

**GRAND COUNTY**  
**Planning Commission**  
**Monday, June 13, 2022**  
**4:30 P.M. Regular Meeting**

**\*\*PLEASE NOTE: THIS MEETING WILL BE HELD IN PERSON & VIRTUALLY\*\***

**REGULAR PC MEETING:**

**IN PERSON:** County Commission Chambers 125 E. Center St. Moab, UT

**VIRTUAL:** Join via Zoom <https://us02web.zoom.us/j/84930753400>

**Meeting ID: 849 3075 3400**

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

Send written comment to [planning@grandcountyutah.net](mailto:planning@grandcountyutah.net) or call 435-259-1368.

<b>Type of Meeting:</b>	Regular PC Meeting	
<b>Facilitator:</b>	Chair Emily Campbell	
<b>Attendees:</b>	Planning Commissioners, interested citizens, and staff	
<b>4:30 PM</b>		
	Regular Meeting	
	<ul style="list-style-type: none"> <li>● Call to Order</li> <li>● Citizens to be Heard – public comment opportunity for any item not listed as a public hearing</li> <li>● Ex Parte Communications and Disclosures</li> </ul>	<i>Chair</i>
<b>Action Items:</b>	1) Approval of Meeting Minutes from May 23, 2022	<i>Chair</i>
(Administrative)		
(Legislative)	<b>Public Hearing</b>	<i>Staff</i>
	2) Arroyo Crossing Amended PUD Master Plan (Elissa)	
<b>Discussion Items:</b>	<b>Discussion</b>	<i>County Commission Liaison</i>
	3) County Commission Update	
	a) Commission meeting action items update	
	4) Future Land Use Descriptions – drafted by SCJ Alliance	<i>Staff</i>
	5) Article 3 code amendments	
	a) ADU code draft language - Staff Report (Elissa)	<i>Staff</i>
	b) Temp Use draft language - Staff Report (Elissa)	
<b>5:30 PM</b>		
	Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	<i>Chair</i>

<b>Future Considerations:</b>	6) Unified Transportation Master plan COMMENT PERIOD <a href="https://www.grandcountymoabtmp.com/">https://www.grandcountymoabtmp.com/</a> 7) Boat Ramp grant application – John 8) General Plan Implementation Strategy – John 9) Unified Development Code – John 10) Next PC mtg: (Elissa) <ul style="list-style-type: none"> <li>a) OAO current and future build out map &amp; policy statement review @ next PC meeting</li> <li>b) HDHO deed restriction rules &amp; regs</li> </ul>	<i>Staff</i>
<b>ADJOURN</b>		

**DEFINITIONS:**

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

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

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

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

**REGULAR PLANNING COMMISSION MEETING MINUTES**  
**Monday, May 23rd, 2022 at 4:30pm**

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating in person and remotely via Zoom

<https://us02web.zoom.us/j/84930753400> Meeting ID: 849 3075 3400

YouTube recording of the meeting can be viewed at [https://youtu.be/D\\_aqSMlln2w](https://youtu.be/D_aqSMlln2w) Recordings archived at [www.grandcountyutah.net/AgendaCenter](http://www.grandcountyutah.net/AgendaCenter).

In attendance:

Commission Chair Emily Campbell, Commissioner Makeda Barkley, Commissioner Bob O'Brien, Commissioner Steve Evers, Commissioner Tony Mancuso, Commissioner Rick York, Commissioner Trisha Hedin, Planning Director John Guenther, Associate Planner Elissa Martin, Planner Jenna Gorney

Commission Chair Campbell calls the meeting to order at 4:30pm

**Citizens to be Heard (outside of scheduled public hearings)**

Seth Davis - Operation Director at OARS Moab - Concerns about housing needs for their business. Varied in nature

Crystal Muzik - Pleased to see the County involved in brainstorming discussions around housing solutions

**Ex Parte Communication and Conflicts of Interest - None**

**Action Items (Administrative):**

**1. Approval of meeting minutes from May 9th, 2022**

Commissioner O'Brien moves to approve the minutes

Commissioner Barkley seconds

All in favor - all

Approved

**Discussion items:**

**2. County Commission update - Commission Liaison Trisha Hedin**

- Emery Telcom - providing fiber throughout the County within the next 5 years
- West Bloomberg did a presentation on the science of sound within our valley
- Pack Creek Stream Gauge has been funded
- Approval of Plateau Estates subdivision
- Approval of Final Plat for Arroyo Crossing Subdivision
- General Plan 2030 was approved

**3. PC Vacancy - Applicant Interview (Tentative)**

Applicant: Aaron Lindberg

- PC Members directed several questions to applicant (see YouTube for full interview)

Motioned by Commissioner Mancuso to forward recommendation to County Commission for Aaron Lindberg to fill the PC vacancy with a term ending 2024

Seconded by Commissioner Evers

All in favor - All

Motion Passed

#### **4. Review OAO policy statement (Please reference the Agenda Packet to view that draft document)**

- Currently a soft recommendation to move the County toward getting rid of OAO's and include any allowances within the LUC
- PC decided to create a Google doc in order to work together to create some value statements around overnight uses in the future
- Staff directive - can PC get a visual representation in map form of the OA uses that are in the pipeline and already approved?
- Can the County apply a deadline to development of OA uses? Can we require them to develop the land within a certain time or else their approval is void? Legalities?
- Does site plan approval have an expiration date? Can we require it?
- A sunset clause is fairly common, can it be applied here in land development? - State code?

#### **5. Unified Transportation Master Plan (See full document in Agenda Packet)**

- When adopted will update the Master Plan in several areas including Transportation and Trails
- The included project list becomes part of the Capital Improvement Plan
- This is crucial for funding road improvements
- More formal review discussion will occur at a later meeting

#### **6. Recent Rezone Requests and Options for Applicants to provide workforce housing or affordable housing or fee-in-lieu**

- General Discussion: Being that we currently do not have a mechanism to require workforce housing, if an applicant volunteers to provide workforce housing included in a rezone application, would that strengthen their application and probability of receiving a favorable recommendation?
- RE: recent applicants - The General Plan/Future Land Use Map is moving (Close) applicants are able to wait. In the most recent rezone request, the development posed a threat to our natural resources (aquifer). Even if these impacts could be mitigated, there would still be the issue of the housing being attainable by locals.
- There are various reasons to deny recent requests: without being able to hold a developer to their word for a proposal involving workforce housing, we have not been comfortable allowing those.
- Current developments/requests have not had our community in mind and the average annual income of our residents.

- County Attorney will return legality of this option: Can we hold a landowner to a requirement via a Development Agreement?
- Let's not let the quest for "perfect" undermine some solutions
- We need to clarify what is Affordable Housing in this area
- Challenges are multifaceted: Water, limited resources, density. From the PC perspective: re: applicants - it feels like the goal is "I want to build houses and I want to make money" Applicants are coming right out and saying that.
- We as a board need to be cognizant to not be romanced by the buzzwords of "affordable housing", but actually need to ensure the documentation to require the follow-thru (i.e. Development Agreement).
- The County *does* have a path for developers to apply for density bonuses to provide affordable housing and open space through the PUD section. An applicant can opt in, but so far no one has taken advantage of the density bonusing for affordable housing.
- We also have ADU's which disperse density and provide an actual community benefit. These units are also usually renters, which is needed.
- Adding inventory to our local market is not going to fix the issue. We need to ensure that people who are competing to be in the market are people that are already here, working here, have kids in school etc.
- Take the temperature of the County Commission to revisit HDHO and Assured Housing.
- We should look for solutions that spread the economic benefit as opposed to looking for solutions for developers.
- The more negative effects to a development: we would have to see commensurate benefits to the affordable housing concerns

### **7. LUC code Updates status (Article 3)**

- Temporary Use section is underway and includes the Temporary Dwelling Permit
- ADU section - with Attorney for review
- Goal of June 13th PC meeting for Recommendation at Public Hearing
- Follow up June 21st at County Commission as a Public Hearing
- Mobile Units as ADU's: allow for some changes in the proposed code amendments until after the public has had the chance to weigh in at the public hearing

### **8. Alternative Dwelling Discussion/Brainstorm**

- Tiny Homes and Alternative style dwellings (Vans, RVs, Trucks)
- Should we be creating an eligibility map? Similar to HDHO i.e. a pilot version or a wide open OAO style rezone request for the applications/ should application type be use by right or via rezone request? Or a CUP?
- The current priority needs to be legitimizing in some way (immediately) people in our community living in their cars and other types of housing units.
- Potential option: have a way for a property owner to petition the County to add a density # of units to their property for a set period of time under a license or permit.
- Permitted vehicles as previously discussed
- Temporary for sure

- Before we consider location, we need to get a handle on what this will be and also hear from the public. (What is the need, who are the user groups, what are the concerns from the community)
- Consider using parcels we have in San Juan County or potentially dispose of one of the properties and use the proceeds toward a solution or toward building infrastructure
- Let's create a venue where those that would take advantage of this have the opportunity to weigh in.
- Let's do 2-3 noticed "Town Halls" to allow for flexibility - during the second stage (Long Term Campark / Alternative Dwelling Overlay code update, AFTER the Temp Dwelling Permit is adopted)

**6:00pm: Citizens to be Heard (public comment opportunity for any item not listed as a public hearing) - None**

**Adjournment 6:33pm**

Motioned by Commissioner York

Seconded by Commissioner Evers

All in favor - all

**Agenda Summary: Item 2**  
**GRAND COUNTY PLANNING COMMISSION**  
**June 13<sup>th</sup>, 2022**

<b>TITLE:</b>	Public Hearing to consider an ordinance approving an Amendment to the Planned Unit Development (PUD) Master Plan for the Arroyo Crossing Development, in Grand County, Utah
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Planning and Zoning Department

**Prepared By:**  
**GRAND COUNTY**  
**PLANNING &**  
**ZONING**

**FOR OFFICE USE ONLY:**

**Attorney Review:**  
  
Pending

**STATED MOTION :**

I move to send a favorable recommendation to the County Commission to adopt the ordinance approving the Amended Planned Unit Development (PUD) Master Plan for Real Property Within the Arroyo Crossing PUD, which will clarify housing types within the development and also add setback requirements for the townhome housing type.

**STAFF RECOMMENDATION: APPROVE**

Applicant has met all requirements of LUC section 4.4

**BACKGROUND:**

On May 17<sup>th</sup>, 2016, via Ordinance No. 550, Grand County Council approved a rezone of the property from large lot resident (LLR) to multi-family residential (MFR-8), a conceptual master plan (Original Master Plan), and a Development Agreement Establishing an Affordable Housing Set-Aside (Original Development Agreement)

On October 15<sup>th</sup>, 2019, via Ordinance No. 600, County Council approved the Arroyo Crossing Planned Unit Development (PUD) Overlay, the Arroyo Crossing PUD Master Plan dated August 5<sup>th</sup>, 2019 and the Development Agreement Establishing an Affordable Housing Set-Aside.

On October 15<sup>th</sup>, 2019 via Resolution No. 3188, Phase I, Final Plat was approved for the Arroyo Crossing Development.

The Phase I Final Plat did not designate the Affordable Housing Units as required by the approved Development Agreement. Thus, on June 15, 2021, the County Commission adopted Resolution No. 3279 approving the Correction Plat and First Amendment to Development Agreement for Arroyo Crossing, Phase I, designating the Affordable Housing Units in Phase I by number and amending Sections 2 & 7 of the Development Agreement to make administration of the Project consistent with the LUC and those development agreements governing other affordable housing projects in the County

After such time, and due to discussions between the Planning Department & the Moab Area Community Land Trust (MACLT), PZ has determined that the Master Plan as approved lacks clarity in two areas: setback requirements for the “townhome” dwelling type, and consistency in defining housing types (townhomes versus duplexes) and associated setback requirements for each as shown on the Master Plan. The proposed amendment does not affect density as the Master Plan allows for 52 townhomes and 44 duplexes.

Because of these inconsistencies, MACLT is seeking approval of an “Amended PUD Master Plan” which will rectify these issues in 2 ways

1. The Arroyo Crossing PUD Master plan shall be modified and amended to describe the following development: 3 Community Facilities, 116 Apartments, 24 Cottages, 96 Townhomes, and 64 Single Family units.
2. The Arroyo Crossing PUD Master Plan shall be modified and amended to include front, street, side, and rear setbacks for townhome units.

Grand County Land Use Code Article 5 Defines Townhomes as: Two or more attached dwelling units located on separately owned lots.

As such, previously defined “Duplexes” on the Master Plan will now be identified as “Townhomes”. These changes will not affect the previously approved density, it only clarifies that the attached homes will each sit on their own respective lot, as opposed to duplexes, which share one lot.

