



PLANNING COMMISSION WORK SESSION MEETING
117 South Main Street, Monticello, Utah 84535. Commission Chambers
June 10, 2024 at 5:00 PM

AGENDA

Video call link: <https://meet.google.com/fwh-uiap-kkb>

Or dial: (US) +1 443-402-6685 PIN: 567 339 175#

Welcome / Roll Call

General Business

1. Review of Public Engagement Comments

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

DRAFT (2024-06-07)

FOR PLANNING COMMISSION WORKSHOP PRE-READ ONLY

Item 1.

SAN JUAN COUNTY ZONING UPDATE PUBLIC COMMENT SUMMARY

JUNE 7, 2024



Summary

Text placeholder to be populated with description of public engagement approach and summary of results.

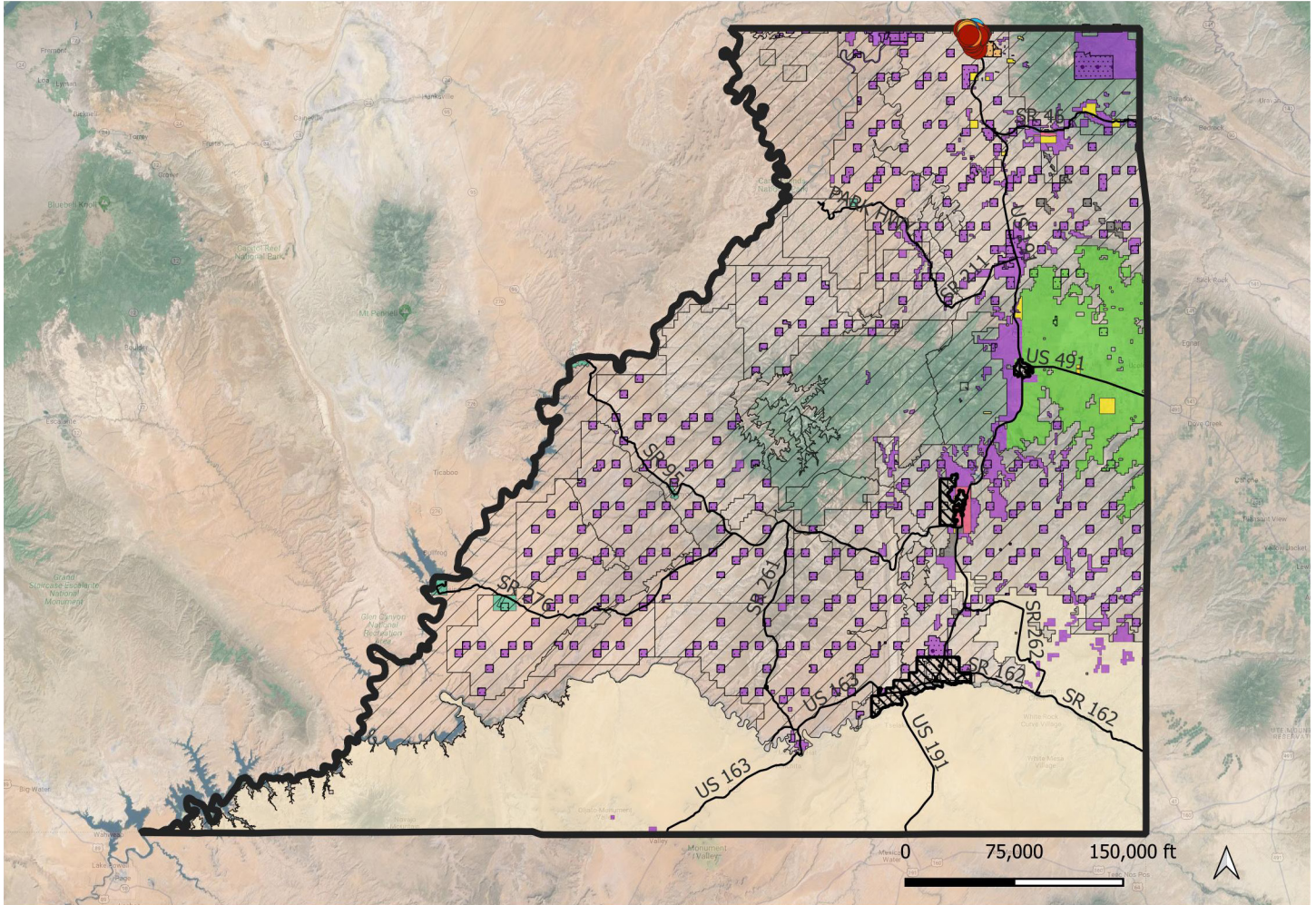
To be completed for Monday June 10, 2024, once public input period is complete (i.e., after June 7, 2024).

All of the following public input maps will also be updated with any additional comments submitted after noon on June 7.



