of light emitted by a bulb (more lumens equals brighter light).

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

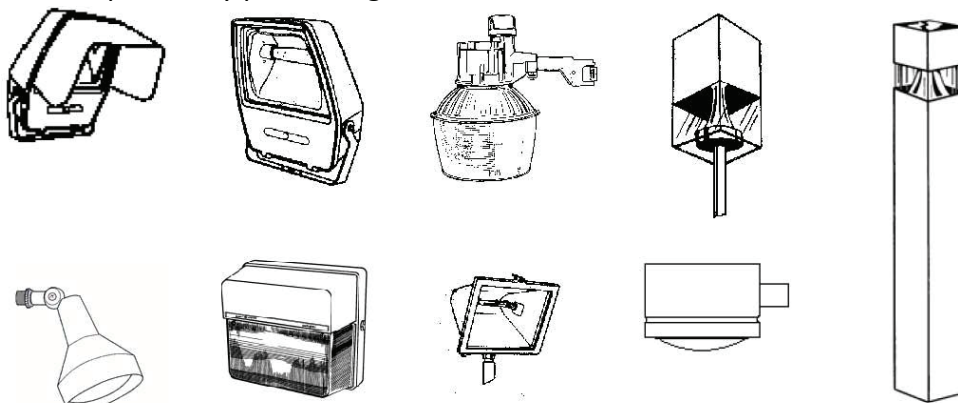
Common relationships between bulb types, wattages and lumen levels

- O. "Luminaire" means the same as "fixture."
- P. "Manufacturer's Catalog Cuts" means a publication or other printed material of a bulb or lighting manufacturer offering visual and technical information about a lighting fixture or bulb.
- Q. "Developed Acre" means the proportionate amount of an acre (43,560 square feet) of land that is converted from raw, undeveloped land into land associated with the permitted principal and accessory uses occurring on a parcel. This includes building footprints, private roads, parking lot surface areas, designated recreational areas, walking paths, stormwater detention and retention facilities, and other lands clearly related to the permitted uses on a parcel. Present and future public rights-of-way, lands with natural slopes greater than 30 percent, jurisdictional wetlands, lands in the 100 year floodplain, public drinking water supply water sources (recharge areas for the aquifer in the Glen Canyon Formation), lands affected by immitigable geo-hazards, riparian habitats, archeological sites, and required open space shall not be included in the calculation of developed acreage.
- R. "Outdoor Light Fixture" means a complete lighting unit consisting of a lamp(s) and ballast(s) (when applicable), together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. Also known as a luminaire, or simply as a fixture.
- S. "Partially Shielded Light Fixture" means an outdoor light fixture constructed and mounted so that the installed fixture emits most of its light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight (U) and backlight (B) ratings are greater than zero (0). Light emitted at or above the horizontal plane (sideways or upwards) shall arise solely from incidental decorative elements or strongly colored or diffusing materials such as colored glass or plastic. Fixtures using spot or flood lamps are considered partially shielded if the lamps are aimed no higher than 45 degrees above the vertical plane beneath the fixture.



Examples of partially shielded lighting fixtures

- T. "Recreational Lighting" means lighting used to illuminate sports fields, ball courts, playgrounds, or similar outdoor recreational facilities.
- U. "Skyglow" means the brightening of the nighttime sky resulting from the scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one's ability to view the nighttime sky.
- V. "Spotlight" means a fixture or bulb designed to light a small area very brightly. See definition of Floodlight.
- W. "Total" means the sum of shielded and unshielded light.
- X. "Total outdoor light output" means the total amount of light measured in lumens from all bulbs installed in outdoor lighting fixtures. For bulb types that vary in light output as they age (such as fluorescent and high intensity discharge (HID) bulbs), the initial lumen output as defined by the manufacturer shall be the lumen value used.
- Y. "Tower" means any monopole, antenna, or the like that exceeds eighteen feet (18') in height.
- Z. "Unshielded Fixture" means a fixture that has no shielding at all that would otherwise specifically prevent light emission above the horizontal.



Examples of unshielded light fixtures

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

Fully Shielded Fixture Requirements

- A. Unless specifically exempted by this Section, all outdoor lighting shall use fully shielded fixtures and shall be installed so light is directed downward with no light emitted above the horizontal plane of the fixture. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero (0).



- B. In order to qualify as a "fully shielded" fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as fully shielded. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover, or other similar cover does not qualify as fully shielded.
- C. Fixtures must not be placed at a location, angle, or height that directs illumination outside the property boundaries where the light fixtures are located.
- D. Notwithstanding the exemptions in Section 6.6.4.E, all residential and commercial luminaires shall be fully shielded within twenty-five (25) feet of adjacent residential property lines.
- E. Exemptions to Fully Shielded Fixture Requirements:
- All lights exempted by this section shall be included in the calculation for total light output.
 - Fixtures having a total light output less than one thousand (1,000) lumens are exempted from the fully shielded requirement provided the following criteria are met:
 - The fixture has a top that is completely opaque such that no light is directed upwards.
 - The fixture has sides that completely cover the light source and are made of opaque or semi-opaque material. Fixtures with opaque sides may have incidental decorative perforations that emit small amounts of light. Semi-opaque material such as dark tinted glass or translucent plastic may be used

if the light source is not discernable behind the material. Completely transparent materials, such as clear or lightly tinted colored glass, are not allowed.

- The light source must not be visible from any point outside the property on which the fixture is located.
- Spotlights controlled by motion sensors having a light output less than one thousand (1,000) lumens per lamp are exempted from the fully shielded requirement provided:
 - The fixture is a spotlight or other type of directed light that shall be directed straight down; and
 - The fixture must not be placed in such a manner that results in illumination being directed outside the property boundaries where the light fixtures are located.
 - Lights controlled by motion sensors shall not be triggered by movement or activity located off the property on which the light is located.
- Pathway lights less than eighteen inches (18") in height are exempted from the fully shielded fixture requirement, if the total light output from each pathway light is less than three hundred (300) lumens.
- Temporary exterior lighting intended as holiday or seasonal decorations displayed between November 15 and the following January 15, provided that individual lamps do not exceed 70 lumens and neither cause light trespass nor interfere with the reasonable use and enjoyment of any other property.
- Traffic control signals and devices.
- Temporary emergency lighting in use by law enforcement or government agencies or at their direction.
- The lighting of federal or state flags, provided that the light is a top-down and narrow beam aimed and shielded to illuminate only the flag.