**ATTACHMENT(S):**

1. Staff Report
  2. Draft Ordinance
  3. Ordinances: 500, 600
  4. Resolutions: 3188, 3279
-



**Setbacks:**  
**Multi-Family Residence (Apartments & Cottages):**  
 Min. Front & Street Side Yard = 10'  
 Min. Interior Side Yard = 20'  
 If > 2 stories = 30'  
 Min. Rear Yard = 10'

**Single Family Residence:**  
 Min. Front & Street Side Yard = 20'  
 Min. Interior Side Yard = 10'  
 Min. Rear Yard = 10'

**Townhome Residence:**  
 Min. Front & Street Side Yard = 10'  
 Min. Interior Side Yard = 10'  
 Min. Rear Yard = 10'

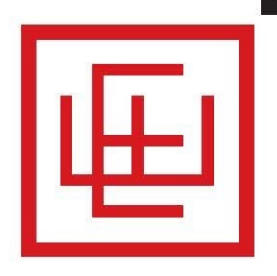
**Community Facilities & Daycare:**  
 Min. Front & Street Side Yard = 10'  
 Min. Interior Side Yard = 10'  
 Min. Rear Yard = 10'

**Development Data:**

- **Community Facilities:**  
Parking: 31 Stalls
- **Daycare:**  
Parking: 15 Stalls
- **Apartments:**
  - (A) 1 Bed: 10
  - 2 Bed: 16
  - 3 Bed: 6
  - Total: 32
- Parking:** 56 Stalls
- **(B)**
  - 1 Bed: 28
  - 2 Bed: 42
  - 3 Bed: 14
  - Total: 84
- Parking:** 147 Stalls
- **Cottages**  
Total: 24  
25 Stalls
- **Townhomes:**  
Total: 96
- **Single Family**  
Total: 64
- Total Units: 300**

**SETBACK NOTES:**  
 - 40 ft drainage easement shall be maintained along southern border of the development.  
 - Project Boundary Buffer shall be 20 ft for all multi-family development.

**ELLIOTT WORKGROUP ARCHITECTURE LLC**  
 1441 West Ute Blvd, Suite 100  
 Park City, Utah 84098  
 435-649-0052 or 801-415-1839  
 elliotworkgroup.com



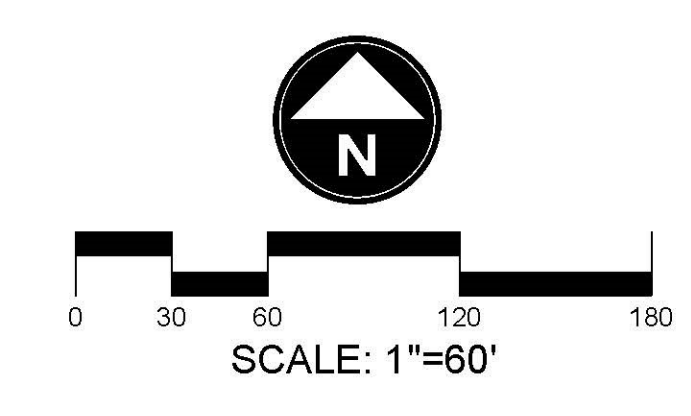
**ELLIOTT WORKGROUP**

# Arroyo Crossing

Grand County

Stamp

Floodplain  
 County Trail  
 (To Be Determined)



ISSUE DATE: 06-07-22  
 OWNER PROJECT NO: <  
 CONTRACT NO: xxx  
 DRAWN BY: xxx  
 CHECKED BY: xxx  
 DESIGNED BY: xxx  
 EWG PROJECT NO: 2019-12  
 COPYRIGHT: Elliott Workgroup Architecture, LLC

SHEET TITLE  
**Conceptual Site Plan**

**L-100**

SHEET OF

**GRAND COUNTY, UTAH**  
**ORDINANCE NO. \_\_\_\_\_ (2022)**

**APPROVING THE AMENDED PLANNED UNIT DEVELOPMENT MASTER PLAN FOR THE  
ARROYO CROSSING PLANNED UNIT DEVELOPMENT WITHIN A PARCEL OF REAL  
PROPERTY LOCATED IN GRAND COUNTY, UTAH**

**WHEREAS**, the previously named Grand County Council (County Council) adopted the *Grand County General Plan Update* (General Plan) on February 7, 2012 with Resolution No. 2976;

**WHEREAS**, the County Council adopted the *Grand County Land Use Code* (Land Use Code) on January 4, 1999 with Ordinance No. 299 and amended it February 19, 2008 with Ordinance No. 468 for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

**WHEREAS**, Moab Area Community Land Trust, (“Owner”) is the owner of record of real property in Grand County, Utah, more specifically described as follows:

Parcel 02-0CLR-0002 and

Lots 1-49, Lots A1-A6, Tracts A-K, and the Common Area associated therewith, Phase I, AIToyo Crossing, a planned unit development, according to the final plat thereof recorded in the real property records of Grand County, Utah on February 26, 2021 at Entry No. 540059, as collected (the "Property" or the "Project");

**WHEREAS**, County Council adopted Ordinance No. 550 (2016) approving the Arroyo Crossing Rezone and Master Plan, a Rezone from Large Lot Residential to Multifamily-8;

**WHEREAS**, on October 15, 2019 the County Council approved the Arroyo Crossing PUD Overlay, Master Plan dated August 5, 2019 and Amended and Restated Development Agreement establishing the affordable housing set-aside, via Ordinance No. 600, repealing and replacing parts of Ordinance No. 550;

**WHEREAS**, on October 15, 2019 the County Council approved the Arroyo Crossing Phase I Final Plat via Resolution No. 3188;

**WHEREAS**, on June 15, 2021 the County Commission adopted Resolution No. 3279 approving the Correction Plat and First Amendment to Development Agreement for Arroyo Crossing, Phase I, designating the Affordable Housing Units in Phase I by number and amending Sections 2 and 3 of the Development agreement to make administration of the Project consistent with the LUC and those development agreements governing other affordable housing projects in the County;

**WHEREAS**, pursuant to LUC Section 4.4, the owner requests approval of an Amended PUD Master Plan for the Arroyo Crossing PUD for the purpose of clarifying the housing types which will exist

within the development and by including setback requirements for the townhome housing type which were previously not included;

**WHEREAS**, the Planning Commission held a public hearing to solicit public comment on the amendments contained within the Amended PUD Master Plan for the Arroyo Crossing PUD on **June 13<sup>th</sup>, 2022** and forwarded a \_\_\_\_\_ recommendation to the County Commission;

**WHEREAS**, the County Commission has heard and considered all evidence and testimony presented with respect to the proposed Amended PUD Master Plan on June 21st, 2022;

**NOW, THEREFORE, BE IT RESOLVED** by the Grand County Commission that it does hereby approve the Amended PUD Master Plan for the Arroyo Crossing PUD within a Parcel of Real Property within Grand County conditioned upon the following:

1. The owner shall record the amended Master Plan, dated June 7, 2021 in the real property records of Grand County Utah simultaneously with this Ordinance and prior to application for further site plan, construction, or development approvals.

**APPROVED** by the Grand County Commission in open session this \_\_\_\_\_ 2022 by the following vote:

*Those voting aye:* \_\_\_\_\_

*Those voting nay:* \_\_\_\_\_

*Those absent:* \_\_\_\_\_

**ATTEST:**

**Grand County Commission**

\_\_\_\_\_  
Gabriel Woytek, Clerk/Auditor

\_\_\_\_\_  
Jacques Hadler, Chair

**Agenda Summary: Item 4**  
**GRAND COUNTY PLANNING COMMISSION**  
**June 13<sup>th</sup>, 2022**

<b>TITLE:</b>	Discussion on Draft Future Land Use Descriptions
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Planning and Zoning Department

**Prepared By:**  
**GRAND COUNTY**  
**PLANNING &**  
**ZONING**

**FOR OFFICE USE ONLY:**

**Attorney Review:**

N/A

**STAFF RECOMMENDATION:**

Review and provide feedback on the Draft Land Use Descriptions provided by SCJ Alliance.

**BACKGROUND:**

The Future Land Use Descriptions will be included in the Land Use section of the General Plan and identified on the Future Land Use Map to aid in land use decision making. Each Description coincides with one or more existing zoning district.

# Land Use Descriptions

## Residential Uses

These designations promote residential as their primary use. These uses include Rural Residential, Low Density Residential, Medium Density Residential, and High Density Residential.

### **RURAL RESIDENTIAL**

Rural residential land use allows for low density residential homes in areas with limited municipal services (LOS 3). This land use allows for larger lot residential developments in areas where there are environmental or infrastructure challenges as well as encourages parcels that contain relatively larger open spaces, valued by the community. Rural residential may include acreages and large undeveloped parcels of land on the periphery of areas served by higher Levels of Service (LOS 1 or 2). Range and resource lands are typically adjacent to rural residential or low-density residential. *Implementing zone(s): Rural Residential (RR).*

### **LOW DENSITY RESIDENTIAL**

Low density residential land use allows for single- and two-family residential development in areas with varying levels of municipal services (LOS 1 or 2). The purpose of this land use is to allow for single-family and duplex residential development in new and established neighborhoods throughout the County. Home occupations and accessory buildings are permitted. This land use is a more defined residential form and representative of a neighborhood with buildings organized around an interior network of streets and parks. Low density residential is transitional from rural residential to medium residential. *Implementing zone(s): Large Lot Residential (LLR)*

### **MEDIUM DENSITY RESIDENTIAL**

Medium density residential land use allows for multi-family residential development in areas with full municipal services (LOS 1). Land use types include townhouses and a range of walk-up building types (single or two-story) in new and established neighborhoods throughout the County. This land use should be arranged around higher traffic collector roads and neighborhood mixed-use nodes in each neighborhood. This higher density form of housing supports walking, cycling, transit, and local business by concentrating density around major routes and neighborhood nodes. Medium density residential is intended to be transitional between other residential uses and promote middle housing types. *Implementing zone(s): Small Lot Residential (SLR) and Large Lot Residential.*

### **HIGH DENSITY RESIDENTIAL**

High density residential land use allows for small-lot residential development in areas adjacent to neighborhood mixed-use, commercial, and medium-density residential. The purpose of this land use is to allow for multi-story residential apartments and walk-up residential near neighborhood mixed-use. The High density residential designation promotes infill housing development and affordable housing. Home occupations and accessory buildings are not permitted. *Implementing zone(s): Small Lot Residential (SLR) and Multi-Family Residential (MFR).*

## Non-Residential and Mixed-Uses

These designations are primarily non-residential or include residential as a commercial/light industrial mixed-use. These uses include Neighborhood Mixed Use; Highway and Arterial Commercial; Airport Industrial; Light-Medium Industrial; Heavy Industrial; Public and Institutional; University District; Parks, Trails, and Open Space; and Range and Resource.

### **NEIGHBORHOOD MIXED-USE**

Neighborhood mixed-use is the primary designation for rural centers and neighborhood nodes. The purpose of this land use is to provide walkable and bikeable neighborhood commercial services with LOS 1 or 2. This use is the core of the community and encourages a mix of uses so that community members can live, work and play. Street-level development is encouraged to be retail or high traffic businesses and offices and residential are encouraged on the upper levels of buildings. Limited, small-scale retail development intended to service the needs of the surrounding neighborhood, which may include residential components above the ground floor. *Implementing zone(s): General Business (GB) and Neighborhood Commercial (NC).*

### **HIGHWAY AND ARTERIAL COMMERCIAL**

The Highway and arterial commercial designation allows for the orderly development of automobile-dependent accommodation and services for residents, tourists, and transient motorists along major arterials including highways and requires LOS 1 or 2. The purpose is to provide regional retail and service commercial services with convenient, controlled-access parking without increasing traffic burdens upon the adjacent streets and highways. This use is designated primarily for the major commercial corridors to make the County more attractive while providing needed commercial activity. Gateway entrance features such as tree-lined streets, banner streetlights, and easily accessible commercial features are encouraged to reflect a "Grand Avenue". *Implementing zone(s): Highway Commercial (HC), and Resort Commercial.*

### **AIRPORT INDUSTRIAL**

The Airport industrial land use allows for industrial activities associated with the Canyonlands Regional Airport. The purpose of this land use is to allow for airport activities and locate associated and dependent businesses close to the airport. The area may accommodate a mix of commercial and industrial uses that complement the Airport. The uses must be consistent with airport flightpath requirements. *Implementing zones: Airport Limitation (AL).*

### **LIGHT-MEDIUM INDUSTRIAL**

The light industrial land use allows for limited industrial development oriented towards warehousing, storage, and distribution, light manufacturing of raw materials, manufacturing, processing, finishing, and packaging of raw materials, recycling facilities, ancillary office uses, and similar activities. The purpose of the light industrial is to accommodate a wide variety of light industrial and light manufacturing activities and to enhance the economic development of Grand County. This use can also accommodate vehicular-oriented commercial uses of low intensity, and for commercial uses requiring large areas for storage and handling of materials, goods, and equipment. Guiding the development of these areas will ensure a high quality of livability for surrounding residents and a better-built form while considering impacts such as noise, dust and fumes. Light industrial can be compatible with residential uses either internal or external (mixed-use). *Implementing zones: Light Industrial (LI).*

## **HEAVY INDUSTRIAL**

The heavy industrial land use allows for the accommodation of high intensity industrial uses. This area has heavy industrial development typically oriented towards manufacturing, processing, finishing, and packaging of raw materials, recycling facilities, rail yards, forestry activities, ancillary office uses, and similar activities. The purpose of heavy industrial is to enhance the economic development of Grand County through accommodating employment-generating heavy industrial and manufacturing uses. Heavy industrial land uses should be placed far from residential uses as noise, dust and other nuisances associated with heavy industrial can negatively affect neighborhoods and residents. *Implementing zones: Heavy Industrial (HI).*

## **PUBLIC AND INSTITUTIONAL**

The Public and Institutional land use allows for the use of land for publicly oriented facilities for use by residents and members of the public. Institutional uses allow for schools, community centers, community care centers, government offices and facilities, churches, and detention facilities. These uses are located throughout the County, primarily along collector roads and should complement neighborhood mixed-use nodes. This use also includes public utilities to allow for government-owned facilities needed to provide necessary County services. Public utilities include water and wastewater treatment plants, electrical substations, power or heating plants, solid waste disposal. *Implementing zone(s): All residential zones and NC, GB, and HC.*

## **UNIVERSITY DISTRICT (U-DISTRICT)**

The University District designation allows for large institutional facilities such as universities, colleges, hospitals, and research parks in a designated district. These uses can have many related buildings placed closely together, combined with parks, limited-service commercial, trails, and transportation links. The purpose of the University District is to create a designated district to create partnerships with the universities with surrounding businesses for skilled training. *Implementing zone(s): NC or HC.*

## **PARKS, TRAILS, AND OPEN SPACE**

Parks and open space land use allows for recreational opportunities. Parks may be regional - serving the whole County, medium sized and local community parks, or small neighborhood parks and playgrounds. Walking and cycling connections should be the primary method of transportation with public transit servicing County wide parks. Parks are more formal recreational areas, such as soccer fields, baseball diamonds, skate parks, etc. Open spaces are fewer formal areas such as open fields, walking, and cycling paths, etc. Includes all public parks and trails. These areas are dedicated to open spaces or public facilities such as playgrounds, ball fields, and golf courses. *Implementing zone(s): all zones.*

## **RANGE AND RESOURCE**

The Range and Resource designation include ranging and resource lands such as agricultural, livestock, and natural resource extraction. The purpose of this designation is to preserve resource lands and accommodate agricultural and agriculture-related, and low-density residential development uses in those parts of the county with limited public services. Limited low-density, large lot residential is permitted. Livestock operations and other types of agriculture are a critical link between the economy, the culture, and the land so this designation encourages the use of land for agriculture. *Implementing zone(s): Range and Grazing (RG).*

## Land Use Overlays

These overlays are in addition to the County's established zoning and land use designations. The overlays are Environmentally Sensitive Areas, Viewshed, and Overnight Accommodations. They have additional requirements and considerations for development.