Online Public Input Results

Countywide Summary Map of Positive Feedback on County Zoning Updates

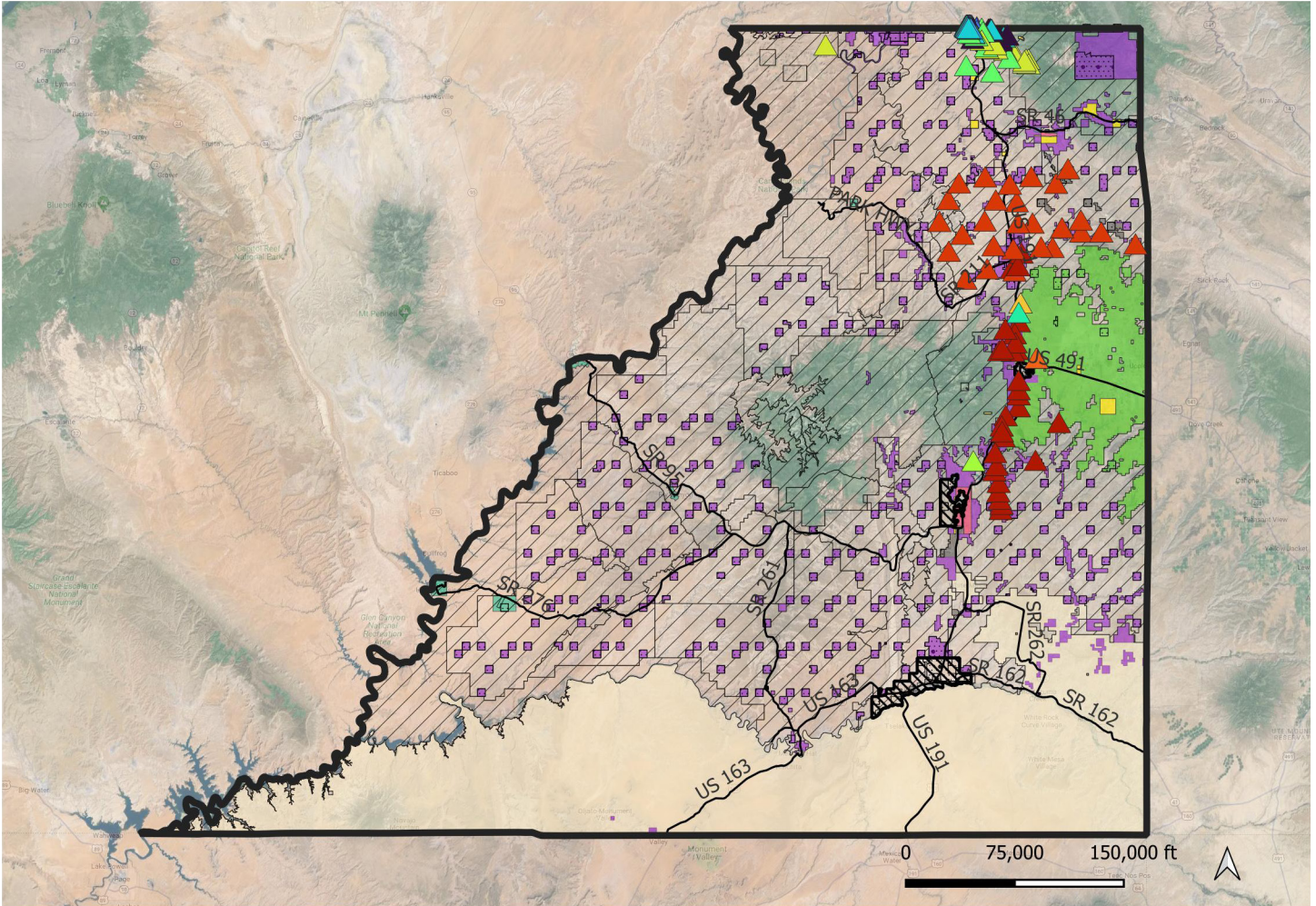


Legend

- Incorporated Cities
 - SITLA Land
 - Federal Lands
 - Reservation
- Zoning Likes by Respondent
- A
 - B
 - C
 - D
 - E
 - F
 - G
 - H
 - I
 - J
 - K
 - L
 - M
 - N
 - O
 - P
- San Juan County Zoning (2024)
- Residential (RS)
 - Agricultural (AG)
 - Highway Commercial (HC)
 - Community Commercial (CC)
 - Multiple Use (MU)
 - Industrial (I)
 - Recreational Support (RS)
- State Trust (SITLA) Spanish Valley Plan (Adopted)
- Central Development Area District
 - Flex Development District
 - Neighborhood Center District
 - Perimeter Development Area District
 - SITLA SV Area Plan South Parcels
 - Non-Buildable

Refer to Appendix A1 for tabulated list of comments associated with mapped locations of positive feedback (“LIKES”).