Total Light Output

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

- In residential zones, partially and unshielded lighting on a property shall not exceed 1,000 lumens per lot and shall be included in the total outdoor light output calculation.
- Residential units used for overnight accommodations or other commercial uses shall comply with the residential standards for total light output.

Lighting Hours

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

Lighting Color

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

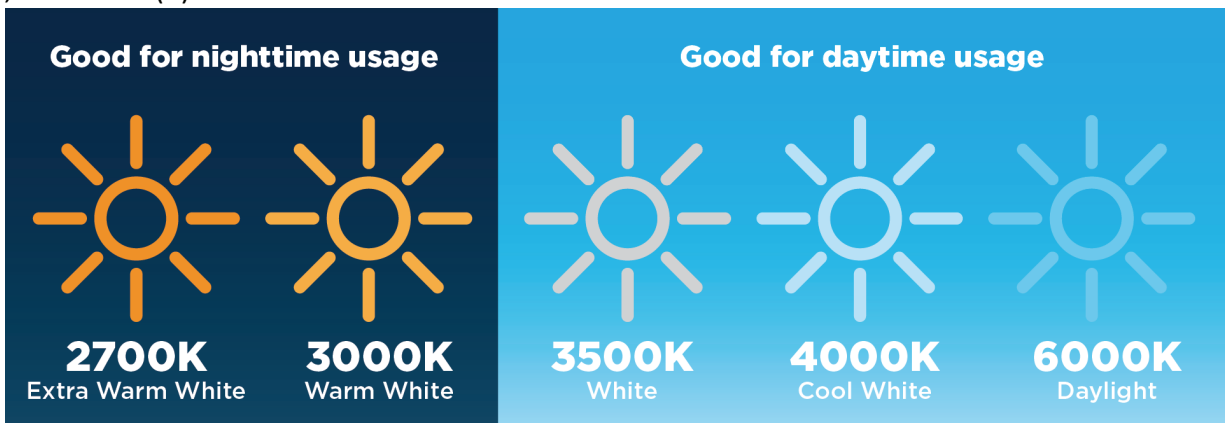


Image by City of Ft. Collins, Colorado and used here with permission.

Specialized Outdoor Lighting Conditions and Standards

- A. Gas station canopies may be illuminated provided all light fixtures are mounted on the undersurface of the canopy and all light fixtures are fully shielded. Merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture.
- B. Roadway and streetlights are prohibited unless recommended by the County engineer or required by UDOT to provide for the safety of the public. When deemed necessary, streetlights shall utilize lamp types that are fully shielded luminaires that minimize sky glow, light trespass, and other unintended impacts of artificial lighting. All streetlights shall utilize the lowest illuminance levels acceptable to the County engineer and UDOT.
- C. Parking lots may not utilize spot or flood lighting whether mounted on a post or exterior building wall. The overall height of any light post used to illuminate parking lots in

commercial zones shall not exceed twenty-five feet (25'). All post mounted parking lot lights shall be set back from property lines a distance equal to two and one-half (2.5) times the height of the pole unless an internal or external shield prevents the fixture being visible from outside the property boundaries. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed twenty-five feet (25'). All parking lot lighting shall use fully shielded downward directed fixtures. Internal or external shields shall prevent the fixture being visible from outside the parking lots.

- D. Outdoor recreation areas or athletic fields at publicly owned facilities may use illumination to light the surface of play and viewing stands and for the safety of the public. The following standards shall apply to outdoor recreation area or athletic field lighting:
- The recreational lighting does not exceed illuminance levels for class IV sports lighting set by the Illuminating Engineering Society of North America.
 - The recreational lighting provides illuminance for the surface of play and viewing stands, and not for any other areas or applications.
 - Off-site impacts of the lighting will be limited to the greatest practical extent possible
 - The lighting for areas or applications outside the surface of play and viewing stands shall conform to all provisions in this Section.
 - The recreational or athletic facility shall extinguish lighting exempted by this section no later than 10:00 pm or one hour after the end of play, whichever is later.
 - The recreational lighting shall have timers that automatically extinguish lighting to ensure lights are not left on after the curfew or when the facilities are not in use.
- E. Outdoor amphitheatres may use illumination to light the performance area of the amphitheater and for the safety of the public. The following standards apply to all amphitheater lighting:
- Lighting used to illuminate the performance area must be either directed spotlighting or fully shielded lighting. If directed spotlighting, the light source must be located and designed such that it is not visible beyond the property boundaries.
 - Lighting used to illuminate the performance area may only be turned on during performances or rehearsals.
 - Lighting used to illuminate the seating areas, pathways, and other areas of the amphitheater must meet all standards of this Section.
- F. Special events may use illumination to light the event area and for the safety of the public. The following standards apply to all amphitheater lighting:
- Lighting used to illuminate the event area must be either directed spotlighting or fully shielded lighting. If directed spotlighting, the light source must be located and designed such that it is not visible beyond the property boundaries.
 - Lighting used to illuminate the event area may only be turned on during the hours event activities are open to the public or paying guests.
 - Lighting used to illuminate the seating areas, pathways, and other areas of the event must meet all standards of this Section.
- G. All illuminated signs shall comply with the standards of Section 6.5.

Application and Review Procedures

A. Lighting Plan

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

Approval Procedure

- A. The lighting plan for all new development shall be submitted for approval concurrent with the associated application process.
- B. A certificate of occupancy shall not be issued until such time as the property is subject to a post installation nighttime inspection by the Planning and Zoning Administrator or other county staff.

Amortization of Nonconforming Outdoor Lighting

- A. San Juan County shall require the termination of use of any and all nonconforming outdoor lighting fixtures, structures, lamps, bulbs or other devices that emit or generate light which are not otherwise exempted by this ordinance, pursuant to the amortization schedule contained in this ordinance.
- B. All outdoor lighting legally existing and installed prior to the effective date of this Section, and which is not otherwise exempted, shall be considered nonconforming and shall be brought into compliance by the property owner as follows:
 - Immediately as a condition for approval upon application for a building permit, sign permit, conditional use permit, new (nonrenewal) business license, site plan review or similar County permit or review.
 - Immediately in the case of damaged or inoperative nonconforming lighting upon replacement or repair.
 - Within five (5) years from the effective date of this Section for all other outdoor lighting.