### **ENVIRONMENTALLY SENSITIVE AREAS (ESA) OVERLAY**

Environmental Sensitive Areas is a comprehensive overlay that includes regionally, state, or federally significant habitats, riparian areas, floodplains, large stands of native species (forest, grassland, shrubland, etc.), public drinking water source protection areas, aquifer recharge areas, and steep slopes (over 20%). Environmentally sensitive land use is intended to protect areas of significant environmental importance. These areas are to be preserved for either environmental or safety reasons. ESAs should be kept in as natural a state as much as possible with limited constructed features allowed in these areas. Permitted features include paved and unpaved trails and interpretive materials. Development in the vicinity of environmentally sensitive areas requires mitigation planning to reduce impacts.

### **VIEWSHED OVERLAY**

The purpose of the Viewshed Overlay is to guide development along the major access routes and to ensure that they create a *sense of arrival* and present an attractive, desirable travel corridor. The Viewshed Overlay includes scenic corridors and special resort districts. Development in the Viewshed Overlay is to be sited and designed to protect critical attributes. New development is to be designed/sited so that new structures, walls, and fences do not visually disrupt ridgelines as seen from the public road defining the corridor. Design guidelines in the overlay should apply to all new developments, other than agricultural uses and single-family development on previously approved parcels or lots. The viewshed encompasses visible property up to two miles perpendicular to the public road defining the corridor.

### **OVERNIGHT ACCOMMODATIONS OVERLAY (OAO)**

The OAO, Overnight Accommodations Overlay Districts are overlay districts intended to designate subdivisions and developments within which overnight accommodations are permitted. Overnight accommodations, while part of the Grand County economy and tradition, are not appropriate in all zone districts and parts of the County. OAO Districts should be applied only to parcel(s) planned or historically used primarily for such use and activity, accessible directly by an arterial or collector street, and where appropriate and compatible with adjacent land uses and neighborhoods. The OAO has sub-categories including Hotel/Resort, all residential, or RV-Campgrounds to differentiate the type of overnight accommodations.

## Designation Character

Designation	Landscaping	Street Design	Habitat

Rural Residential (RR)	Natural and agricultural	Paved roads	Large wildlife habitat areas
Low-Density Residential (LDR)	Transitional natural	Interior network of streets	Small wildlife habitat areas
Medium-Density Residential (LDR)	Natural and formal mix	Multi-modal, wider sidewalks, traffic calming.	Localized habitat areas
High-Density Residential (HDR)	Urban forests and gardens	Wide sidewalks, street furniture, lighting, and street trees.	Localized habitat areas
DRAFT			
Neighborhood Mixed-Use (NMU)	Natural and formal mix	Wider sidewalks, street trees, and lighting fixtures increase walkability by enhancing the public streetscape	Localized habitat areas
Highway and Arterial Commercial	Green roofs, parking lots landscaped, and bioswales.	reflective of a "Grand Avenue" with tree-lined streets, banner street lights, and easily accessible commercial services. Trails are integrated within all developments with	Moderate to high habitat fragmentation

		connections to other community areas	
Airport Industrial	Limited landscaping	Access roads to the airport, parking lots, and some transit.	Moderate habitat fragmentation
Light-Medium Industrial	Minimal formal landscaping	Boulevard fronting arterial/collector road and moderately wide roads	Moderate habitat fragmentation
Heavy Industrial	Minimal formal landscaping	Boulevard fronting arterial/collector road and moderately wide roads	Moderate habitat fragmentation
Public and Institutional	Formal landscaping, depending on context	Car-oriented but multi-modal, sidewalks and designated paths.	Moderate habitat fragmentation
University District	Formal landscaping	Multi-modal and transit-centric. Wide pathways and sidewalks with street trees.	Localized habitat fragmentation
Parks, Trails, and Open Space	Parks – formal Open Space – natural	Pathways and trails.	Large wildlife habitat areas
Range and Resource	Natural and agricultural	Car-oriented, unpaved and paved roads.	Large wildlife habitat areas

**Agenda Summary Item 5(a)**

**GRAND PLANNING COMMISSION**

**June 13, 2022**

<b>TITLE:</b>	Accessory Dwelling Units code amendment – Section 3.3.2
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Elissa, Planning & Zoning Staff

**Prepared By:**  
*ELISSA MARTIN*  
**GRAND COUNTY  
PLANNING & ZONING**

**FOR OFFICE USE ONLY:**

**Attorney Review:**  
  
N/A

**SUMMARY:** P&Z staff has worked with the LUC Advisory Committee, the County Attorney, Building Official and others to craft an update to the ADU section in our code, specifically to address new requirements put forth as part of State HB 82 related to Internal ADUs. The changes also include modifying the original development standards for External ADU's in order to encourage their construction as well as to provide opportunities for some ADU's to be reserved for workforce housing.

The goal is to bring a final draft to County Commission for adoption in July.

**STAFF RECOMMENDTION:** Review the DRAFT redlined copy of Section 3.3.2 ADUs and provide any final comments.



# STAFF REPORT

## PLANNING & ZONING DEPARTMENT

**DATE:** Monday, June 13, 2022

**TO:** Grand County Planning Commission

**SUBJECT:** Section 3.3.2 ADUs Draft Language for code amendment

**RESPECTFULLY SUBMITTED:** Elissa Martin, Planner

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**SUMMARY:** P&Z staff has worked with the LUC Advisory Committee, the County Attorney, Building Official and others to craft an update to the ADU section in our code, specifically to address new requirements put forth as part of [State HB 82](#) related to Internal ADUs. The changes also include modifying the original development standards for External ADU's in order to encourage their construction as well as to provide opportunities for some ADU's to be reserved for workforce housing.

**STAFF RECOMMENDTION:** Review the DRAFT redlined copy of Section 3.3.2 ADUs and provide any final comments.

### KEY ISSUES:

- HB 82 prohibits jurisdictions from disallowing Internal ADU's, but the legislation was meant for other communities in Utah where ADU's are largely prohibited in residential zones. Grand County already allows ADU's in every zone, but with HB 82, we also must allow Internal ADU's even when an EADU exists on the property (County Attorney's interpretation), which would mean, essentially, that 3 dwellings are permitted on every res lot in Grand County.
  - We are seeking guidance from State reps / staff on this
  - We could prohibit an EADU if an IADU is built
- Reduced setbacks for all accessory structures, including ADUs when exterior wall height does not exceed 15'.
- Required parking (one space per ADU) is recommended while we do not yet have public transit in the County. This is a reduction in the current parking requirement in the LUC, which is based on room count.
- The building official is strongly recommending we cannot allow RV's /Trailers, or other "Mobile Units" be used as an ADU, as those cannot be issued a building permit, and an ADU must obtain a building permit.
  - Alternatively, a Mobile Unit within a designated campark (for long term rental) does not need a building permit and would be allowed to be used as residential dwelling under the provisions of the land use permit or zoning overlay district that may be approved for a long term campark (future code update).
- Consider whether or not we need the deed restriction for occupancy. An occupancy

requirement would only occur under the circumstances stated in the draft code, and only when an ADU is used as a rental, where a lease is signed. The intention of deed restricting ADU's is NOT to prohibit anyone from using their ADU for family/ friends, whether for temporary or long term use. But the idea of including this in the deed restriction may be moot if we can effectively enforce ADUs from being used as nightly rentals.

### 3.3.2 Use-Specific Standards for Accessory Uses

#### A. Accessory Uses and Structures, General

Accessory Dwelling Units shall comply with the standards outlined in Section 3.3.2B. All other ~~A~~ accessory uses and ~~S~~ structures shall comply with the following general standards:

1. Such uses shall be located on the same lot or tract as the associated ~~P~~ principal ~~U~~ use or ~~S~~ structure.
2. Accessory ~~U~~ uses ~~and activities or Structures~~ shall be subject to the same regulations as Principal Uses or ~~S~~ structures unless otherwise stated. In no event shall an ~~A~~ accessory ~~U~~ use be construed to authorize a use not otherwise permitted in the zone district in which the ~~P~~ principal ~~U~~ use or ~~S~~ structure is located.
3. No ~~A~~ accessory ~~U~~ use or ~~S~~ structure shall be established prior to the Principal Use or ~~S~~ structure to which it is accessory.
4. The minimum front yard setback shall be the same as for the ~~P~~ principal ~~S~~ structure in the underlying zone district.
5. The minimum side and rear yard setbacks for ~~a~~ Accessory ~~S~~ structures shall be over 5'10 feet if the structure's wall height is 15' or less, otherwise must comply with ~~or~~ that of the underlying zone district, ~~whichever is less.~~
6. Accessory ~~U~~ uses and ~~S~~ structures shall be subject to the dimensional standards outlined in Section ~~5.4.1-2~~, unless otherwise stated in this section.

#### B. Accessory Dwelling Unit (ADU)

1. Purpose. The purpose of this section is to encourage ~~a~~ Accessory ~~D~~welling ~~U~~nits (ADUs) as an affordable housing opportunity while protecting the neighborhood character and quality of life in residential zone districts. ADUs are also beneficial to provide a means for residents, particularly seniors, single parents, and families with grown children, to remain in their homes and neighborhoods and obtain extra security, companionship, and services. ADUs shall comply with the following standards:
2. Development Standards~~Area, Setback, and Size Restrictions~~
  - a. An External ADU ("EADU") may be permitted as an Accessory Use to an otherwise allowed residential dwelling unit that is the Principal Use on a lot or parcel of at least 5,000 square feet.
  - ~~a.b.~~ An Internal ADU ("IADU") may be permitted as an Accessory Use to an otherwise allowed residential dwelling that is the Principal Use on a lot, within the existing footprint of the Principal Structure (no minimum lot size).

- ~~b.c.~~ One EADU and one IADU shall be permitted per lot/parcel of record.
- ~~c.d.~~ Duplexes and ADUs: one (1) EADU may be permitted on a parcel with an existing Duplex. One of the three (3) dwelling units shall be a primary residence occupied by the owner.
- ~~d.e.~~ The maximum external dimension square footage of an EADU shall not exceed 1,200 square feet, and shall not exceed the square footage of the principal structure.
- ~~e.f.~~ EADUs shall meet lot coverage, setback and building height requirements applicable to the principal structure in the underlying zone district, with the following exceptions:
- ~~i.~~ The rear and side setbacks may be reduced to 5 feet if the EADU exterior wall height does not exceed height of 15 feet.
- ~~g.~~ An ADU may be constructed above a garage, provided that it shall not consist of more than one story above the ground floor. The Zoning Administrator may waive the minimum parcel size requirement where an ADU is constructed above an existing garage.
- ~~f.h.~~ One parking space shall be provided for each IADU and EADU. The parking space may be provided in tandem if the existing driveway length exceeds 40' as measured from the property line.

### 3. ~~Permit~~ Site Plan and Design Requirements

- ~~a.~~ An ADU requires a building permit, which includes submission of a site plan shall be required prior to issuance of a building permit. The site plan shall be drawn to scale and clearly show the location and dimensions of existing and proposed structures ~~(including such items as building elevation, color, and materials),~~ setbacks, building height, parking, easements, and driveways, proposed drainage and location of utilities.
  - ~~b.~~ An ADU shall be a permanent structure that meets the ~~currently adopted~~ standards of the International Residential Code (IRC) at the time of construction, or a HUD-approved manufactured home. ~~No travel trailer, boat, or similar recreational vehicle shall be used as an accessory dwelling unit.~~
  - ~~c.~~ Where pre-existing structures meet the development standards of this chapter for an EADU, the original structure may be designated as the Accessory Dwelling if a new Principal Structure is constructed on site. The building permit for a new Principal Structure will trigger the application for designating the pre-existing structure as an ADU. Both structures will be indicated on the site plans for both building permit applications.
- ~~e.~~ ADUs shall be designed to preserve or complement the architectural design, style, and appearance of the primary single-family dwelling unit. Specifically, whether attached or detached, the roof pitch, siding materials, color, and window

~~treatment of the ADU shall be the same as, similar to, or an improvement to, the appearance of the primary dwelling unit.~~

~~d. If a separate external entrance for the ADU is necessary it shall be screened from view of the street, and where possible, shall be located on the internal side or rear of the structure.~~

#### 4. Occupancy Requirements

a. A restricted use covenant shall be signed and recorded by the owner prior to issuance of a building permit for the accessory dwelling unit and shall include the following:

i. ADUs shall not be condominiumized or sold separately.