Countywide Summary Map of Concerns regarding County Zoning Updates

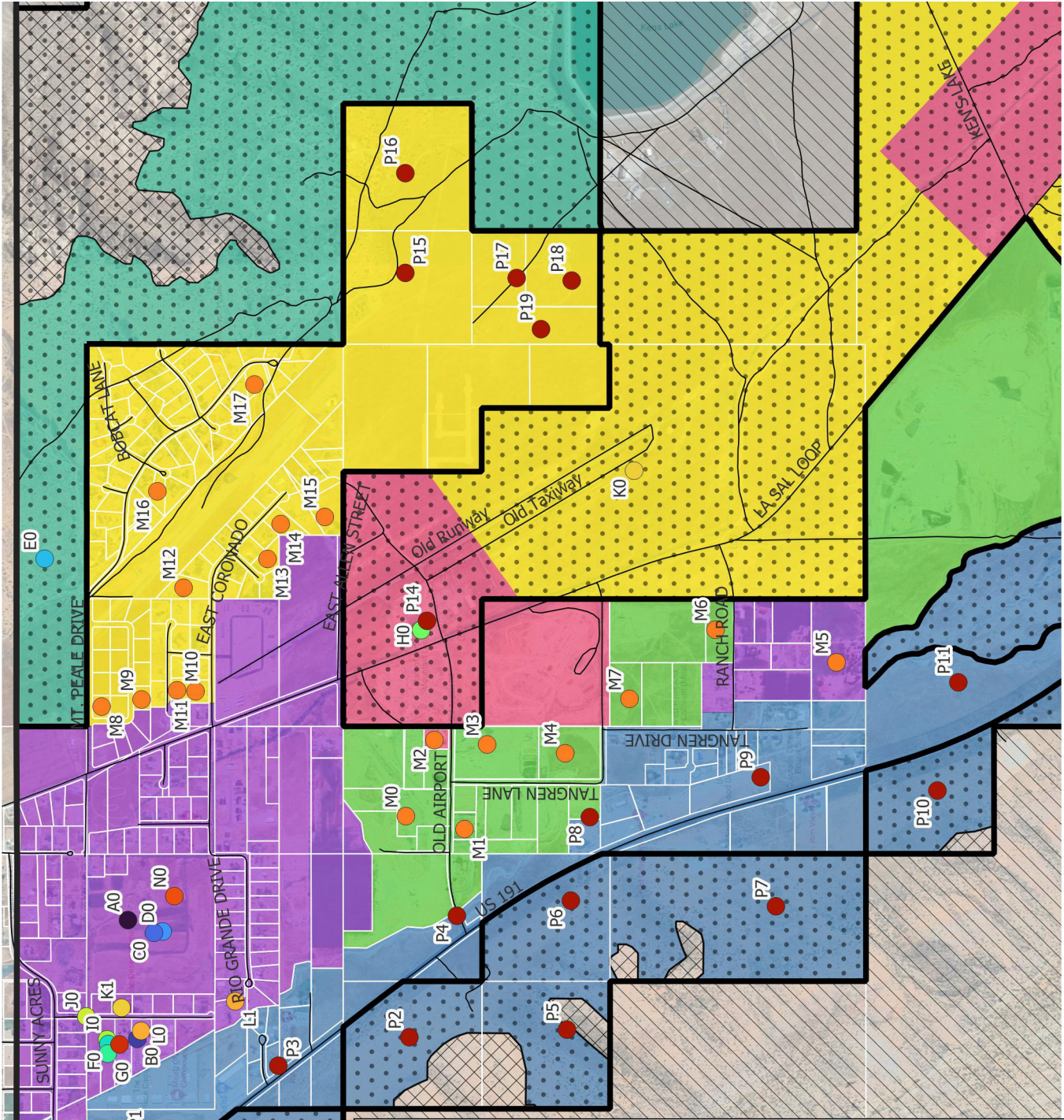


Legend

- Incorporated Cities
 - SITLA Land
 - Federal Lands
 - Reservation
- Zoning Concerns by Respondent
- E
 - H
 - L
 - M
 - P
 - Q
 - R
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Refer to Appendix A2 for tabulated list of comments associated with mapped locations of negative feedback (“CONCERNS”).

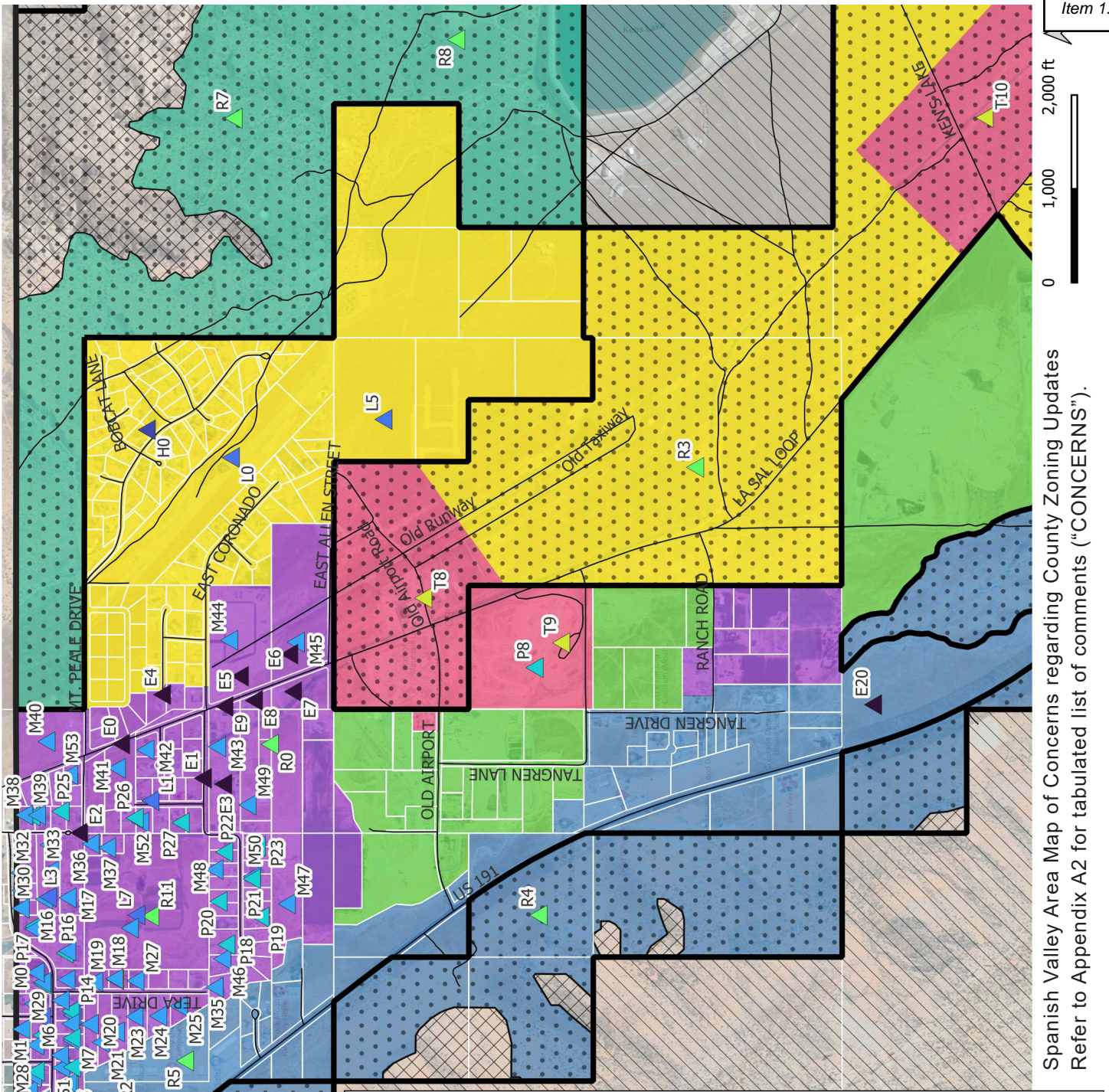
Item 1.



Spanish Valley Area Map of Positive Feedback on County Zoning Updates
Refer to Appendix A1 for tabulated list of comments ("LIKES").

Legend

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



Spanish Valley Area Map of Concerns regarding County Zoning Updates
 Refer to Appendix A2 for tabulated list of comments ("CONCERNS").