Chapter 9 Spanish Valley Sign and Display Requirements

An Ordinance Creating the *Spanish Valley Sign Requirements* of the San Juan County Land Use Ordinance for the purpose of managing the design and implementation of signs and displays in the non-federal lands in northernmost portion of the San Juan County Spanish Valley. The ordinance applies to all lands in the Spanish Valley, as indicated in the Spanish Valley Zoning Map.

Purpose

Definitions

Application and Enforcement

Specific Regulations by Spanish Valley Zoning District

Design Standards for Commercial Signs

General Conditions

Maintenance of Legal Non-conforming Signs

Non-conforming Signs

Prohibited Signs

Variances and Appeals

Safety and Livability Considerations

Purpose

It is in the best interest of the health, safety and welfare of the citizens of San Juan county and the Spanish Valley to regulate signage and advertising, the following regulations are created to

- eliminate potential hazards to motorists and pedestrians; to encourage signs which are integrated with and harmonious to the buildings, setting and sites which they occupy;
- encourage legible signage through the use of excessive and confusing sign displays, thus reducing driver inattention;
- preserve and improve the appearance of the Spanish Valley as a place in which to live and to work, and to create an attraction to non-residents who come here to visit or trade;
- allow each individual business to clearly identify itself and the goods and services which they offer; to safeguard and enhance property values; and
- protect public and private investment in buildings and open space; and

Definitions

The change or rearrangement in the structural part of its design, whether by extending on a side, increasing in area, width or height, or moving from one location or position to another.

Awning

A roofed structure constructed of fabric or metal placed so as to extend outward from the building providing a protective shield for doors, windows and other openings with supports extending back to the building, supported entirely by the building.

Building, Front Line of

The line of that face of the building or structure nearest the front line of the lot. This face includes sun parlors, bay windows, covered and/or uncovered porches, whether enclosed or unenclosed, but does not include uncovered steps less than four feet (4') above grade and eaves overhanging less than two feet (2').

Building Line

A vertical surface intersecting the ground along a line at which the front of the building occupies the lot on which it is constructed.

Code Enforcement Officer

The appropriate officer(s) employed by the San Juan County authorized to enforce this chapter.

Electronic Message Center (EMC)

Any sign, or portion thereof, that displays electronic images, graphics or pictures, with or without textual information. Such a sign has the capability of being changed or altered by electronic means on a fixed display screen composed of a series of lights, including light emitting diodes (LEDs), fiber optics, plasma displays, light bulbs, or other illumination devices within the display area where the message is displayed. EMS includes computer programmable, microprocessor controlled electronic or digital displays.

Electronic Message Sign View Area

The view area for any EMS shall be measured as follows: beginning from the outside edge of the sign face, measure one hundred fifty feet (150') to each side, then measure at a ninety degree (90°) angle three hundred feet (300') in the direction that the sign is facing, and ninety degree (90°) angle until the two (2) lines intersect.

Face of Sign

The entire area of a sign upon, against or through which any copy, electronic images, graphics or pictures, with or without textual information is placed.

Lot, Corner

A lot abutting on two (2) intersecting or intercepting streets, where the interior angle of intersection or interception does not exceed one hundred thirty-five degrees (135°).

Marquee

A sign designed and constructed for the purpose of changing the message regularly by movable letters or electric means.

Monument Sign

A sign whose base is approximately seventy-five percent (75%) of the width of the sign and is permanently set on the ground and has an opaque pedestal as part of the sign foundation

which conceals any pole support. Upon approval of the community development director, and where pole supports are not visible, the opaque pedestal may be omitted.

Nonconforming Sign

A sign or sign structure or portion thereof lawfully existing at the time this chapter or amendment thereto, became effective, which does not conform to all height, area and yard regulations prescribed in the zone in which it is located, or other regulations of this chapter.

Point of the Beginning or End of Pavement Widening

Ending of pavement widening is that point when the pavement of an interstate highway acceleration or entrance lane fully narrows to the normal width of the main travel lanes. Beginning of pavement widening is that point when the pavement of an interstate highway deceleration or exit lane begins to widen from the normal width of the main travel lanes.

Sign

Means and includes every advertising message, announcement, declaration, demonstration, display, illustration, insignia, surface, object, device, medium, conveyance or space erected or maintained in view of the observer thereof for identification, advertisement or promotion of the interests of any person, entity, product or service. The definition of “sign” shall also include the sign structure, supports, lighting system and any attachments, ornaments or other features used to draw the attention of observers. This does not include any flag, badge or ensign of any government or governmental agency erected for and used to identify said government or governmental agency.

Sign, A-frame

A temporary and/or movable sign constructed with two (2) sides attached at the top so as to allow the sign to stand in an upright position.

Sign, Animated

A sign which involves motion or rotation of any part by mechanical or artificial means or displays flashing or intermittent lights, time, temperature and electronic type message center.

Sign Area

The area of a sign that is used for display purposes, excluding the minimum frame and supports. In computing sign area, only one side of a back to back or double faced sign covering the same subject shall be computed when the signs are parallel or diverge from a common edge by an angle of not more than forty-five degrees (45°). In relation to signs that do not have a frame or separate background, sign area shall be computed on the basis of the least rectangle, triangle or circle large enough to frame the display.

Sign, Electronic Display Screen

Any sign or portion of a sign that displays an electronic image or video, which may or may not include text. This definition includes television screens, plasma screens, digital screens, flat screens, LED screens, video boards, and holographic displays.

Sign, Electronic Message Center

Any sign or portion of a sign, that uses changing lights to form a sign message or messages in text form wherein the sequence of messages and the rate of change is electronically programmed.

Sign, For Sale

A temporary sign placed on a lot offering that specific property for sale, lease or rent, and limited to twelve (12) square feet in sign area. The on premises sign may advertise a model home or open house.

Sign, Freestanding

A sign supported by a fixed permanent frame or support in the ground.

Sign, Illuminated

A sign which has characters, letters, figures, designs or outlines illuminated by electric lights or luminous tubes as a part of the sign proper.

Sign, Lighted

A sign made legible in the absence of daylight by devices which reflect or project light upon it.