~~ii. ADU's shall not be rented on a nightly or weekly basis. Where an ADU exists, neither the primary nor the secondary dwelling unit ADUs used for long term rental, shall not change occupancy within be occupied afor periods of ~~less than 360~~ consecutive days. ~~A restricted use covenant shall be signed and recorded by the owner prior to issuance of a building permit for the accessory dwelling unit. [Ord. 543, 2016.]~~~~

~~iii. An ADU shall be occupied by Actively Employed households as defined in \_\_\_\_\_, when either of the following conditions are met:~~

~~1. An ADU is located on a parcel where the principal use is a secondary residence, or,~~

~~2. An IADU and an EADU exist on one parcel; one of the ADU's must be occupied by an Actively Employed Household, as defined in \_\_\_\_\_.~~

## Definitions (an amendment to Article 10 Definitions)

~~Accessory Dwelling Unit (ADU): An independent residential living space including provision for living, sleeping, cooking, and sanitation that can be created with, attached to, or detached from a single family home.~~

Internal ADU (IADU): A habitable dwelling unit created within the existing footprint of the principal structure, which is an owner-occupied, single-family dwelling.

External ADU (EADU): A habitable dwelling unit on the same parcel or lot that contains the principal structure; and is either physically separate from the principal structure or attached and separated by fire resistance rated construction.

Primary Residence: a single-family dwelling that is detached and is occupied as the primary residence of the owner of record.

Secondary Residence: A residential dwelling that is owned by an individual who claims their primary residence as a separate dwelling existing on a separate parcel.

### Notes (not part of the code):

(From State Website): To enforce IADU regulations, a municipality may file a lien recorded with the county recorder if the property owner violates IADU regulations, the municipality holds a hearing to determine that a violation has occurred, and the owner fails to cure the violation.

A municipality may also record with the county recorder a notice of a permitted or licensed IADU. Finally, a municipality may prosecute or fine an individual who advertises an IADU as a short-term rental on a short-term rental website

State Code *allows* additional restrictions

- require an IADU permit or license,

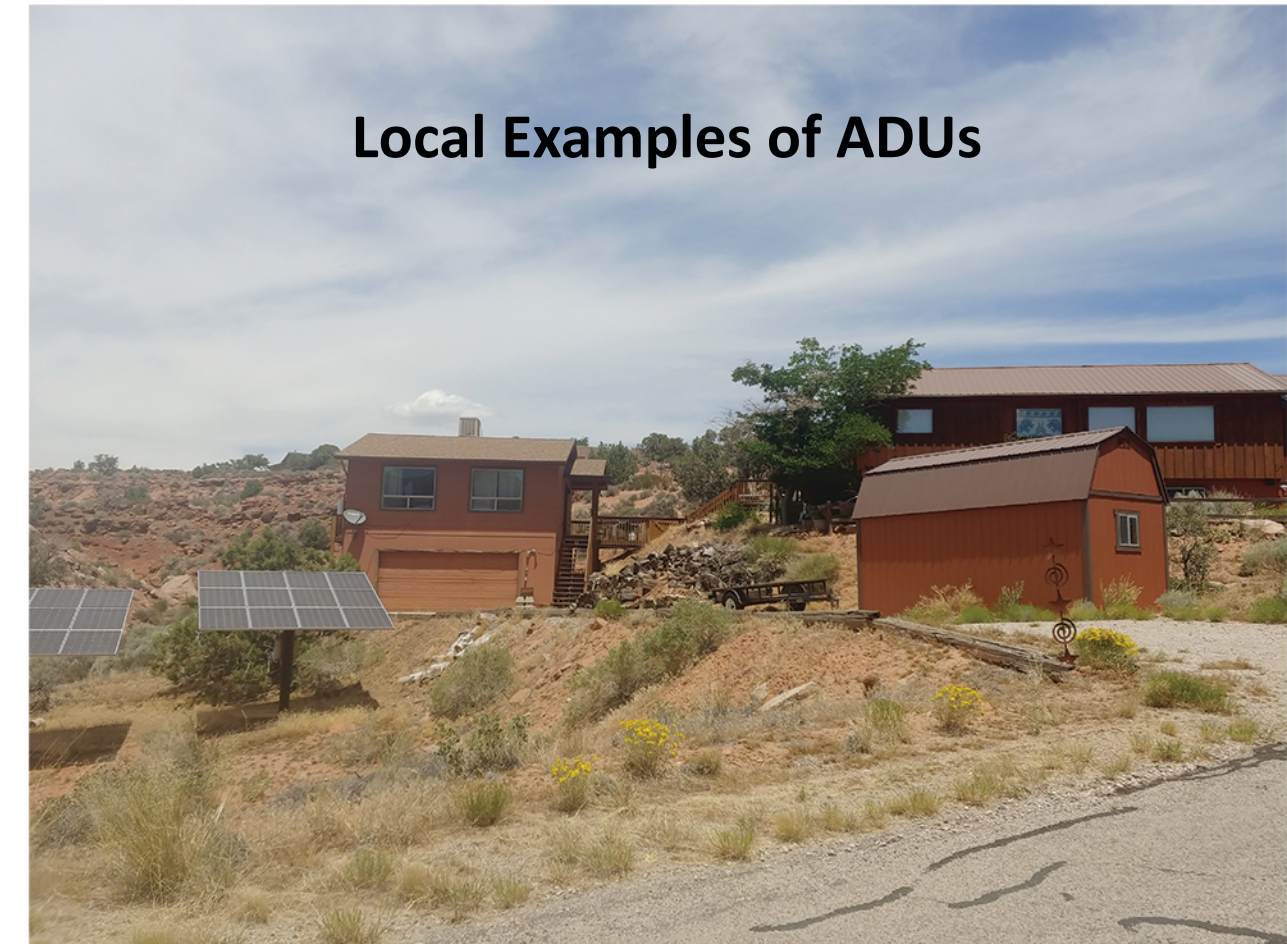
Define “Workforce Housing” or Actively Employed Households for ADU’s

- adjust the occupancy requirements for workforce to include seasonal workers, and those who may work in san juan county, also ensure that extended family members are not affected by workforce housing restrictions for ADUs.
- Also, the Vail Housing Authority only looks at whether or not a person is registered in the County as criteria for qualifying households for deed restricted dwellings.



## Antrobus ADU in Spanish Valley.

- 2 bedrooms, 1 full bath
- 1050 interior sq.ft. with stair allowance
- under 1,500 sq.ft. exterior dimension



## Local Examples of ADUs



**Agenda Summary Item 5(a)**

**GRAND PLANNING COMMISSION**

**June 13, 2022**

<b>TITLE:</b>	Draft Temporary Use standards code amendment – Section 3.3.3
<b>FISCAL IMPACT:</b>	N/A
<b>PRESENTER(S):</b>	Elissa, Planning & Zoning Staff

**Prepared By:**  
*ELISSA MARTIN*  
**GRAND COUNTY  
PLANNING & ZONING**

**FOR OFFICE USE ONLY:**

**Attorney Review:**  
  
N/A

**SUMMARY:** P&Z staff has worked with the LUC Advisory Committee, the Travel Council, local business representatives and others to craft an update to the Temporary Use section in our code, specifically to address the lack of standards to address a variety of Temporary uses, including film production, flea markets and outdoor seasonal sales, as well as a Temporary Dwelling Permit to address several circumstances where a temporary living situation is needed.

The goal is to bring a final draft to County Commission for adoption in July.

**STAFF RECOMMENDTION:** Review the DRAFT redlined copy of Section 3.3.3 Temporary Uses and provide any final comments.



# STAFF REPORT

## PLANNING & ZONING DEPARTMENT

**DATE:** Monday, June 13, 2022

**TO:** Grand County Planning Commission

**SUBJECT:** Section 3.3.3 Temporary Uses, Draft Language for code amendment

**RESPECTFULLY SUBMITTED:** Elissa Martin, Planner

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**SUMMARY:** P&Z staff has worked with the LUC Advisory Committee, the Travel Council, Moab to Monument Valley Film Commission, local business representatives and others to craft an update to the Temporary Use section in our code, specifically to address the lack of standards for a variety of Temporary uses, including film production, flea markets and outdoor seasonal sales. The Temp Use Section would also include a Temporary Dwelling Permit to address various circumstances where a temporary living situation within a non-permanent dwelling is necessary or preferred.

The County Commission will have a chance to review and provide feedback at their next meeting (6/21), with the goal to bring a final draft to for public hearing at PC on 6/27, and County Commission for adoption in July.

**STAFF RECOMMENDTION:** Review the DRAFT redlined copy of Section 3.3.3 Temporary Uses and provide feedback and recommendations to the County Commission (their review and feedback is tentatively slated for June 21<sup>st</sup> CC meeting).

### KEY ISSUES:

- **Temporary Uses** would be allowed in all zones, unless otherwise stated (as opposed to being listed in the [Use Table in Section 3.1](#)) – this is standard in most comparable jurisdictions.
- How does a Temp Use differ from a Special Event Permit?
- Temporary Dwelling Permit
  - Number of “mobile units” allowed and corresponding minimum parcel size
  - TDP valid for one year, may be renewed for up to one additional year, if the use has not become a nuisance.
    - Should this be based on actual code violations, citations, or complaints?  
How many of those warrant termination of permit?
  - After two years, TDP expires – at that time, more permanent living situation needs to be established (such as primary dwelling, tiny home(s) or a permitted long term campark).
  - Who has authority to approve a TDP? Zoning Administrator or County Commission approval?
  - Permit can be revoked if 6 month Health Dept. inspection fails

- 
- Example application in packet
- Film Production Permit
  - In coordination with the Film Commission for final approval of the TUP
  - Model application loosely on Moab City's application (see example in packet)
- Other TUP types & terms for each respective permit (max duration, distance from residential areas, TUP not authorized in some zones, approving authority)
  - Festival/Carnival (includes art and music festival that are recurring events on one parcel)
  - Flea Markets / Seasonal Outdoor sales (Christmas Tree lot, Pumpkin patch)
  - Food trucks and pop-ups
  - Other entertainment (film screenings, live comedy, magic shows, etc)
  - Any other Temp Uses we should add standards for?

### 3.3.3 Use-Specific Standards for Temporary Uses

Uses ~~described herein may be allowed~~~~identified in a particular district column with a "T" shall be permitted such district~~ upon approval of a temporary use permit in accordance with the requirements of this section and the procedures of Section 9.156, Temporary Use Permits.

#### A. General Provisions.

1. Temporary Uses shall be in conformance with all County Ordinances, rules, regulations.
2. The TUP may be revoked upon violation of any County, State or Federal laws.
3. A minimum 10-foot separation from all buildings shall be maintained;
4. No driveways or fire protection equipment shall be blocked by this use.
5. Lighting utilized in conjunction with the use shall not illuminate adjacent properties.
6. No loudspeakers or other unusual noise shall be discernible on adjacent properties.
7. All uses authorized by a TUP must comply with the setback requirements and other applicable lot design standards of the underlying zone in which they are located, per LUC Section 5.4..
8. TUPs are not transferable.

#### B. Temporary Dwelling Permit

1. Purpose. A temporary dwelling permit is intended for properties where permanent housing is not yet constructed or for a variety of other reasons. There are several circumstances where a temporary dwelling permit may be issued, as listed below:
  - a. The temporary dwelling is needed to house the owners of the property and their immediate family members subsequent to the accidental destruction of a permanent dwelling on the same site; before a building permit for a new dwelling can be obtained from the county and until the new dwelling is completed for occupancy; and a temporary dwelling is needed for people who were evacuated from and cannot return to their homes as a result of a disaster.
  - b. Seasonal employees, such as river guides, outfitter guides, service industry workers who live and work in Grand County during the busy visitor season, require a non-permanent living situation where intermittent residency in camping style accommodations such as an RV, Camper Trailer, Camper Van/Truck, or tent camping is a suitable temporary situation until permitted long term camparks can be established.
  - c. During construction of a permanent dwelling, property owners may seek a temporary dwelling permit until their permanent dwelling is constructed. The temporary dwelling must be decommissioned no later than 30 days after the occupancy of a permanent dwelling on the lot.
  - d. Temporary Accessory Dwellings for Medical Purposes (TAD): Property owners may seek a temporary dwelling permit for family members who have been certified as incapable

of caring for themselves. Such a dwelling can also be used for caregivers of such family members. TAD permits are valid for two (2) years and must be renewed on a bi-annual basis.