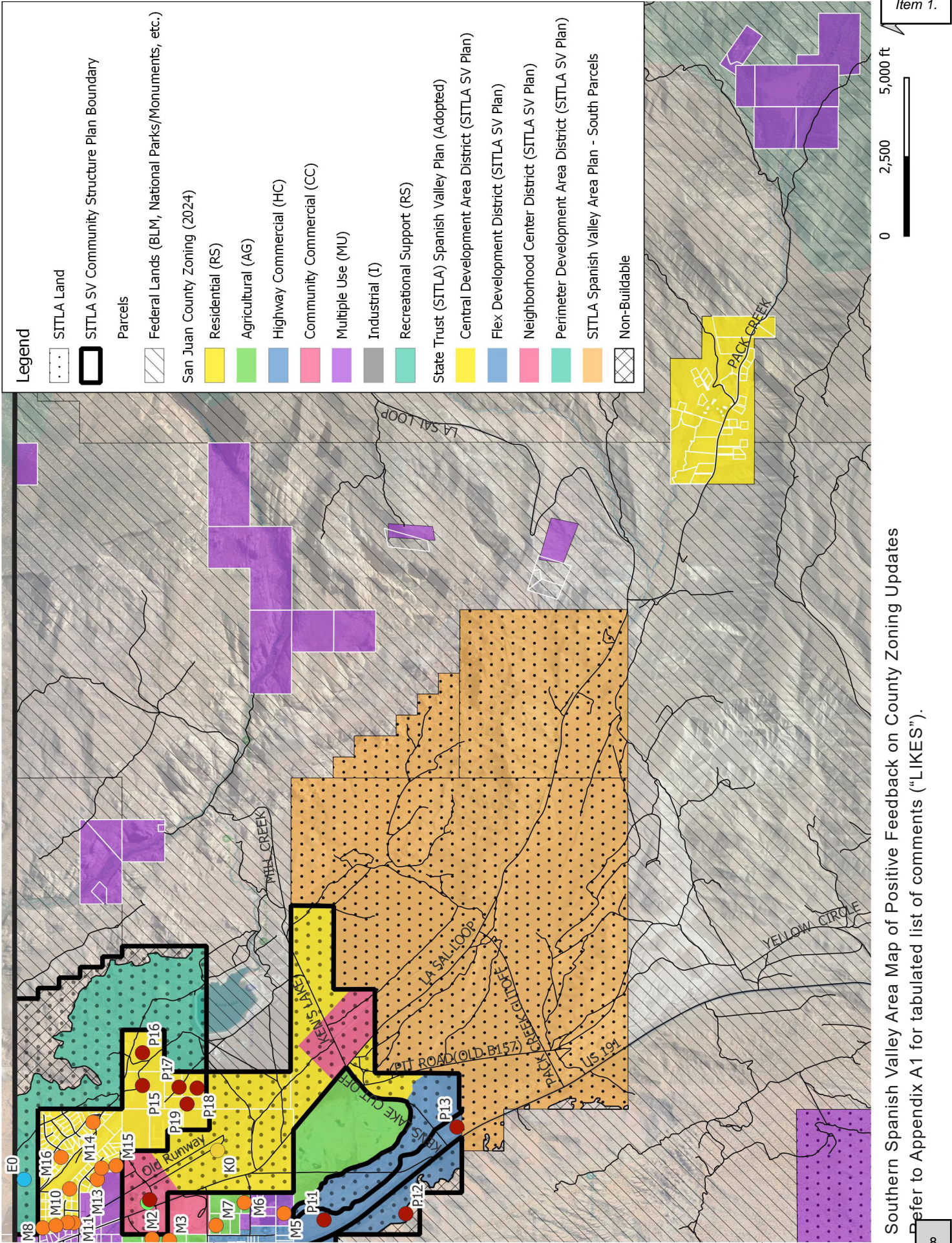
Item 1.



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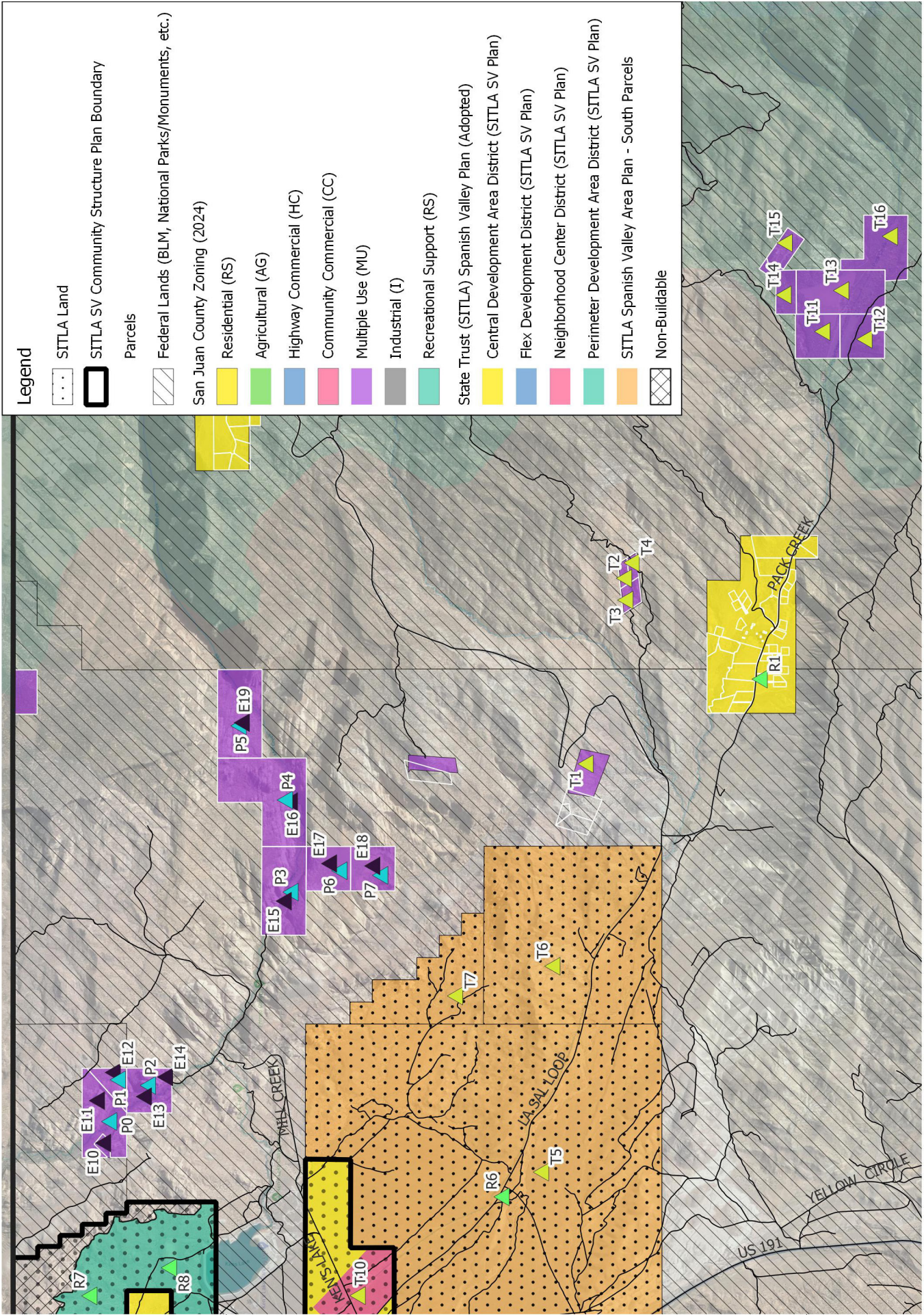
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- SITLA SV Community Structure Plan
- Parcels
- Federal Lands
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Item 1.