Sign, Low-Profile

On premises or identification signs having a maximum height of six feet (6'), incorporated into some form of landscape design scheme or planter box.

Sign, Off-Premises

advertising sign which directs attention to a use, product, commodity or service not related to the premises.

Sign, Projecting

A sign attached to a building or other structure and extending in whole or in part more than twenty four inches (24") beyond any wall of the building or structure.

Sign, Property

A sign related to the property upon which it is located and offering such property for sale or lease, or advertising contemplated improvements, or announcing the name of the builder, owner, designer or developer of the project, or warning against trespassing.

Sign, Roof

A sign erected partly or wholly on or over the roof of a building, including ground supported signs that rest on or overlap a roof twelve inches (12") or more.

Regulations and Enforcement

A. *Compliance Required:*

Except as provided in this chapter, no sign shall be erected, raised, moved, extended, enlarged or altered, or have the text of the sign changed, except in conformity with the regulations herein specified for the zone in which it is located.

B. *Construction Standards:*

All signs hereinafter erected in the county shall comply with current standards of the national electrical code, all provisions of this chapter and other applicable ordinances of the county. All component parts shall be equal to Underwriters Laboratories labeled products.

C. *Enforcement:*

The code enforcement officer shall be vested with the duty of enforcing the zoning ordinance and in performance of such duty, he shall be empowered and directed to:

1. *Issue Permits:* Issue permits to construct, alter or repair signs which conform to the provisions of this chapter.
2. *Determine Conformance:* Ascertain that all signs, construction and all reconstruction or modification of existing signs are built or constructed in conformance to the zoning ordinances, building restrictions and building codes.
3. *Issue Citations and Complaints:* Issue citations and/or complaints against violators of this chapter.

D. *Inspections:* The code enforcement officer shall make an initial inspection upon the completion of construction, erection, re-erection or remodeling of any sign for which a permit has been issued and an inspection request is made.

E. *Sign Classification:* Every sign erected or proposed to be erected within the county shall be classified by the code enforcement officer in accordance with the definitions of signs contained in **Penalties** section of this chapter. Any sign which does not clearly fall within one of the classifications shall be designated to the classification that it most nearly approximates in the opinion of the code enforcement officer in view of its design, location and purpose.

F. *Legal Action:* The code enforcement officer shall be empowered to institute appropriate action or proceedings in any case where any sign is erected, constructed, altered, repaired, converted or maintained, or in any case where any sign is used in violation of any county ordinance, including, but not limited to, the zoning ordinance, to accomplish the following purpose: 1) to prevent such unlawful erection, construction, reconstruction, alteration, repair, conversion, maintenance or use; and 2) to restrain, correct or abate such violation.

1. *Issue Notice of Violation:* The code enforcement officer will cause a notice of violation to be issued to the person having charge or control or benefit of any sign found by him to be unsafe or dangerous or in violation of the zoning ordinances of the county.

2. *Abate And Remove Unsafe Or Dangerous Sign:* If an unsafe or dangerous sign is not repaired or made safe within five (5) working days after giving said notice, the code enforcement officer shall have the right to at once abate and remove said sign, and the person having charge, control or benefit of any such sign, shall pay to the county within thirty (30) calendar days after written notice is mailed to such person, the costs incurred in such removal.
 3. *Abate And Remove Illegal Sign:* If an illegal sign is not made conforming within thirty (30) calendar days after giving said notice, the code enforcement officer shall have the right to at once abate and remove said sign, and the owner or person having charge, control or benefit of any such sign, shall pay to the county within thirty (30) calendar days after written notice is mailed to such person, the costs incurred in such removal.
 4. *Immediate Removal Authorized:* In the case of an unsafe or illegal sign that is either an immediate hazard or whose primary purpose will have been served, at least in part, before the expiration of the notice period required herein, the code enforcement officer may effect an immediate removal without notice, subject to a subsequent right of hearing by the person receiving benefits therefrom.
 5. *Notice Of Non-maintained Abandoned Sign:* The code enforcement officer shall require each non-maintained or abandoned sign to be removed from the building or premises when such sign has not been repaired or put into use by the owner, person having control or person receiving benefits of such structure within thirty (30) calendar days after notice of non-maintenance or abandonment is given to the owner, person having control or person receiving benefit of such structure.
 6. *Notification:* Notification by the county to persons having charge or control or benefit of any sign found by the code enforcement officer to be unsafe or dangerous or in violation of the zoning ordinance of the county and where the county is contemplating removal of said sign, shall be accomplished by the county utilizing written notice sent according to the administrative code enforcement ordinance.
 7. *Penalty as Alternative:* The code enforcement officer shall have discretionary right to enforce removal or alteration of an unsafe or illegal sign by applying the penalty as provided in the **Penalties** section of this chapter as an alternative to the abatement procedures as provided.
- G. *Right of Appeal:* Any person who has been ordered by the code enforcement officer to alter or remove any sign, or any person whose application for a sign permit has been refused, may appeal to the Planning Commission by serving a written notice to the county within ten (10) days of the order of the code enforcement officer. Such notice shall be considered by the Planning Commission at its next regularly scheduled meeting. Upon filing of said notice of appeal, the code enforcement officer shall take no further action with regard to the removal of the sign involved until the final decision of the Planning Commission on the appeal is known, unless the code enforcement officer finds that the sign involved, by reason of its condition, presents an immediate and serious danger to the public, or comes within the provisions of subsection F4 of this section, in which case he shall proceed immediately as provided in this chapter.

- H. **Application Requirements:** All applications for sign permits shall be accompanied by a plan and elevation drawing. The drawings shall be provided digitally in PDF format in a minimum 8 1/2" x 11" format. The plat information shall include sufficient information so that the code enforcement officer can determine whether the proposed sign conforms with the provisions of this chapter.
1. *Plot Plan Requirements:* Specifically, the plat shall show the size of the sign and its location relationship to the following features of the site:
 - Property lines;
 - Existing and proposed buildings or other structures;
 - Control curbs;
 - Parking areas.
 2. *Elevation Drawing Requirements:* Specifically, the elevation drawing shall show the following information:
 - Type of sign;
 - Sign display;
 - Sign height;
 - Sign area.
- I. *Sign Permit Required:* It shall be unlawful for any person, whether acting as owner, occupant or contractor, or otherwise, to erect, construct, reconstruct, enlarge, locate or alter any sign within the county without first obtaining a sign permit from the county unless exempted from this requirement in this chapter.
- J. *Fee Schedule:* A fee as established by the County Commission shall be paid to the county for each sign permit issued under this chapter. The fee will cover the cost of issuance, including the inspection tag.