## 2. TDP Terms.

- a. A Temporary Dwelling may not be used for nightly or weekly rentals.
- b. A TDP is valid for one year and may be renewed for up to one additional year, if less than five (5)[1] separate complaints[2][3][4] are on record with County Code Enforcement for the previous year in which the TDP was active. After two years, the TDP will expire and final construction of a permanent dwelling structure must be complete, or (if permitted on subject property) a long term campark with utility connections[5][6] and proper infrastructure must be in place for residency on the property to continue. The zoning administrator may renew a TAD (for caretaker or person in need of care) after the two year expiry, under exceptional circumstances related to care needs[7][8].
- c. A Mobile Unit must be self-contained or attached to a septic system approved by the State Sanitarian. Or if no septic, portable toilets and hand washing stations must be provided, according to the requirements of the Health Department.
- d. TDP sites shall be inspected every 6 months by the Sanitarian for compliance with sewage disposal and greywater disposal, per the approved plan. A TDP may be revoked if sanitation inspection fails.
- e. Mobile Unit(s) may connect to utilities only upon receipt of a will serve letter from the service provider(s) and required impact fees have been paid.
- f. A TDP allows up to 1 Mobile Unit on properties of any size, when issued for either circumstances (c.) or (d). In the case of persons displacement by a disaster (a) or seasonal employee housing (b), there may be up to 2 mobile units on properties 0.25 acre or more, up to 5 on properties 0.5 acre or more, and up to 10 on 1 acre or more.
- g. The County Commission may approve a TDP that would allow more than 10 mobile units used for seasonal employee housing on a property if they determine the need is justified, based on the lack of housing stock[9] for seasonal employees and based on the suitability of the site, in terms of neighborhood impacts related to the public health, safety and welfare.
- h. A TDP for employee housing may be issued for properties within any zone[10][11], where the following criteria are met:
  - i. If more than 2 mobile units are proposed, the property must contain mature trees and established vegetation. No bare dirt lots.[12]
  - ii. [Minimum lot size?]
  - iii. A restrictive covenant is recorded in the real property records of Grand County which restricts occupancy to Actively Employed Households.

## 3. Application Process and requirements.

a. Submit a TDP application to the Zoning Administrator along with a site plan showing the following:

- i. Property boundary, setbacks (mobile units required to comply with setback requirements of the underlying zone);
- ii. All structures on site;
- iii. Natural and man made drainage;
- iv. Mature trees and established vegetation;
- v. Potentially hazardous features, such as geologic features, floodplain zone, and drainages;
- vi. Location of well or water storage;
- vii. Location of septic or port-a-potties;
- viii. proposed Mobile Unit sites with dimensions;
- ix. parking areas;

b. Signature by road supervisor for drainage review (on TDP application);

c. Signature of sanitarian (on TDP application);

d. Copy of septic approval or sewage disposal plan signed by local health department;

a.e. Hold Harmless Agreement. Before issuance of a temporary dwelling permit, the applicant shall submit to the planning department an agreement stating that the county shall be held harmless by the building permit holder for any damages or injuries that may result from the approval of the temporary dwelling;

b.f. TDP's issued for employee housing, shall record a Restrictive Covenant in the real property records of Grand County for the purpose of restricting occupancy to Actively Employed Households;[13][14][15]

### **B.C. Asphalt or Concrete Batch Plant, Temporary**

Temporary asphalt or concrete batching plants (temporary) may be approved by the Zoning Administrator subject to the following standards.

1. The batch plant shall not be located within 600 feet of a residence.
2. Hours of operation shall be limited to Monday through Friday, 7AM to 7PM.
3. The batch plant permit shall be valid for a maximum 6 month period, unless an extension is approved by the Zoning Administrator for a second 6 month period [maximum of one (1) year].
4. No portion of the batch plant or its operation shall be located on a public or private street.

5. The batch plant shall only furnish concrete, asphalt, or both, to the specific project for which the temporary Certificate of Occupancy is issued. The placement of a temporary batching plant for a private project is restricted to the site of the project.
6. The temporary plant shall be operated in a manner that eliminates unnecessary dust, noise and odor (as illustrated by, but not limited to, covering trucks, hoppers, chutes, loading and unloading devices and mixing operations, and maintaining driveways and parking areas free of dust).
7. The site must be clear of all equipment, material and debris upon completion of the project.
8. All public improvements that are damaged during the operation of the temporary batching plant must be repaired or replaced within 30 calendar days of completion of the project.
9. A reclamation bond shall be required sufficient to ensure restoration of the site to original or other substantially beneficial conditions consistent with local plans.
10. At termination and/or removal of plant permit, permittee shall have the person responsible walk the site with the Zoning Administrator to verify compliance with County standards.

#### **C.D. Field office, Temporary**

A temporary field office permit may be approved by the Zoning Administrator for a structure or shelter used in connection with an approved development or building project on the site of temporary administrative and supervisory function for sheltering employees and equipment during the construction phase of a project. Such a structure or shelter shall be promptly removed following the approval of a Certificate of Occupancy.

#### **D.E. Sales office, Temporary**

A temporary sales office may be approved by the Zoning Administrator, subject to the following conditions:

1. The sales office is in connection with the sale of property within a subdivision under construction.
2. The sales office is located on the same tract of land as the subdivision.
3. The sales office may continue for up to one (1) year.

#### **F. Film production and related uses, Temporary**

Motion picture, television film production and Charitable films production in Grand County requires a Temporary Use Permit (TUP). Production of News media is a permitted use in Grand County and does not require a permit. A film production temporary use permit may be approved by the Zoning Administrator for filming and related activities, including the construction of temporary structures used in film production or used for support of crew.

**1. Purpose.** The film production Temporary Use section sets standards for filming activities on private property or County owned property including the public right of way, in order to mitigate impacts related to filming activity including but not limited to noise, traffic, light pollution, sanitation, health and safety. The rules and regulations shall be based upon the following criteria:

- a. The health and safety of all persons;
- b. Mitigation of disruption to all persons and property within the affected area;
- c. The safety of property within the County; and
- d. Traffic congestion at particular locations within the County.

**2. TDP Terms.**

- a. A film production TUP is valid for 6 months upon approval, and may be renewed for the filming activity in the same location for an additional 6 months, upon approval of the Zoning Administrator, for up to two consecutive years of operation.
- b. An indemnification

**3. Application procedure.** A film production TUP application may be submitted to the Planning & Zoning Department, allowing 30 calendar days for approval. The following information shall be included in the application for a film production TUP:

- a. The name of the production company, address, email address and telephone number and contact information of the person(s) in charge of such filming activity on behalf of the production company;
- b. The specific location(s) at such address or place at which the filming activity is to be conducted, including any staging locations;
- c. The inclusive hours and dates such activity will transpire;
- d. A general statement of the character or nature of the proposed filming activity, including the following:
  - i. Potential noise generated by filming activity and plan to mitigate impact to surrounding properties;
  - ii. Estimated use of lighting equipment being used at night, and approximate dates and times that will occur;
  - iii. The number of personnel to be involved;
  - iv. Activity which may cause public alarm such as the use of any animals, gunfire, explosives or pyrotechnics; and low flying helicopters or drones;

v. Street requirements, such as traffic control, street closure, on -street parking, use of County Public ROW.

e. An estimated amount and type of vehicles and equipment to be involved and roadways that may be impacted by increased traffic or transport of oversized equipment;

f. ~~If temporary structures are being built to support filming personnel or for set production, include a brief summary of the structures and their intended purpose.~~[16][17]

g. If a food truck or any other commercial service is being provided on site appurtenant to the filming activity, provide a description of those and verification of business license.

h. A sanitation plan, including a certificate of approval from the Health Department;

i. Application approval signatures from the County Road Supervisor, Floodplain Manager, Moab to Monument Valley Film Commission, Zoning Administrator.

**4. Fees and Reimbursement.** The County Commission may, by resolution, establish fees under this chapter.

a. Administrative fees: review of permit applications and/or oversight of filming activity;

b. Reimbursement for Personnel: The production company shall reimburse the County for any personnel provided to the company (e.g., police, fire, maintenance) for the purpose of assisting the production;

c. The production company shall compensate the County for use of any County property (e.g., parks, community buildings) for the purpose of assisting the production. Further, the production company shall reimburse the County for the cost of any County services (i.e., repairs, cleanup) necessitated by the production company's activities.

**G. Festivals/Carnivals, Temporary**

Festivals/Carnivals that are set to occur on a contiguous site for 7 or more consecutive days or in a series (totalling no than more than 60 days) require a Temporary Use Permit, approved by County Commission.

**1. TUP terms.**

a. Such events may be held at locations as approved by the County Commission;

b. Temporary Use Festivals / Carnivals may be authorized for a period not to exceed 60 days per year (for festivals, up to 7 consecutive days);

c. Temporary Use Festivals /Carnivals shall not be located in the following zones: Rural Residential, Large Lot Residential, Small Lot Residential, or Multifamily Residential.

**2. Application process.** Submit an application for a TUP to the Zoning Administrator. Allow up to 30 days for processing.

- a. Submit a site plan showing the following:
  - i. Address of the property where such activity will occur
  - ii. Location of all buildings (permanent and temporary) on the site
  - iii. Distance of any buildings appurtenant to the Carnival/Festival from all other buildings on the site (must be at least 10 feet away);
  - iv. Footprint of the Carnival/Festival including estimated number of stalls (if applicable) and staging areas;
  - v. Location, type and height of any temporary fencing;
  - vi. Egress, ingress and internal circulation;
  - vii. Parking area and number of parking spots (check with the Building Division for any Accessible compliant parking requirements);
  - viii. Temporary sign location, size (maximum size of 32 square feet), design and materials, if applicable (Note: A separate sign application and fee ARE NOT required.)

#### **H. Seasonal Outdoor Sales /Farmer's Markets and Flea Markets, Temporary**

##### **1. TUP Terms.**

- a. A Seasonal Outdoor Sales Lot or Farmer's Market may be authorized for a period up to 90 days;
- b. A Flea Market shall be authorized for a period not to exceed (3) consecutive days and 90 days total, and in a location that is at least 500 feet from any residence;
- c. A TUP for the stated uses may be renewed for an additional 90 days only once per year;
- d. The lot shall be cleared of all unsold materials, structures and equipment within seven (5) days after the expiration date of the event;
- e. One (1) temporary sign per road frontage is permitted, not to exceed 32 square feet in size, as submitted and approved on the site plan with this permit;
- f. Temporary building(s) shall be setback a minimum of 25 feet from the property lines fronting on any public street and from any interior side or rear yard, in conformance with the approved site plan;
- g. A minimum 10-foot separation from all buildings shall be maintained;
- h. No driveways or fire protection equipment shall be blocked by this use.
- i. Lighting utilized in conjunction with the use shall not illuminate adjacent properties.
- j. No loudspeakers or other unusual noise shall be discernible on adjacent properties.

**2. Application process.** Submit an application for a TUP to the Zoning Administrator. Allow up to 14 days for processing.

a. Submit a site plan showing the following:

- i. Address of the property where such activity will occur
- ii. Location of all buildings on the site
- iii. Footprint of the Seasonal Outdoor Sales Lot or Flea Market, make note of estimated number of stalls (if applicable);
- iv. Location, type and height of any temporary fencing;
- v. Distance of the Seasonal Outdoor Sales Lot from all other buildings on the site (must be at least 10 feet away);
- vi. Egress, ingress and internal circulation;
- vii. Parking area and number of parking spaces (check with the Building Division for any Accessible compliant parking requirements);
- viii. Temporary sign location, size (maximum size of 32 square feet), design and materials, if applicable (Note: A separate sign application and fee ARE NOT required.)

b. Building Official approval of temporary lighting;

c. Provisions for maintenance and clean-up.

**I. Other entertainment (film screenings, live comedy, magic shows, etc)**

**J. Food Trucks /Pop-ups**

### **Update to Art 10 Definitions**

A. “Mobile Units” are defined as those units designed and permitted by its manufacture as a temporary dwelling for travel, recreation, and vacation use, including recreational vehicles such as: travel trailers, camp trailers, motor homes, truck campers and vans In the case of a TDP for employee housing, tents or car camping may be an acceptable form of “mobile unit”.[18][19]

“RV” A vehicular portable structure designed for temporary or short-term occupancy for travel, recreation, or vacation. Under no circumstances shall be used for residences — long or short term.

B. “RV or Recreational Vehicle” can be either motorized or can be trailers pulled by other vehicles. They are road-legal and are built to be transported to various locations easily. RV’s are built to RV Industry Association Standards standards, not IRC. RV’s shall not be used for residential use unless otherwise permitted through an approved Temporary Use Permit (LUC Section 3.3.3.)

A-C. "Park Models" are RVs that are semi-permanent, and are usually intended for seasonal or recreational use. They must meet ANSI 199.5 code requirements, cannot exceed 400 square feet, and have to be built on a permanent chassis. Lofts and porches do not count to the 400 square foot requirement, so they can be added for more versatility.

~~"Mobile Home" A structure constructed according to HUD/FHA mobile home construction and safety standards, transportable on one or more section, which in the traveling mode, is 8 feet or more in width or is 40 body feet or more in length, or when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained therein, except that such term shall include all structures which meets all the requirements of this subsection except to which the manufacturer voluntarily files a certification required by the secretary of housing and urban development.~~

D. "Manufactured Homes" are built to specified national requirements set by the HUD (United States Department of Housing and Urban Development). They are meant for full-time occupancy. They are limited to one story, but may be built to any size. They require a permanent chassis or foundation.

"Modular Home" Any building or building component, other than a manufactured/mobile home, which is constructed according to standards contained in the International Building Code, as adopted or any amendments thereto, which is of closed construction and is either entirely or substantially prefabricated or assembled at a place other than the building site and do not require any kind of chassis.