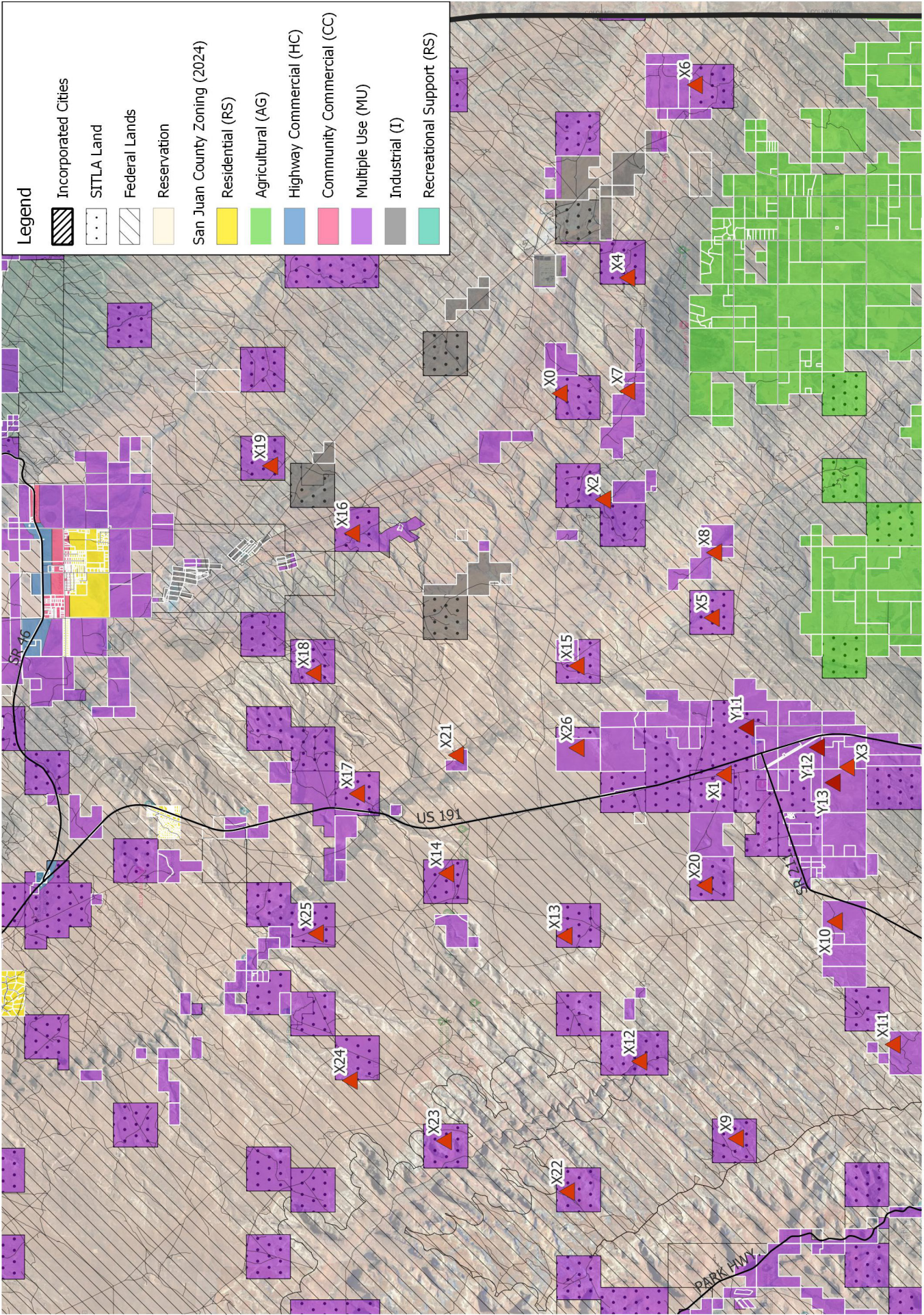
Southern Spanish Valley Area Map of Positive Feedback on County Zoning Updates
 Refer to Appendix A1 for tabulated list of comments ("LIKES").

Item 1.







Southern Spanish Valley Area Map of Concerns regarding County Zoning Updates
 Refer to Appendix A2 for tabulated list of comments ("CONCERNS").

Item 1.