Specific Regulations by Specific Spanish Valley Zoning District

No person shall install or maintain any sign in the county in the following Spanish Valley Zoning District except as herein provided. Signs not allowed in the following subsections are specifically prohibited:

A. *Spanish Valley Residential District*

The following provisions regulate signs in the *Spanish Valley Residential District*.

1. *Low Profile Signs:* Two (2) permanent low profile identification signs which state the official name of the residential subdivisions with will be allowed for residential developments; provided, that these signs conform to the following regulations:
 - Shall be located at the entrance of the residential subdivision and be a minimum of ten feet (10') from front property lines.
 - Shall be incorporated into a landscape design scheme.
 - Shall be limited to a maximum of three feet (3') in height from finished grade.
 - Shall be limited to sixteen (12) square feet in area for each sign.
 - Shall be limited to only two (2) signs per subdivision.
 - Shall contain no animation.
 - May not be illuminated.

2. *Promotional Signs for Residential Developments:* Promotional signs shall be allowed for residential developments to promote, market and advertise the entire development offering the property for sale and providing pertinent sales information to the public. Promotional signs are not allowed for the sale of individual lots, homes, or a portion of the development.
 - Signs shall not exceed six feet (6') in height and must be located within the boundaries of the development a minimum of ten feet (10') from a street, shall not project into or be installed on any public right-of-way and shall not be located within required intersection clear view zones. The signs shall be temporary and shall be removed when all original lots have been sold.
 - Residential developments may have up to two (2) signs offering the project for sale or inspection by the public.
3. *Property Signs; For Sale, Lease, Or Rent:* One temporary on-premises sign identifying the lot or offering the premises for sale, lease, rent, or inspection by the public is permitted and shall not exceed twelve (12) square feet in size. Such sign may be double faced or may be a movable freestanding sign and includes advertising for a model home or an open house at the premises.

B. *Spanish Valley Planned Community, Highway Commercial and Flex Districts*

The following provisions regulate signs apply to residential developments in the *Spanish Valley Planned Community and Flex Districts*.

1. *Low Profile Signs:* Two (2) permanent low profile identification signs which state the official name of the residential subdivisions with will be allowed for residential developments; provided, that these signs conform to the following regulations:
 - Shall be located at the entrance of the residential subdivision and be a minimum of ten feet (10') from front property lines.
 - Shall be incorporated into a landscape design scheme.
 - Shall be limited to a maximum of three feet (3') in height from finished grade.
 - Shall be limited to sixteen (12) square feet in area for each sign.
 - Shall be limited to only two (2) signs per subdivision.
 - Shall contain no animation.
 - May not be illuminated.
2. *Promotional Signs for Residential Developments:* Promotional signs shall be allowed for residential developments to promote, market and advertise the entire development offering the property for sale and providing pertinent sales information to the public. Promotional signs are not allowed for the sale of individual lots, homes, or a portion of the development.
 - Signs shall not exceed six feet (6') in height and must be located within the boundaries of the development a minimum of ten feet (10') from a street, shall not project into or be installed on any public right-of-way and shall not be located within required intersection clear view zones. The signs shall be temporary and shall be removed when all original lots have been sold.

- Residential developments may have up to two (2) signs offering the project for sale or inspection by the public.
3. *Property Signs; For Sale, Lease, Or Rent:* One temporary on-premises sign identifying the lot or offering the premises for sale, lease, rent, or inspection by the public is permitted and shall not exceed twelve (12) square feet in size. Such sign may be double faced or may be a movable freestanding sign and includes advertising for a model home or an open house at the premises.

The following provisions regulate signs located in non-residential developments in *Planned Community, Highway Commercial and Flex Districts*

1. *Freestanding Signs:* Freestanding signs are permitted subject to the following provisions:
- *Number:* Each parcel of property or commercial complex may have one freestanding sign. One additional freestanding sign is permitted if the property or complex has more than three hundred feet (300') of frontage on a dedicated public street. Where two (2) or more freestanding signs are constructed, they shall be separated by at least one hundred feet (100'). The second pole sign shall not be higher than seventy percent (70%) of the allowed height of the first sign. A third freestanding sign is allowed for properties with more than six hundred feet (600') of frontage on a dedicated street. The fourth freestanding sign, or additional freestanding signs, must be approved by the Planning Commission.
 - *Location:* Freestanding and projecting signs shall not project into or over any public street right-of-way. Projecting signs may project a maximum of four feet (4') from the building provided such projecting sign has a minimum ground clearance of ten feet (10') over any sidewalk or street right-of-way. Also, awning signs within the downtown historic district may project over the street right-of-way provided there is a minimum ground clearance of eight feet (8').
 - *Height:* Freestanding signs shall not exceed the following heights:
 - Signs located within five hundred feet (500') of US-191 shall not exceed thirty-feet (30') in height.
 - Where two (2) or more pole type signs are allowed, subsequent signs shall not exceed seventy percent (70%) of the allowed height of the main sign.
 - The height of signs located on all other streets shall not exceed ten feet (10') from the adjacent natural grade.
 - Where the natural grade at the sign location is below the curb elevation, the height may be measured from the curb height, provided the overall sign height is not increased by more than five feet (5'), and the sign is within thirty feet (30') of the curb or right-of-way boundary.
 - *Size:* The area of freestanding signs shall not exceed the following:
 - Single tenant freestanding signs within 500' of US-191 shall not exceed seventy-five (75) square feet or one square foot of sign area per linear foot of

street frontage up to one hundred twenty (120) square feet maximum per sign face.