E. "Motion picture, television " means and includes all activity attendant to staging or shooting commercial motion pictures, television shows or programs, and commercials and student films produced to satisfy a post-secondary school course requirement at an educational institution in any medium including film, tape or digital format.

F. "Charitable films" means commercials, motion pictures, television, or video produced by a nonprofit organization, which qualifies under Section 501(c)(3) of the Internal Revenue Code as a charitable organization. No person, directly or indirectly, shall receive a profit from the marketing and production of the film, or from showing the films, tapes or photos.

B-G. "News media" means the photography, filming or digital visual recording for the purpose of spontaneous unplanned television news broadcast by reporters, photographers or camerapersons.

# EXAMPLE APPLICATIONS



## TEMPORARY DWELLING PERMIT APPLICATION

Application No. \_\_\_\_\_

### APPLICANT INFORMATION

Please check the box indicating primary contact person for this application

**Applicant/Agent:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Phone: \_\_\_\_\_ Work: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Property Owner(s)** (if different): \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ ZIP: \_\_\_\_\_ Phone: \_\_\_\_\_ Work: \_\_\_\_\_

Email Address: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

*\*If there are additional owners please copy this section, sign, and attach to the application*

**If the property is owned by a corporation, trust, partnership or LLC please complete the entity signature block below showing that the person signing has the authority to sign on behalf of the company.**

### ENTITY SIGNATURE BLOCK

If the applicant or legal owner of the property is a corporation, partnership, trust or LLC use the following signature block.

**Applicant/Legal Owner:** \_\_\_\_\_

Officer name: \_\_\_\_\_

Title: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

THE ABOVE SIGNED OFFICER OF \_\_\_\_\_ (name of entity)

WARRANTS AND REPRESENTS THAT ALL NECESSARY LEGAL AND CORPORATE ACTIONS HAVE BEEN DULY UNDERTAKEN TO PERMIT \_\_\_\_\_ (name of applicant) TO SUBMIT THIS APPLICATION AND THAT THE

ABOVE SIGNED OFFICER HAS BEEN DULY AUTHORIZED AND INSTRUCTED TO EXECUTE THIS APPLICATION.

PARCEL INFORMATION

1. **Subject property address:** \_\_\_\_\_  
**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **ZIP:** \_\_\_\_\_

2. **Parcel number:** \_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_

3. **A temporary dwelling permit is being requested for:**

An owner in the process of building a permanent dwelling or placing a manufactured home on the parcel. Provide the Building Permit/FAS Permit number or date the application was submitted to the Building Department.

*Building permit number/Date submitted:* \_\_\_\_\_

A caretaker living on the parcel while the owner is on vacation or is working out of the area. *Only a self-contained recreational vehicle (RV) may be used as a temporary dwelling under this category.*

A caretaker, hired hand or other employee working in connection with an agricultural use on the premises.

An individual to receive or administer continuous care and assistance necessitated by advanced age, illness, or infirmity. **Attach documentation from a doctor verifying a need for continuous care.**

*Name of individual needing assistance:* \_\_\_\_\_

*Relationship to applicant:* \_\_\_\_\_

**Further explanation for selection above:** \_\_\_\_\_

4. **Name of person(s) living in the temporary dwelling?** \_\_\_\_\_

5. **Will the temporary dwelling be a:**  Recreational Vehicle (RV)  Manufactured Home

6. **What is the model/year of the proposed RV/manufactured home?** \_\_\_\_\_

7. **Size and dimensions of the temporary dwelling:** \_\_\_\_\_

8. **Are there any other temporary dwellings currently located on the parcel?**  Yes  No

9. **Is there an accessory dwelling unit (ADU) currently permitted on the parcel?**  Yes  No

10. **How many residences are currently on the property?** \_\_\_\_\_

11. **Is rent being charged for the location/occupancy of the temporary dwelling?**  Yes  No

12. **Have the following approvals/permits been obtained?**

a) Benton-Franklin Health District:  Yes  No  N/A

b) Municipality (water/sewer):  Yes  No  N/A

13. **Will the temporary dwelling be placed in one of the following zoning districts?**  Yes  No

Community Center Residential  Urban Growth Area Residential  Rural Lands 1

*If yes, please answer the following regarding the characteristics of the manufactured home:*

a) The manufactured home is new and has not been previously titled or occupied;  Yes  No

b) It has at least two fully enclosed parallel sections each not less than 12 x 36 ft;  Yes  No

c) Is constructed with a composition, wood shake, shingle, coated metal or similar roof;  Yes  No

d) Has exterior siding similar in appearance to materials used on conventional site-built homes;  Yes  No

e) Has a permanent foundation and the bottom of the home is to be enclosed by concrete or an approved concrete product;  Yes  No

f) The manufactured home is thermally equivalent to the state energy code.  Yes  No

**IF FURTHER EXPLANATION IS NEEDED FOR ANY OF THE ABOVE QUESTIONS, PLEASE ATTACH ADDITIONAL PAGES.**

**(FOR STAFF USE ONLY)**

*Application Complete:* Y N

*Critical Areas:* N Y: \_\_\_\_\_

*Zoning:* \_\_\_\_\_

*Reviewed by:* \_\_\_\_\_

*Date:* \_\_\_\_\_



## CITY OF MOAB FILMING PERMIT

# Hold Harmless and Indemnification Agreement

This Hold Harmless and Indemnification Agreement must be completed and returned to the Moab to Monument Valley Film Commission 7 days prior to filming or the project will be subject to cancellation.

### Production Company/Organization

### Project Name or Working Title

### Date(s) of Filming Moab City Limits

The person signing this Agreement ("Agent") represents and warrants that he or she is a duly authorized agent of the Production Company/Organization ("Party") named in this Agreement and has legal capacity to execute and deliver this Agreement on their behalf. The Agent represents and warrants to the City of Moab (a municipal corporation) that the execution and delivery of this Agreement and the performance of the Party's obligations under this Agreement have been duly authorized and that the Agreement is a valid legal agreement and is binding on the Party and is enforceable in accordance with its terms.

The Agent represents and warrants to the City of Moab that the Party has insurance coverage in place that covers the scope of activities associated with the named project. The Agent further represents and warrants that the insurance coverage limits meet or exceed the coverage required to obtain a filming permit with the City of Moab. For, and in consideration of, the City of Moab issuing a permit allowing the use of City streets and/or City owned/public property for the above named project pursuant to Moab Municipal Code §4.03.020 (A)(3), the Party hereby agrees to release, defend, hold harmless, and indemnify, the City, its elected officials, officers, agents, servants, employees, and their successors, from and against all costs, claims, loss, or demands for damages, including but not limited to, attorney's fees, claims for loss of life, personal injury or wrongful death, workers compensation, and/or damage to property arising out of the conduct of the Party and further agrees that Party will indemnify and hold harmless the City of Moab irrespective of whether the scope or limits of the Party's insurance policies adequately cover any of the costs, claims or demands.

Nothing in this Agreement shall be deemed to abrogate or waive any immunity possessed by the City of Moab, including immunity under the Utah Governmental Immunity Act, U.C.A. § 63G-6-101, et seq., or other applicable law.

### Production Company/Organization

### Address 1

### Address 2

### City/Town

### State/Province

### Zip/Post Code

### Country

### Printed Name

### Title (Producer, Location Manager, etc.)

### Signature

### Phone



### CITY OF MOAB FILMING PERMIT

Thank you for considering the City of Moab for your upcoming film project. Completion of the film permit application is the first step in the planning process to secure the necessary permits for projects that require the use of any city street, sidewalk, public right-of-way, alleyway or city park.

This permit is specific to the permittee and may not be assigned. Any purported assignment shall result in the permit being deemed void.

#### I.

**Project Name** (or Working Title)

Type (Feature, Commercial, Reality Show etc.)

Project Description

Proposed City Property (Streets, Buildings, Parks)

\*please use specifics when possible\*

**Start Date** in Moab City Limits

**Wrap Date** in Moab City Limits

# of Crew - non local    # of Crew - local

# of Talent - non local    # of Talent - local

#### II.

**Production Company**

Address 1

Address 2

City/Town

State/Province

Zip/Post Code

Country

#### III.

**Contact**

Title (Producer, Location Manager, etc.)

Phone (Office)

Website

Phone (Cell)\* Mandatory for day of filming

Email



## CITY OF MOAB FILMING PERMIT

### IV.

#### LOCATION INFORMATION/SCHEDULE

Specify the name of street(s), park(s), or building(s) to be used

##### LOCATION 1.

Date

Start Time

End Time

Park/Street/Private Property

Requesting exclusive use?

On-Site Representative/Title

Describe scene (detailed)

On-Site Contact Cell #

##### LOCATION 2.

Date

Start Time

End Time

Park/Street/Private Property

Requesting exclusive use?

On-Site Representative/Title

Describe scene (detailed)

On-Site Contact Cell #

##### LOCATION 3.

Date

Start Time

End Time

Park/Street/Private Property

Requesting exclusive use?

On-Site Representative/Title

Describe scene (detailed)

On-Site Contact Cell #

**\*\*For private property please submit authorization from property owner\*\***

**\*Please attach any additional location/s information/documentation\***



## CITY OF MOAB FILMING PERMIT

V.

### INSURANCE REQUIREMENTS

All projects that take place on public property within Moab City limits requires a COI (Certificate Of Insurance) for a minimum of \$3,000,000 commercial general liability coverage with \$1,000,000 for each occurrence naming as additional insured:

**CITY of MOAB** - 217 East Center Street Moab, UT 84532

Please provide COI to MMVFC no later than 5 business days before project start date.

VI.

### SITE PLAN & TIME LINE

Please attach a detailed plan for **moving routes** and **fixed venues**. Please indicate the placement of all equipment/trucks (including but not limited to basecamp, crew parking, catering, tents, motorhomes, G&E, camera, props etc on your site plan. The site plan should be produced in a clear and legible manner.

To supplement the site plan, provide a detailed narrative and/or time-line of the project including a shot list, description of filming activities or other pertinent information that will better assist the film commission and city in reviewing your permit.

### TRAFFIC PLAN

Does your project require any street closures, in any way obstruct vehicular or pedestrian traffic or require motorcycle/police escort to navigate through Moab City streets?

Please provide details.

**Note:** A separate permit is needed from UDOT if filming impacts Highway 191/Main Street (see IX.)

### COMMUNITY IMPACT

Have you met with any residents, businesses, places of worship, schools, and any other entities that may be directly impacted by your project?

Please notate any/all actions planned to notify community entities of your project.

### STUNTS/SPECIAL EFFECTS

If your project will involve stunts or special effects (including pyrotechnics) Please provide detailed information and specifics planned. Attach documentation if necessary.



## CITY OF MOAB FILMING PERMIT

### VII.

#### SHOOT DETAILS

Will production include the use of UAS/Drone photography within City limits?

Yes / No

UAS Licensed Drone Operator - Full Name:

Drone Operator - License Number:

# of / Type of **Production Vehicle/s**  
(Cars, Trucks, Motorhomes, etc.)

# of / Type of **Production Equipment**  
(Generators, Dollies, Lights etc.)

# of / Type of **Camera/s**

# of / Type of **Props / Prop Vehicles**

Total # of **Crew Vehicles**

Any additional vehicles/ equipment ?

#### CITY UTILITIES

Please list any/all locations that will require the use of city water or electricity.

#### NOISE

Note any use of music or amplified sounds being used during filming or playback.

#### ANIMALS

Please list/describe any animals being used during filming.

#### OTHER

Please provide any/all details pertinent to production not mentioned above.



## CITY OF MOAB FILMING PERMIT

### GENERAL TERMS, CONDITIONS, AND RESTRICTIONS

1. This permit must be in possession of the permittee at all times while on location and must be made available for inspection when requested by City representatives or the public.
2. This permit does not constitute nor grant permission to use or occupy property not belonging to, or under the control of, the City of Moab. Permission to use or occupy property other than that owned by the City of Moab must be obtained from the owner of such property. Proof of such permission may be required prior to issuance of this permit.
3. Permittee agrees to canvass the areas impacted by the filming forty-eight (48) hours prior to the commencement of the filming and agrees to notify the businesses and residents of the filming preferably in person, otherwise with flyers. Permittee is responsible for working out any conflicts or other arrangements with those impacted by the filming.
4. Permittee is responsible for obtaining the cooperation of the residents or owners of properties adjacent to the filming locations. Interference with the movement or activities of adjacent property owners or residents should be as minimal as possible.
5. Permittee must place any equipment in such a way that pedestrians have safe passage and access to sidewalks and building entrances. Any cords or other type of equipment must be placed so they will not interfere, obstruct, or cause harm in any way to pedestrians.
6. All accesses, ramps and parking stalls for use by disabled persons shall remain open and accessible.
7. Driveways and entrances shall allow for accessibility for emergency vehicles.
8. A fire lane of twenty (20) feet must be maintained, allowing access through the length of closed and open roadways/streets. Access to fire hydrants must be maintained with no parking within five (5) feet of either side of the existing fire hydrants.
9. Permittee must comply with Moab Municipal Code Chapter 17.74 "Noise." The Chapter, in part, prohibits excessive or unusually loud noise or sound between the hours of 10:00 p.m. to 7:00 a.m. Monday through Saturday and not before 9:00 a.m. Sunday in residential areas and between the hours of 10:00 p.m. to 6:00 a.m. Monday through Saturday in commercial areas.
10. Permittee agrees to comply with all applicable federal, state, and local laws, regulations, ordinances, and rules. Vehicle code provisions and/or posted parking regulations will be enforced unless otherwise noted in this permit. Parking in any areas designated as "no parking," "loading zone," "emergency only," or any area with any type of restrictive definition shall be designated and approved in this permit.
11. In the event that a City representative finds that: (a) the activities being conducted by the permittee unnecessarily endanger the health or safety of any person; (b) the activities are or will cause damage to real or personal property; or (c) the permittee is not adhering to the terms of this permit, the representative at his or her sole discretion may suspend, cancel, or amend this permit. Additionally, the City reserves the right to suspend, cancel, or amend this permit at any time without incurring any liability to the permittee.