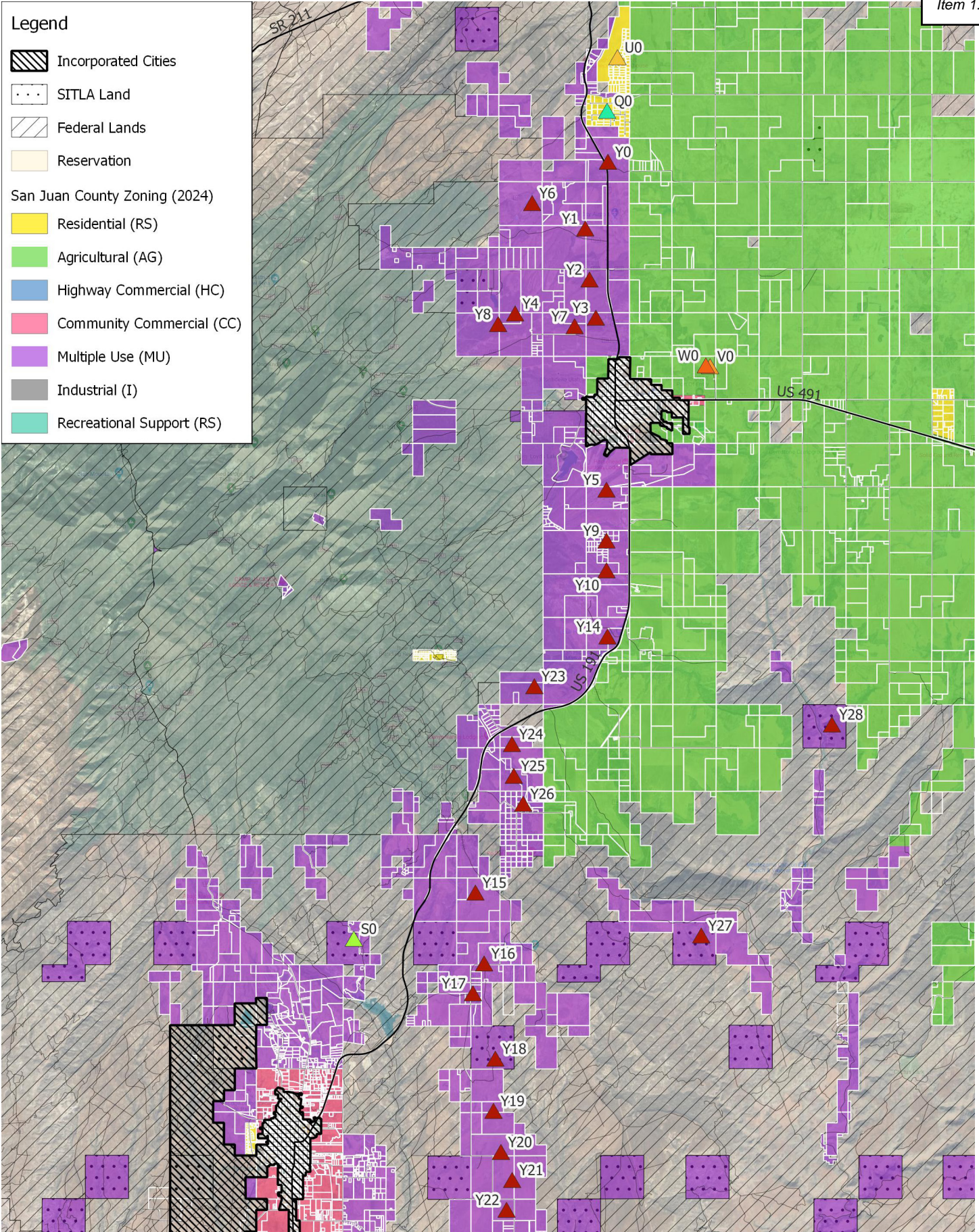
La Sal to SR 211 Area Map of Concerns regarding County Zoning Updates
 refer to Appendix A2 for tabulated list of comments ("CONCERNS").

Legend

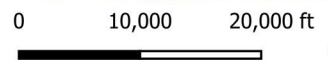
-  Incorporated Cities
-  SITLA Land
-  Federal Lands
-  Reservation

San Juan County Zoning (2024)

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



SR 211 to Blanding Area Map of Concerns regarding County Zoning Updates
 Refer to Appendix A2 for tabulated list of comments (“CONCERNS”).



Appendix A1

Online Public Comments (“Maptionnaire”)

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

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - LIKE
2cf6292tut33	A	0	38.496808,-109.462328	We need more business in San Juan County and the Multi-use zone is a good balance of letting the right kind of businesses blend in with residential neighborhoods.
3em4awk4p8h8	B	0	38.496545,-109.466628	I like this proposed zoning. I have review many city plans like this and feel this has a good flow for Moab
4pu4lyu6jk8n	C	0	38.496071,-109.46279	Flow between commercial and mixed use makes total sense to me.
64jqp9vh4xo6	D	0	38.495827,-109.462741	I really like the capabilities that are offered through the mixed used zoning. Lot of flexibility for property owners.
6al4a7jhn23a	E	0	38.499168,-109.449244	This area is good for RS but hotels should be Conditional in this zone
6ga7xvt3uxa9	F	0	38.497366,-109.466816	This area looks to zoned in a positive, beneficial manner.
6j44kmj2tgt9	G	0	38.497383,-109.467164	
6k72gxz24fr7	H	0	38.488506,-109.451828	Community focused needs - healthcare is a major one and I think the clinic has been a good additional to Spanish Valley.
6vk49zn9fxw7	I	0	38.4974,-109.466648	
6x7rg9yo2k73	J	0	38.497989,-109.46582	The multi-use zone is nice that it will keep residential neighborhoods still residential while allowing small businesses to create jobs and economic growth in undeveloped areas or even in people's backyards.
6yy8niz6b427	K	0	38.49699,-109.465503	I like the new maps! Planning And Zoning, and the commission, I've done a really good job on this!
6yy8niz6b427	K	1	38.482474,-109.446055	I'm in favor of the large housing developments, we need workforce housing, rentals, and an inventory of homes for sale
7fr423vo09z7	L	0	38.496436,-109.46634	I can live with this since these lots are adjacent to Highway Commercial and there are already several commercial entities in this neighborhood.
7fr423vo09z7	L	1	38.493768,-109.465266	Warehouses and businesses already established here. Adjacent homes were built with knowledge of that use.
7vu8iyc3njf7	M	0	38.488937,-109.458565	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	1	38.487278,-109.459034	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	2	38.488129,-109.45581	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - LIKE
7vu8iyc3njf7	M	3	38.486637,-109.455969	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	4	38.484425,-109.456289	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	5	38.476741,-109.452997	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	6	38.480167,-109.451814	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	7	38.482605,-109.454318	This area is already a mixed use hodge podge of STR's, businesses and Residential, so why not keep this type of stuff down here. MU is fine if the other residents here want it, and from what I can see, they are fine with it.
7vu8iyc3njf7	M	8	38.497555,-109.454596	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	9	38.496423,-109.454342	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	10	38.495419,-109.454007	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	11	38.494894,-109.454046	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	12	38.495234,-109.450297	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	13	38.492855,-109.449251	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	14	38.492484,-109.447988	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).