- Multi-tenant signs may have one and one-half (1 1/2) square feet of sign area per linear foot of street frontage up to two hundred (200) square feet maximum. A single multi-tenant sign may be allowed up to three hundred (300) square feet if the following occurs:
 - The sign permit is approved subject to a condition which precludes the installation of another freestanding sign; and
 - The sign area does not exceed one and one-half (1 and 1/2) square feet per linear foot of street frontage. US-191 may have two (2) square feet of sign area per linear foot of street frontage, up to three hundred (300) square feet maximum.
 - On corner lots, the street frontage used to determine size of the primary sign shall be limited to the street upon which the building fronts. Measurement of the street frontage shall include the actual frontage measured to the midpoint of the corner radius. A secondary sign may be allowed on the side street, and its size shall be based on the frontage of the side street.
2. *Animated Signs:* Animated signs are not be permitted
 3. *Entrance and Exit Signs:* One entrance and exit sign shall be permitted at each driveway entering or leaving the premises. Such signs shall not exceed six (6) square feet in area nor be more than four feet (4') in height from the ground.
 4. *Wall Signs:* Wall signs which are permanently attached or painted with a projection of less than twenty four inches (24"), shall be permitted; provided, that the area of any such sign shall not exceed twenty percent (20%) of the face of the front wall to which it is attached, nor more than ten percent (10%) of the face of a side or rear wall; and further provided, that it does not rise above the roofline or parapet wall.
 5. *Property and Project Construction Signs*
 - No more than two (2) signs offering the premises for sale, lease or inspection by the public shall be permitted; provided, that the total area of each sign does not exceed thirty-two (32) square feet. Said signs may be modified to indicate that the property has been sold.
 - A project construction sign or "coming soon" promotional sign of up to sixty-four (64) square feet may be allowed within sixty (60) days of obtaining a building permit for such project. Such sign shall be removed within one year from the date the sign was erected.
 6. *Premises Signs:* Off-premises signs are not be permitted.
 7. *Roof Signs:* Roof signs shall conform to the following provisions:
 - Roof signs shall not be higher than the roofline or parapet wall and shall not be larger than twenty percent (20%) of the wall face of the building.
 - All roof signs shall be installed or erected in such a manner that the support structure or brace is covered and screened from public view to the extent reasonable to do so.
 - Roof signs shall not be animated.

8. *Projecting Signs:* Projecting signs attached to a building shall comply with the following conditions:
- Signs projecting over public property may not project more than four feet (4') from a wall of a building, nor project closer than three feet (3') to the back of the curb. A minimum clearance of ten feet (10') above the sidewalk must be maintained.
 - Signs projecting over private property may not project more than six feet (6') from a wall of a building.
 - Signs shall not extend above the roofline.
 - No more than one projecting sign per tenant space and only at the ground level of the building.
 - The maximum sign area for projecting signs shall be one square foot of sign area for each linear foot of building frontage up to a maximum of thirty two (32) square feet per sign face (64 square feet maximum for both sides of a projecting sign).
9. *Special Standards:* The following special standards for commercial signs shall apply for all signs more than 500' from US-19.
- *Freestanding Signs; Design Standards:* Freestanding signs are hereby limited to monument and low profile pole type signs with the following design standards:
 - *Height:* The maximum height of the sign shall not exceed ten feet (10') from adjacent natural grade. Where the natural grade at the sign location is below the curb elevation, the height may be measured from the curb or adjacent roadway height, provided the overall sign height is not increased by more than five feet (5'), and the sign is within thirty feet (30') of the curb.
 - *Size:* A monument or low profile pole type sign shall be limited in size to seventy-five (50) square feet for properties with up to one hundred feet (100') of frontage on a public road. An additional one square foot of sign area may be allowed for each additional two feet (2') of public road frontage up to a maximum size of one hundred twenty (90) square feet per sign
 - *Location:* Signs must be located on private property and not within any public right-of-way. Signs shall not obstruct visibility at driveway entrance and exits, intersections and other points along the roadway.
 - *Number:* Each parcel of property or commercial complex may have one monument or low profile pole type sign. One additional monument or low profile pole type sign is permitted if the property has more than two hundred feet (200') of frontage on a public street. Where two (2) freestanding signs are constructed, they shall be separated by at least one hundred feet (100'). A third monument or low profile pole type sign is allowed for properties with more than four hundred feet (400') of frontage on a dedicated public street, and a fourth monument or low profile pole type sign is permitted for properties with six hundred (600) or more feet of public road frontage.
 - *Sign Materials:* Sign materials shall be similar to or compatible with the structure which they identify. Signs shall be constructed predominantly of

natural materials such as redwood, ceramic tile, masonry, stucco, stone, weathering steel or materials which simulate the referenced materials.

- *Color:* Bright day-glow or fluorescent colors are prohibited. Letters should provide sufficient contrast to be easily legible. Overall color schemes should complement the color scheme of the building. Registered national trademarks are permitted as part of the sign.

10. *Entrance, Exit Signs; Roof Signs and Projecting Signs:* Entrance and exit signs, wall signs, roof signs and projecting signs are permitted subject to provisions contained elsewhere in this chapter.

Design Standards for Commercial Signs

- A. *Pole Sign Design Standards:* The following design standards are mandatory:
 1. *Sign Cabinets:* Sign cabinets shall be integrated into a uniform sign, rather than added to a pole in an ad hoc manner. The modification or addition of a sign cabinet to an existing pole sign with two (2) or more independent sign cabinets shall be subject to review and approval by the community development director, who may at his/her discretion, refer the permit to the Planning Commission for approval.
 2. *Painted Plywood Signs:* Plywood signs are not permitted for permanent signs, unless approved by the Planning Commission. Sandblasted wood signs are permitted provided they are not higher than ten feet (10'), subject to review and approval by the community development director.
 3. *Cladding:* All poles supporting signs shall be cladded as a means to improve the appearance of the sign by:
 - Proportionately increasing that portion of the structure that anchors the sign to the ground; and
 - Providing a material on the support structure that complements the building architecture.
 - Cladding shall primarily be wood, stucco, brick, or rock, duplicating materials which are used on the main building. Metal products may be used if the metal replicates the appearance of a natural material.
 - Cladding is not required, if in the opinion of the community development director, the sign contains unique elements that result in a creative flair or defines a product or service with unique design, and the cladding would detract from the creativity of the design.
 4. *Pole Transition:* There shall be a transition between the pole and sign it supports, wherein the cladded pole(s) is widened at the base of the sign to at least fifty percent (50%) of the width of the sign it supports. (See exhibit A attached to the ordinance codified herein.) A transition is not required, if in the opinion of county planning staff, the sign contains design elements which serve a similar purpose and results in an aesthetic sign.
 5. *Sign Colors:* The exterior surface of the sign structure and frame (excluding sign face), shall have colors similar to the adjacent building or have earth tone colors including black, browns and grays.