**As an agent and appointed representative of the permittee, I have read and agree to the terms of this filming permit. I understand I may have filming temporarily or permanently shut down if the requirements as set forth are not adhered to either intentionally or unintentionally. By signing below, I warrant that I am an agent of the permittee and I personally covenant, guarantee that I have the power to obligate the permittee to the terms and conditions of this permit.**

**Printed Name**

**Signature**

**Date**



## CITY OF MOAB FILMING PERMIT

### VIII.

#### **ADDITIONAL SERVICE FEES** That might apply:

The City may require payment of a City **service fee** to cover the cost for additional City services arising from an event. Additional City services include, but are not limited to, labor costs for City personnel, rental costs for the use of City equipment, and other direct costs for the use of City facilities and/or City utilities. The City service fee shall be estimated on a case-by-case basis, and shall be paid in full at the time of application. Additional charges may be assessed to the permittee after the event has ended.

### IX.

#### **ADDITIONAL PERMITS** and/or **REQUIREMENTS** that might be needed:

a. **CITY PARK PERMIT** with associated fee: 435-259-7485 parks@moabcity.org

b. **UDOT PERMIT** with associated fee:

**Utah Department of Transportation:** Kurt McFarlane 435-650-1156 kmcfarlane@utah.gov

c. **FOOD SERVICE PERMIT:** Southeastern Utah Health Dept <https://www.seuhealth.com/environmental-health>

### X.

**DURATION:** This permit is valid from the start date to wrap date indicated on page one.

Any changes to the start date or wrap date are at the discretion of the Film Commission Director.

**A complete application and written scope outlining all parameters of the request is required no later than 7 days in advance of the first date of filming. Failure to submit a complete application and/or submission of that application outside of the required time frame may delay the approval process.**

**Please note: application submission does not guarantee approval.**

### XI.

#### **PAYMENT**

**Film Permit application fee:**

**\$149.00**

**Service Fee (if applicable):**

**TOTAL AMOUNT DUE**

**Make check payable to MMVFC or call for CC payment.**

This permit is not deemed granted until the Film Commissioner certifies that all conditions of approval required prior to the event date have been satisfied.

Bega Metzner, **Film** Commission Director

Approval Date

# Moab Town Boat Ramp Action Plan

May 2022



# Moab Town Boat Ramp Action Plan – 2022

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## Acknowledgements

This plan was prepared for Grand County with assistance from the National Park Service Rivers, Trails, & Conservation Assistance Program (RTCA). Key stakeholders who contributed time, information, and support:

### Grand County:

John Guenther, Planning and Zoning Director  
August Granath, Economic Development & Tourism  
Ben Alter, Economic Development  
Bill Jackson, Road Dept.  
Madeline Logowitz, Active Transportation & Trails  
Jim Webster, Search & Rescue  
Dana Van Horn, Grand Water & Sewer

### City of Moab:

Annie McVay, Parks, Recreation, & Trails  
Cory Shurtleff, Planning & Zoning

### State of Utah:

Tony Mancuso, Forestry, Fire, & State Lands Colorado River  
Coordinator

Brody Young, State Parks & Recreation  
Craig Walker, State Parks & Recreation  
Chris Hall, UDOT  
Dan Hinckley, UDOT

### Bureau of Land Management:

Jennifer Jones, Recreation  
Lisa Wilkolak, Realty

### National Park Service:

Betsy Byrne, RTCA  
Darin Martens, RTCA contributor, 107' West Design  
Amy Tendick, Southeast Utah Group  
Mike Hill, former NPS, boater



## Introduction

The Moab Town Boat Ramp is a popular and heavily used access point on the Colorado River. Its proximity to Moab, a recreation destination that attracts millions of visitors every year, make it a very accessible and desirable spot for both residents and visitors. After decades of heavy use, the ramp is cracked, eroding, and in poor condition, and the area does not accommodate the parking, vehicles, and general user traffic.

Grand County wants to reconstruct the ramp to enhance access, improve safety, and make it more functional for a variety of users. The proposed reconstruction will include a redesigned ramp, a paved area at the top of the ramp as a circulation plaza, and new parking in the area adjacent to the ramp upriver.

This action plan provides context on existing conditions and user activity and outlines the proposed changes needed to upgrade the ramp. The plan also provides recommended steps to implementing improvements over the next two to five years.

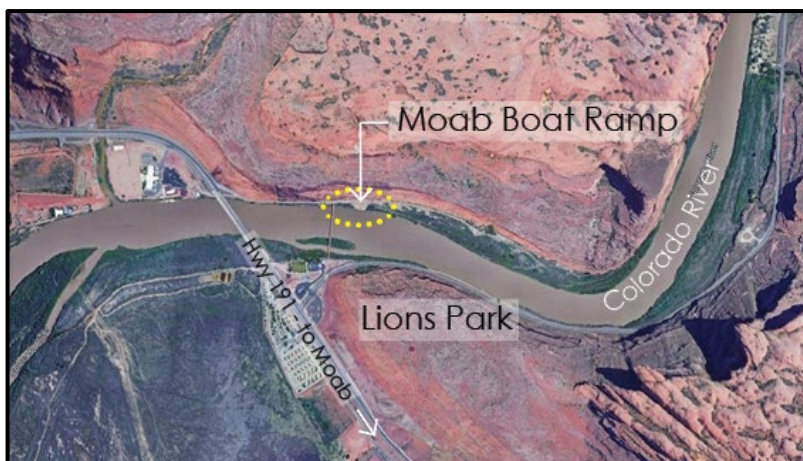


Figure 1: Context map showing boat ramp location



Figure 2: Boat ramp and parking area from pedestrian bridge. Credit: B. Byrne



Figure 3: View of the ramp from above on the cliff to the north. Credit: J. Webster

## Process and Public Input

Grand County engaged partners including Forestry, Fire, & State Lands, City of Moab, Bureau of Land Management, National Park Service, Grand County Search & Rescue, and knowledgeable boating experts to identify the needs of users and ways to improve the site. A planning team began meeting in the fall of 2021 to work on developing a site plan and action steps.

On January 27, 2022, the planning team held a site visit and workshop with other stakeholders and site users, including private and commercial boaters and users of the water load-out. The workshop identified how people use the site, what challenges there are with existing conditions, and opportunities to make improvements. This input was used to create a site plan for the ramp area.

In April 2022, the proposed site plan and improvements were presented to the community for feedback. An open house was held



Figure 4: A group photo from the January 2022 boat ramp site visit. Credit: B. Byrne

on April 20, 2022, and opportunity for comment was also available through Grand County Connects.

After this final round of public input, an action plan was developed to guide implementation of the boat ramp site plan.

### Key Stakeholders Providing Input

- Grand County (Planning, Roads, Econ Dev, SAR)
- Moab (Parks & Rec, Planning)
- Utah Guides & Outfitters
- Sheri Griffith Expeditions
- Moab Jett
- Canyonlands by Night
- Wild West Voyages
- BLM, NPS
- Dept. Natural Resources – FFSL, UT Div. of Parks
- LeGrand Johnson
- Grand Water & Sewer Agency



Figure 5: Participants in the public open house on April 20, 2022. Credit: B. Byrne

## Existing Conditions

### Landownership and History

The Moab Town Boat Ramp is located three miles north of Moab on the bank of the Colorado River, across the US 191 and Colorado Riverway bridges from Lions Park.

The land that the boat ramp occupies was granted to Grand County by the Bureau of Land Management (BLM) through the Recreation & Public Purposes Act (R&PP) on April 24, 1963. The grant states that the lands must be "designated as Boat Docking and Picnic Area." The National Park Service inherited the R&PP patent from the BLM when Arches National Park was created by US Congress in 1971, and the parcel now lies within the Park's boundary. The Utah Division of Forestry, Fire, & State Lands (FFSL) manages the river to the high-water mark.

The ramp was originally built sometime between 1952 and 1956. The last time the ramp received heavy maintenance was in 1990, when Canyonlands by Night extended and repaired the ramp. Since then, the area has been minimally maintained, largely by users of the boat ramp and the community. FFSL and Grand County have worked together in the past to do some invasive species removal and restoration work in the open area upstream of the ramp, known locally as Bill's Site.

### Connection to Other Plans

The Moab Town Boat Ramp was identified in the 2020 [Colorado River Comprehensive Management Plan](#) (CMP) as a recreation management concern. The CMP calls for improvement of boater access points and facilities that experience congestion and lists the Town Ramp as one that was specifically mentioned by the public as needing improvements (pg. 166).



Figure 6: Photo of the boat ramp during a Friendship Cruise event in the 1950s. Credit: unknown.

### Site Conditions

The boat ramp has several layers of concrete of different ages and is in poor condition, with the surface crumbling and the edges eroding. The ramp does not extend far enough into the river and is exposed at lower water levels. At the top of the ramp is an informal dirt area for parking, but no spaces are delineated, and haphazardly parked vehicles cause problems for general circulation and trailer access to the ramp.

Upstream of the ramp is an area known as Bill’s Site, where efforts to restore native vegetation have been hampered by poor soil conditions. Invasive non-native species like tamarisk are periodically removed from the ramp area. The shoreline is rocky and vegetated, and the bank has a short and steep slope adjacent to the ramp.

The Colorado River typically has flows between 2,000-20,000 cubic feet per second (cfs). At 40,000 cfs, flood waters reach the cliff bounding the area to the north, which happened most recently in the 2011 high water year. The ramp is in a place where motorized boats can reach deeper water, but there is not a natural eddy and river flows cause erosion/scour on the upstream side and along the end of the ramp. At lower water levels, the end of the ramp is exposed, causing dangerous conditions for boaters. Users estimate that the ramp becomes useable at around 5,000 cfs.

The site is bounded on the north by a sandstone cliff, which causes occasionally safety issues with falling rocks. There are some spots with cultural and historical significance along the cliff wall.

### Site Use and Activity

The Moab Town Boat Ramp is an important access point to the Colorado River, heavily used by both motorized and non-motorized boaters, and by commercial outfits as well as private users. This



Figure 7: Photos showing poor condition of the ramp. Credit: B. Byrne

ramp is also used as a key launch site by Grand County Search and Rescue, US Fish and Wildlife Service, US Geological Survey, Grand County Weed, and the Utah Division of Wildlife Resources.

Beyond boating, the site sees a variety of recreational use including swimming, fishing, and picnicking. Camping is illegal at this site, but frequently occurs despite that restriction. There is little enforcement of the rules on site. These day use activities sometimes cause conflict with boating activity,

There is also a water load-out pump on the ramp. This load-out is used by local construction company LeGrand Johnson, Grand County, and a few other users. Access to water from this load-out helps to reduce the use of culinary water for commercial, construction, and dust suppressant activities. There have been discussions about moving the load-out downstream in the long-term, but for now this use will need to be located in a way that facilitates access while reducing interaction with boat ramp activity.

Boating occurs primarily mid-March to October, with highest use June-August. Weekends and holidays are the busiest, but activity occurs all week. The water load-out is used approximately 10 months of the year. Other activities occur year-round, though at a lower level in the winter.

There are other established boat ramps, campsites, trailheads, and informal access points both up and down river. This boat ramp is at approximately the mid-point between Takeout Beach and Potash. It is the river access closest to Moab and sees a fair amount of use from both visitors and residents because of that proximity. See figure 8 on the next page for a map of recreational access points along the Colorado Riverway.