Respondent ID (Mapionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - LIKE
7vu8iyc3njf7	M	15	38.491233,-109.447731	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	16	38.495975,-109.446804	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7vu8iyc3njf7	M	17	38.493226,-109.442936	This IS Residential. Just like all the Purple MU area you have on this map to the west off Sunny Acres Lane(the real one, not the incorrectly named one on this map to the south a bit).
7wu3git6d389	N	0	38.495495,-109.46146	I like the fact that there are a lot of options here. In the future this could provide a lot of opportunities for the city.
8xj6yhb44xn3	O	0	38.497048,-109.46683	I like better Airbnb and short term rental regulations so owners can use their own property how they'd like with still being legal in the eyes of the city. With this being Moab, growth is inevitable. We might as well prepare for that.
9w9p4wkc78ea	P	0	38.497171,-109.475047	
9w9p4wkc78ea	P	1	38.49619,-109.470156	
9w9p4wkc78ea	P	2	38.488839,-109.46657	
9w9p4wkc78ea	P	3	38.492551,-109.4676	
9w9p4wkc78ea	P	4	38.487494,-109.462172	
9w9p4wkc78ea	P	5	38.484374,-109.466295	
9w9p4wkc78ea	P	6	38.484266,-109.461623	
9w9p4wkc78ea	P	7	38.478455,-109.461829	
9w9p4wkc78ea	P	8	38.483728,-109.4586	
9w9p4wkc78ea	P	9	38.478886,-109.457157	
9w9p4wkc78ea	P	10	38.473882,-109.457638	
9w9p4wkc78ea	P	11	38.47329,-109.453721	
9w9p4wkc78ea	P	12	38.466231,-109.453045	
9w9p4wkc78ea	P	13	38.46182,-109.443479	
9w9p4wkc78ea	P	14	38.488339,-109.451494	Appropriate for the location
9w9p4wkc78ea	P	15	38.488954,-109.438895	I'm glad to see this is residential and not residential flex
9w9p4wkc78ea	P	16	38.488954,-109.435284	I'm glad to see this is residential and not residential flex
9w9p4wkc78ea	P	17	38.4858,-109.439081	I'm glad to see this is residential and not residential flex
9w9p4wkc78ea	P	18	38.484241,-109.439173	I'm glad to see this is residential and not residential flex
9w9p4wkc78ea	P	19	38.485111,-109.440932	I'm glad to see this is residential and not residential flex

Appendix A2

Online Public Comments (“Maptionnaire”)

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

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
6a14a7jhn23a	E	0	38.496824,-109.456607	Why does this property look like it encroaches onto SVD?
6a14a7jhn23a	E	1	38.494442,-109.457882	This isn't Sunny Acres Lane
6a14a7jhn23a	E	2	38.498047,-109.459912	It could be beneficial to plan for a road here that connects SVD to 191. It would be behind a lot of properties and be a straight shot
6a14a7jhn23a	E	3	38.493851,-109.458102	Where are the lot lines for this subdivision?
6a14a7jhn23a	E	4	38.49563,-109.454769	Who gets the culdesac part of the road?
6a14a7jhn23a	E	5	38.493364,-109.454083	Maybe consider this Community Commercial?
6a14a7jhn23a	E	6	38.491926,-109.45326	Maybe consider this Community Commercial?
6a14a7jhn23a	E	7	38.491819,-109.454659	Maybe consider this Community Commercial?
6a14a7jhn23a	E	8	38.492956,-109.454988	Maybe consider this Community Commercial?
6a14a7jhn23a	E	9	38.493815,-109.455208	Maybe consider this Community Commercial?
6a14a7jhn23a	E	10	38.492429,-109.417366	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	11	38.492933,-109.412948	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	12	38.491642,-109.410012	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	13	38.489104,-109.412529	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	14	38.487375,-109.410488	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	15	38.477703,-109.392145	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	16	38.4772,-109.381771	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	17	38.474005,-109.38823	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	18	38.470481,-109.388482	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	19	38.481117,-109.37355	This watershed needs protection from intensive use so It should probably be residential given the zone options
6a14a7jhn23a	E	20	38.474924,-109.455142	This would be a reasonable place to put a travel center to serve the entire valley