6. *Landscaping:* Landscaping shall be provided at the base of the sign at a ratio of ten (10) square feet for every one-foot (1') of sign width, with fifty percent (50%) of the landscaped area containing live plant material. The plant materials used shall be expected to mature to heights of one foot (1') or greater. Where a hardship can be demonstrated, the Planning Commission may modify or waive this requirement.
 7. *Flag Lots:* Businesses on flag lots (i.e., lots with narrow frontage on a public road compared to overall lot size) may be allowed a pole sign larger than the minimum size of seventy-five (75) square feet, provided the Planning Commission determines that the size of the sign is in harmony with the intent of this chapter and the size is in keeping with the building and lot size.
- B. *Sign Guidelines:* The following guidelines are desired and encouraged, but are not mandatory:
1. *Theme and Plan:* Where feasible, signs shall be incorporated into a landscape theme and be part of an overall design plan for the property. Aesthetic appeal is a high priority.
 2. *Height:* As a general principle, signs should be no higher than the adjacent building for which it advertises. However, along US-191 the sign may be taller than the adjacent building in order to provide better visibility but shall not be higher than the maximum height limits set forth in this chapter.

General Conditions

- A. *Signs Not To Constitute Traffic Hazard:* No sign or other advertising structure shall be erected at the intersection of any streets in such a manner as to obstruct free and clear vision; or at any location where by reason of the position, shape or color, it may interfere with, obstruct the view of or be confused with any authorized traffic sign, signal or device, or which makes use of the words "stop," "drive in," "danger" or any other words, phrases, symbols or characters in such a manner as to interfere with, mislead or confuse traffic. In general, no sign shall be placed within a triangular area with legs thirty feet (30') in length measured along the property lines at a corner.
- B. *Awnings Over Public Property:* Awnings over public property shall conform to all provisions of the International Building Code governing such structures. It shall maintain a minimum eight foot (8') clearance above the sidewalk or public property and shall have no signs affixed to the awnings or their supports.
- C. *Temporary Signs:*
1. Any sign, banner, or advertising display intended to be displayed out of doors for promotional or other temporary use, shall be considered to be a temporary sign and shall be permitted subject to all provisions of this chapter and provisions contained in the county temporary banner policy.
 2. Banners shall be allowed according to the county policy regarding temporary banners. The banner policy is available through the community development department. It shall be the responsibility of the applicant to remove temporary banners upon expiration of the permit period.

- D. *Maintenance*: Every sign shall be kept in good condition as to maintenance and repair, including the replacement of defective parts, repainting and cleaning. The ground space within a radius of ten feet (10') from the base of any ground sign shall be kept free and clear of all weeds, rubbish and inflammable material. The code enforcement officer shall inspect and enforce this pursuant to enforcement requirements of this chapter.
- E. *Sign Removal*: Signs identifying a discontinued use on the property shall be removed from the property within thirty (30) calendar days of the time the use was discontinued and shall thereafter be considered to be abandoned.
- F. *Repair of Building Facade*: A damaged building facade as the result of the removal, repair, replacement or installation of any signs shall be repaired by the property owner within thirty (30) calendar days of the time the use was discontinued.
- G. *Moving to New Location*: No sign erected before the adoption of this chapter shall be moved to a new location on the lot or building, or enlarged, or replaced, unless it be made to comply with provisions of this chapter.
- H. *Ownership*: The imprint of the sign owner and sign erector of all signs shall be in plain and public view. Signs not carrying such an imprint will be presumed to be owned by the person in possession of the property on which the sign is located.
- I. *Lights and Lighted Signs*
See **Spanish Valley Outdoor Lighting and Sign Illumination Standards** for requirements.
- J. *Planned Development Layout Location Signs*: The purpose of the layout sign is to aid emergency personnel and visitors to quickly and efficiently locate a particular address or unit. For planned developments with a common address for multiple units there shall be a permanent sign located at all entrances to the project which:
 - 1. Identifies the development;
 - 2. Clearly shows the project address;
 - 3. Clearly shows the layout of streets and the units with their individual identification number or letter;
 - 4. The sign must be oriented to the view of the reader;
 - 5. Shall be incorporated into a landscape feature or design scheme;
 - 6. The sign shall contain no animation;
 - 7. See **Spanish Valley Outdoor Lighting and Sign Illumination Standards** for lighting requirements
 - 8. The sign shall be placed such that persons in vehicles who are stopped to read the sign will not create a safety hazard.

Maintenance of Legal Non-conforming Signs

Nonconforming signs shall be required to comply with the requirements of this chapter when any change, other than normal maintenance, is made to the sign. Painting or similar sign repair shall be considered normal maintenance; provided, that the sign content remains basically unchanged. Compliance with current setback requirements may be waived by the Planning Commission when the board determines that relocating an existing sign is not practical.

Non-conforming Signs

- A. *Alterations:* A nonconforming sign shall not be raised, moved, replaced, extended or enlarged unless said sign is changed so as to conform to all provisions of this title. "Alterations" shall also mean the changing of the text of the sign when there is a major change in the use of the property. A major change in use occurs whenever the use changes from one of the following land use categories to another office, retail, food/restaurant service, personal service, entertainment, lodging, repairs, institutional, public utility, manufacturing, and warehouse uses. Any major change in use requires any affected nonconforming sign to conform to all the provisions of this title. Alterations shall not be interpreted to include changing the text of a marquee or changing a copy of an off premises sign.
- B. *Restoration:* Nonconforming signs which have been allowed to deteriorate or which have been damaged by fire, collision or any other cause beyond the control of the owner, to the extent of more than sixty percent (60%) of its assessed value shall, if repaired or rebuilt, be repaired or rebuilt in conformity with the regulations of this chapter or shall be removed.
- C. *Unsafe or Dangerous:* The nonconforming nature of a sign shall in no way prevent it from being subject to the provisions of the **Regulations and Enforcement** subsection of this ordinance if it is unsafe or dangerous.