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
6k72gxz24fr7	H	0	38.496076,-109.44491	The neighborhood has a significant number of nightly rentals and an RV park that should not have been approved under the zoning. The residential use summary mentions density, but I couldn't find where that density data was provided. Serious consideration of the impacts to residents should be given to the approval of additional nightly rentals in the Spanish Valley area.
7fr423voo9z7	L	0	38.493629,-109.445942	This is an established air strip which would not be permitted in the Residential Zone.
7fr423voo9z7	L	1	38.495968,-109.458719	Established residential neighborhood should not be sacrificed for commercial uses. There northern neighborhoods from Sunny Acres Lane to Coronado are established home sites of largely local families. Some homes may have gotten away with converting to overnight rentals in recent years due to lack of oversight and enforcement of county laws. This established residential area should not be sacrificed to commercial uses in order to bring illegal uses into compliance. Nor sacrificed to protect future built high end neighborhoods from suffering higher home densities. I know we are being told that is not SJC planning intention but that would be the outcome. If property in Spanish Valley is so "hot" that there is high pressure for new businesses and homes then developers will still build with more restrictions in the established neighborhoods and more allowances in new developments.
7fr423voo9z7	L	2	38.499126,-109.466789	Established residential neighborhood should not be sacrificed for commercial uses. Suggestion: Create an 8th zone designation that allows the residential quality neighborhoods to remain intact with current permitted overnight use and higher density housing for local residents, but without the pressure of any other commercial uses. If we can plan for 7 zones, why not 8. It wouldn't be a big loss - the amount of small business that could be squeezed into the established neighborhood will not be enough to save SJC and would only serve to ruin the local quality of life.
7fr423voo9z7	L	3	38.498995,-109.462305	Established residential neighborhood should not be sacrificed for commercial uses. Some of the more open looking lots are either established rural residents or soon to be a residential subdivision already invested.
7fr423voo9z7	L	5	38.489184,-109.444522	Close to Community Commercial Zone this area seems more ideal for higher density and some commercial allowances that are afforded in the Multiple Use Zone. Homes here have not yet been built so no established residence need be disturbed.

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

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

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

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

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

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

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

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

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

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

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2spz6u9gg634	T	10	38.471673,-109.43328	
2spz6u9gg634	T	11	38.433769,-109.332764	
2spz6u9gg634	T	12	38.430329,-109.333572	This parcel is located just upstream of a small community. I am a homeowner in this community, and I lost a home due to a fire started by an irresponsible individual. This area is remote and not appropriate for mixed use.
2spz6u9gg634	T	13	38.43223,-109.328492	
2spz6u9gg634	T	14	38.436936,-109.328954	
2spz6u9gg634	T	15	38.436846,-109.323527	
2spz6u9gg634	T	16	38.428247,-109.322834	
2spz6u9gg634	T	17	38.462792,-109.800609	General concerns: no plan to protect dark skies, ignored the previous zoning and planning documents developed by the communities in northern SJ county, produced and modified the maps with insufficient time for community input. Seems like you don't actually want community input.
4wds2ckn94m8	U	0	37.985972,-109.341924	
7zli8p233rr4	V	0	37.883234,-109.302923	I have no desire for this to be anymore than agriculture zones and use. I have also entered into a lease agreement that would no longer be valid if it was zoned commercial. As the land owner this decision to zone it other than agriculture negatively effects me and I strongly request that it be reconsidered.
799o9p8txh76	W	0	37.883501,-109.304682	The owner of this parcel has entered into a solar lease. Zoning this parcel as Community commercial (CC) would take away that owner's ability to have a solar facility on their property. We would like this parcel's zone to remain agricultural.
9dm4oov7das9	X	0	38.139542,-109.200201	
9dm4oov7das9	X	1	38.085743,-109.359076	
9dm4oov7das9	X	2	38.125305,-109.244444	
9dm4oov7das9	X	3	38.045368,-109.356059	
9dm4oov7das9	X	4	38.117394,-109.151935	
9dm4oov7das9	X	5	38.0897,-109.293716	
9dm4oov7das9	X	6	38.09524,-109.071492	
9dm4oov7das9	X	7	38.117394,-109.199195	
9dm4oov7das9	X	8	38.088909,-109.266566	
9dm4oov7das9	X	9	38.081786,-109.510912	
9dm4oov7das9	X	10	38.049328,-109.420413	
9dm4oov7das9	X	11	38.030321,-109.471696	
9dm4oov7das9	X	12	38.113439,-109.478735	

Respondent ID (Maptionnaire)	Respondent Map ID	Comment Number	Comment Location	Comment - CONCERN
9dm4oov7das9	X	13	38.13796,-109.426447	
9dm4oov7das9	X	14	38.176703,-109.400303	
9dm4oov7das9	X	15	38.134005,-109.313827	
9dm4oov7das9	X	16	38.207524,-109.258522	
9dm4oov7das9	X	17	38.205944,-109.36712	
9dm4oov7das9	X	18	38.220165,-109.316843	
9dm4oov7das9	X	19	38.234384,-109.230367	
9dm4oov7das9	X	20	38.092074,-109.40533	
9dm4oov7das9	X	21	38.173541,-109.351031	
9dm4oov7das9	X	22	38.137169,-109.533034	
9dm4oov7das9	X	23	38.177493,-109.511917	
9dm4oov7das9	X	24	38.208314,-109.486779	
9dm4oov7das9	X	25	38.219375,-109.425441	
9dm4oov7das9	X	26	38.134005,-109.348015	
9z4p8oeh4gjl6	Y	0	37.951245,-109.345961	
9z4p8oeh4gjl6	Y	1	37.929028,-109.355514	
9z4p8oeh4gjl6	Y	2	37.91208,-109.353724	
9z4p8oeh4gjl6	Y	3	37.899366,-109.351038	
9z4p8oeh4gjl6	Y	4	37.900779,-109.385055	
9z4p8oeh4gjl6	Y	5	37.842128,-109.346562	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	6	37.9375,-109.377893	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	7	37.896541,-109.35999	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	8	37.897247,-109.392216	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	9	37.82516,-109.346562	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	10	37.81526,-109.346562	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	11	38.078386,-109.339612	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	12	38.0552,-109.347792	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	13	38.050047,-109.362518	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	14	37.793204,-109.346156	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	15	37.707822,-109.401785	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	16	37.684189,-109.398124	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	17	37.674222,-109.402847	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	18	37.652413,-109.393401	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	19	37.634962,-109.394189	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	20	37.621247,-109.39104	Keep San Juan County rural!
9z4p8oeh4gjl6	Y	21	37.611895,-109.386317	Keep San Juan County rural!

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

Appendix B

Additional Public Input Submitted

Commenter 1

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

San Juan County General Plan 2018

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

Commenter 2

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

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

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

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

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

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

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

Commenter 3

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

Date: June 6, 2024

Purpose:

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

Comments:

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

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

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

Table 1 AES Recommended Zoning

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

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

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

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

Commenter 4

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

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

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