Prohibited Signs

- A. *Signs Attached To Public Property:* No sign, handbill, poster, advertisement or notice of any kind or sort shall be fastened, placed, posted, painted or attached in any way or upon any curbstone, lamppost, telephone pole, telegraph pole, electric light or power pole, hydrant, bridge, tree, rock, sidewalk or street, except signs owned and erected by permission of an authorized public agency as required by law.
- B. *A-Frame and Movable Freestanding Signs:* Portable, temporary A-frame, and movable freestanding signs shall be prohibited. This prohibition applies to signs mounted upon or painted upon vehicles or trailers which are parked primarily for the purpose of calling attention to or advertising a specific business establishment or product.
- C. *Flashing Signs:* Signs which use flashing, blinking, or strobing lights are prohibited. Signs which use subtle lighting changes as part of a video screen, or EMS are permitted.
- D. *Rotating Signs:* Signs which move, rotate, flutter in the wind or make noise are prohibited. Pennants, streamers, and inflatable objects are also prohibited. Temporary banners must be in compliance with the county's policy on banners.
- E. *Permit Exceptions:* Notwithstanding any of the provisions of this chapter, the following signs and operations shall not require a sign permit; however, any of the following signs included in any other section shall conform to the applicable provisions of this chapter:
 - 1. The changing of the advertising copy or message on a marquee, provided no more than fifteen percent (15%) of the marquee surface will advertise off premises land, products or businesses.
 - 2. Painting, repainting, cleaning and normal maintenance and repair of a sign or sign structure unless a substantial structural change is made.
 - 3. For sale, rent or lease signs, advertising real property, that are thirty-two (32) square feet or less in area. Such sign may be double faced.

4. The display of official notices used by any court, or public body, or public official, or the posting of notices by any public officer, in the performance of a duty, or by any person giving legal notice.
5. Directional, warning, exit, parking or similar informational signs of a public or quasi-public nature, provided they have no advertising effect, and signs directed and maintained by an official body or public utility.
6. Any official flag, pennant or insignia of any nation, state, county or other political unit.
7. Nameplates of two (2) square foot maximum area.
8. Bulletin boards not over sixty-four (64) square feet in area for public, charitable or religious institutions where the same are located on the premises of said institutions.
9. Memorial signs or tablets, names of buildings and date of erection, when cut into any masonry surface or when constructed of bronze or other incombustible material.
10. Wall signs that are painted directly on the wall, provided they do not exceed twenty percent (20%) of the face of the wall on which it is painted.

Safety and Livability Considerations

- A *County Nonliability*: The county and its agents shall in no way be liable for negligence or failure of the owner, or the person responsible for any damage caused by defective conditions.

Permit Report

8/1/2025 - 9/10/2025

Permit Date	Owner Name	Building Address	Building CityStateZip	Residential or Commercial	Type of Permit	Description
9/2/2025	SHUMWAY CHANCE E SHUMWAY MARCIA	102 E. North Dude Ranch Rd	Monticello, UT 84535		Miscellaneous	Garage
8/28/2025		4810 Sunny Acres Lane	Moab, UT, 84532		Roofing	Roof, tear off, reroof
8/27/2025	KEY DANNY R KEY MARY R	256 E Lidea Cir	Spanish Valley UT 84532		Solar	roof mounted, grid tied, solar PV, value \$11,988
8/27/2025	KEY DANNY R KEY MARY R	148 E Lidia Cir	Spanish Valley UT 84532		Solar	Roof mounted, grid tied, solar pv, value \$11,988
8/27/2025	KEY DANNY R KEY MARY R	160 S Lidia Cir	Spanish Valley UT 84532	Residential	Solar	Roof mounted, grid tied solar PV, \$11,988
8/27/2025	KEY DANNY R KEY MARY R	360 s lidia cir	spanish valley UT 84532		Solar	roof mounted solar PV, value 11,988
8/25/2025	KNIGHT KENNETH V					
8/25/2025	SMITH COLBY A SLOAN HOLLY	20 Take the Other Rd.	Moab, Utah, 84532		Solar	rooftop solar; addition to existing PV system
8/24/2025	SMITH CLIFFORD L-TRUSTEE	33 E. Burro Pass Road	Moab, UT 84532		New Construction	Garage/Stora ge
8/23/2025	COATES JAY C COATES DONNA	4810 Sunny Acres Lane	Moab, UT 84532		Roofing	N/A
8/21/2025	WILLIAMS THOMAS G					

Permit Date	Owner Name	Building Address	Building CityStateZip	Residential or Commercial	Type of Permit	Description
8/20/2025	BROOKS KAREN LAITRES RONALD E	751 W Blue Mountain Ridge	Monticello Utah 84535		New Construction	Pre Fab Metal building Garage
8/20/2025	MILENSKI EMERSON J-TRUSTEE	1801 East Hwy 46	La Sal, Utah, 84530		Solar	ground mount solar
8/19/2025	SMITH CLIFFORD L-TRUSTEE	33 E. Burro Pass Road	Moab, UT 84532		New Construction	Barndominium
8/19/2025		1895 UT-24	Lyman, Utah 84749		Solar	0
8/18/2025	HASKELL SCOTT HASKELL CHRISTINE	2571 West Deer Park Drive	Monticello		New Construction	Garage
8/15/2025	TNT REAL ESTATE INVESTMENT S LLC	11920 S Hwy 191 STE #1	Moab, UT 84532		Construction w/out Permit	Shower was added
8/15/2025	WINDER JAMES I	32 W MT Peal	Moab UT, 84532		Addition/Remodel	Resident
8/11/2025	BADGER REUBEN J BADGER SHANNON K	47 N. Hang Dog Road	La Sal, UT 84530	Residential	New Construction	Secondary Residence
8/6/2025	BRADSHAW IVOR S BRADSHAW WENDY M	1801 Rollover Rd	La sal, UT, 84530		Manufactured Home-Private Property	To live in

Permit Date	Owner Name	Building Address	Building CityStateZip	Residential or Commercial	Type of Permit	Description
8/5/2025	ASHBURN MARSHA S- TRUSTEE ASHBURN STEVEN J- TRUSTEE	37.800089, - 109.120757	MONTICELLO UTAH 84535		Electrical	CAMP SIGHT FOR CAMP TRAILER TO BE USED 10- 20 DAYS OUT OF THE YEAR, NOT PLANNING ON LIVING THERE, JUST CAMPING. WILL EVENTUALLY BUILD A HOME BUT NOT UNTIL ABOUT 2028

Total Records: 21

9/5/2025