## Types of Use

### Primary activities:

- Private/commercial boating
- Rafts
- Jet boats
- Kayaks
- SUPs, tubes
- Water load-out
- Search and Rescue

### Secondary activities:

- Day use, picnicking
- Fishing
- Swimming
- Hiking, dog walking
- Camping (illegal)
- Climbing
- Partying

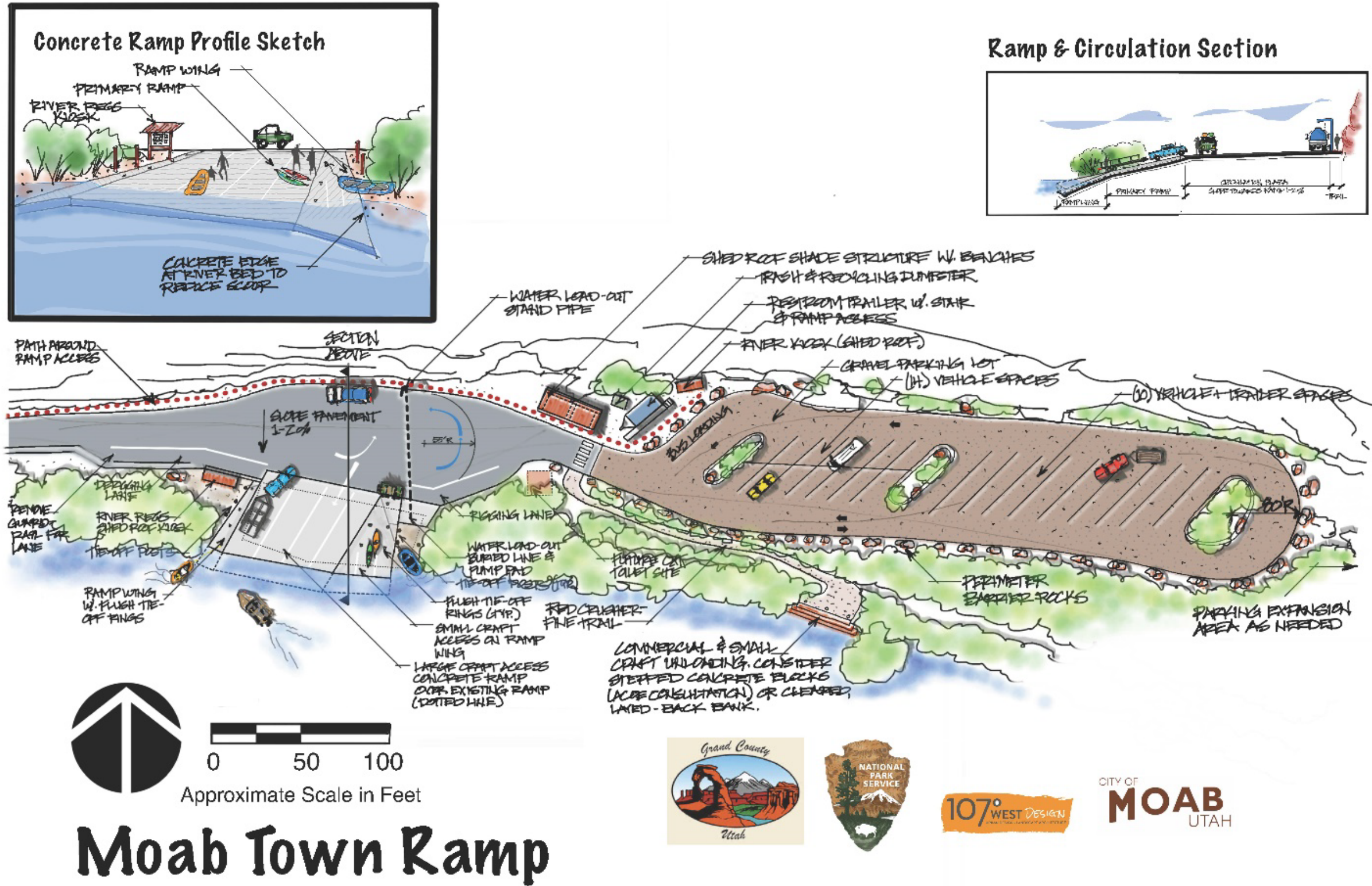
## Site Challenges

- Site does not accommodate current use comfortably.
- Ramp is breaking up and in bad repair, limiting the useful area.
- Angle and length of ramp are not sufficient for some trailers.
- Parking is not adequate; there is conflict between parking, turnaround, loading/unloading, and day users.
- Graffiti, trash, human waste issues.
- Access road is narrow. There are limited sight distances when exiting the access road onto SR 191, causing safety concerns for people pulling onto the highway.



Figure 8: A map of the Colorado Riverway upstream of Hwy 191 and the Moab Town Boat Ramp showing locations of boat ramps, campgrounds, and trailheads. BLM

Site Plan



## Site Improvements

The site plan proposes a number of changes and upgrades based on the input of the planning team, stakeholders, and users. These recommendations will need to be refined in the final engineering and construction documentation phase. The following provides further explanation of the features in the site plan.

### Ramp:

- Remove existing concrete and construct a new concrete ramp in its footprint, with the ramp width (parallel to the shoreline) approximately the same as the current concrete area.
- Construct ramp thickness to a proposed minimum of 6". Engineer calculations and factors (concrete percentage and mix, reinforcement, base depth) will determine final recommendation of proper ramp thickness and associated ramp edge thickness.
- Stripe 15-18' lanes for larger vehicles, space for smaller craft. Width of ramp should be able to accommodate four to five primary lanes.
- Improve angle and extend length for better trailer access to deeper water. Final length will be determined in the engineering phase, but one estimate is approximately 4' beyond the river's low water level, as measured on the angle of the slope.
- Ramp lanes could be angled downstream to make it easier to back trailers and craft into the stream flow and existing small eddy on the downstream side of the ramp. This angle helps reduce the current force broadside to the boat as it is loaded on or off the trailer.
- Construct side wings to protect ramp from erosive water force and provide space for smaller craft.

- Install a slanted groove in the concrete for water drainage.
- Install anchor posts or loops for boat tie-off.

### Circulation plaza:

- Pave the area above the ramp from the current end of asphalt access road to eliminate the erosion problems and provide a stable, durable surface for vehicle access and turn around.
- Slope pavement 1-2% toward river.
- Provide space for derigging / rigging lanes on either side of the ramp. The guard rail just past the pedestrian bridge could be moved to accommodate a lane.

### Water load-out:

- Alternative 1: bury water line under new asphalt turnaround area with the water intake on the upstream edge of the ramp. Provide a load-out standpipe on the north side of the circulation plaza next to the cliff to allow trucks to fill tanks away from boater traffic. Water load-out pipe length under the pavement would be approximately 75'. Final design and specifications will be determined in engineering phase.
- Alternative 2: retain existing water pump and pipe system and keep it on the far upstream side of the ramp.

### Parking:

- Construct a new gravel parking lot upstream of the ramp.
- Proposed parking area accommodates 14 vehicle stalls and 10 vehicle-plus-trailer spaces. Parking area may be expanded in future if space is needed.
- Install a perimeter barrier of rocks or a fence to prevent vehicle trespass past designated area.

- Establish a spot to unload boat passengers upstream of the ramp by removing or managing invasive noxious weeds and plants. Provide an access trail to the parking area and facilities. This unloading location could also be used for smaller carryout craft, like SUPs or kayaks. A future phase may include a more permanent structure.

Facilities:

- Shade structure with benches and sturdy roof to protect from rock fall.
- Restroom trailer with stairs and ramp access. Trailer can be moved in times of flooding or in months of low use.
- Kiosk with river information.
- Trash receptacles

Signage and Enforcement:

- Improve signage at the ramp. Provide information on regulations and activities that are allowed (e.g., boating) or not allowed (e.g., camping, swimming). Include a map of the river showing other boat ramps or recreation access points to orient users.
- Work with Grand County Sheriff's office to improve patrolling and enforcement of rules at the boat ramp.

Access Road:

- Install traffic mirror so drivers can see oncoming traffic when exiting onto US 191.
- Work with UDOT to improve safety on the highway. This may include slowing traffic down, lowering the speed limit, or adding signage that indicates the need to slow down for the boat ramp access road. Long term, this may include physical access design improvements.



Figure 10: Example of signage explaining allowable activities at the boat ramp.  
Credit: T. Mancuso

Precedent examples



Figure 11: Top photo: Example of designated loading zone at Takeout Beach. Bottom photo: Example of paint designating rigging area. Credit: B. Byrne

Figure 12: Top photo: A boat tie-off ring installed at Potash Boat Ramp. Bottom photo: Shade structure at Takeout Beach. Credit: B. Byrne

### Potential Future Phase: Lions Park

Several stakeholders and users have noted that Lions Park may be a better location for some river activities, including swimming, “touching the Colorado River,” and access for small personal watercraft like kayaks and SUPs. The park has great facilities including restrooms, drinking water, picnic shelters, play structures, and parking.

Anecdotally, some people are already using this area to launch small craft, either upstream of the bridge or somewhere along the bank in the park. Thick vegetation along the bank and the small island

across a channel make it a challenge to access the river directly from the park.

Future changes may include clearing vegetation to allow better access to the water and trails linking parking to the river. There may also be an opportunity for a locking rack for kayaks and SUPs in conjunction with bike racks, so that people could run a shuttle by biking up the SR 126 pathway and road.

City of Moab manages Lions Park and is not ready to make changes currently. The planning team recommends that the City consider changes to the park to accommodate river access in the future.

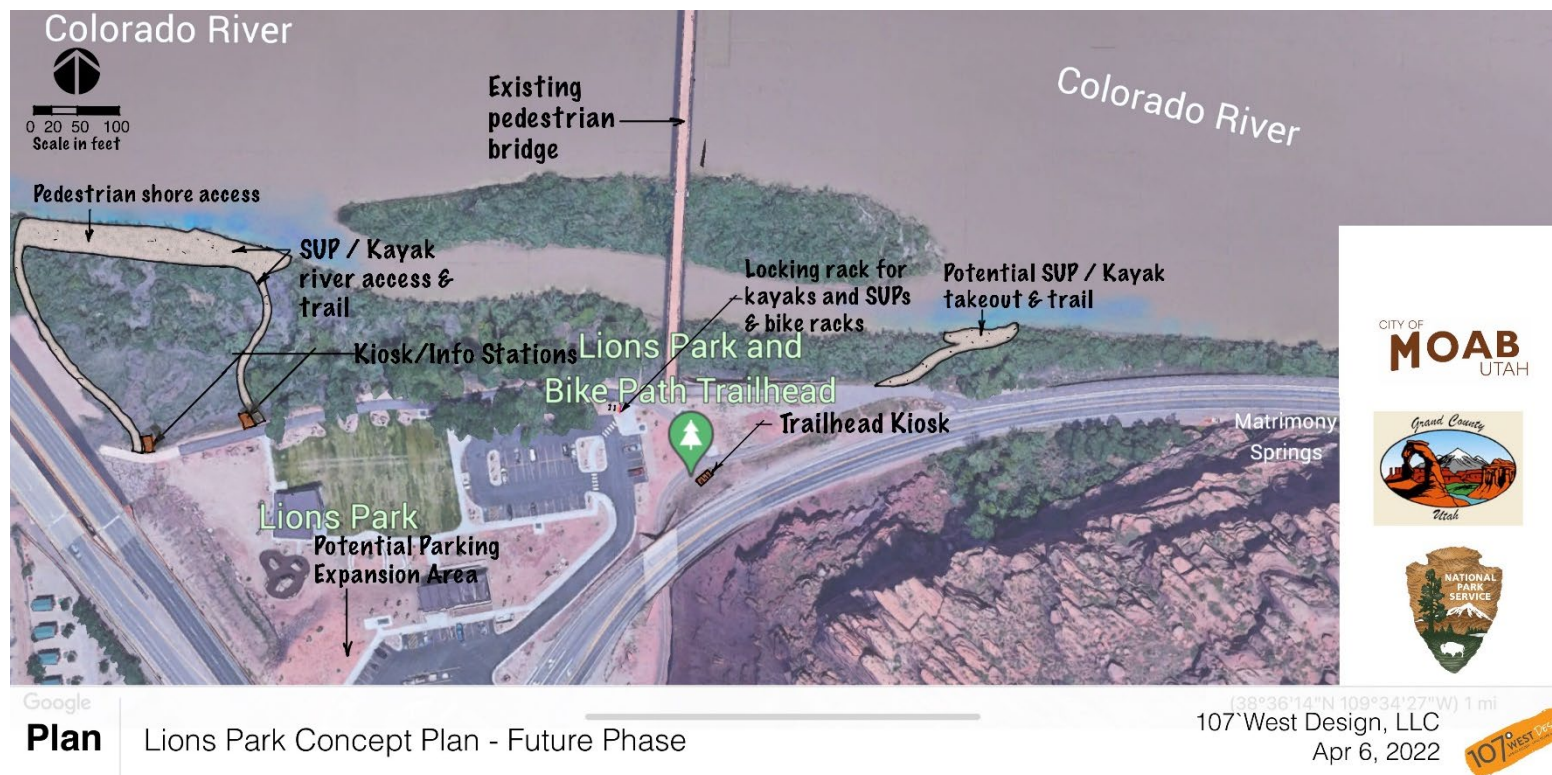


Figure 13: Concept plan showing potential future river access in Lions Park. Credit: D. Martens

## Phasing

### Phase I

- Initial planning
- Public input
- Deliverable: Proposed site plan, action plan
- Winter '21/Spring '22 - COMPLETE

### Phase II

- Apply for Boater Access Grant for engineering
- Develop 90% design construction and engineering documents
- June-November 2022

### Phase III

- Secure NEPA compliance and necessary permits from Army Corps of Engineers, State Historic Preservation Office, others as necessary
- Pursue funding for construction (Boater Access Grant, Utah Outdoor Recreation Grant - see funding chart)
- October 2022 – March 2023

### Phase IV

- Construction of site
- Ramp will be constructed when river is low
- Fall/winter 2023-2024

## Recommended Next Steps

As of the completion of this action plan, Grand County is pursuing the Boater Access Grant to fund the engineering documents for the ramp. Other grant funding sources are listed on the next page for construction, weed management, or other items.

The Boater Access Grant and the Utah Outdoor Recreation Grant/Recreation Restoration Infrastructure Grant are excellent sources of funding for construction of the ramp. To prepare to go after these funds, the County should identify sources of in-kind or cash matches for the grants. These could include:

- Use Forestry, Fire, and State Lands noxious weed management funds, distributed through the Grand County weed department, or other weed management funding sources for site preparation or rehabilitation activities.
- Investigate the possibility of raising funds or in-kind assistance through guides and outfitters or ramp user groups. Grand County may be able to set up a donation account or method of managing donations.
- Investigate the possibility of federal assistance through NPS or BLM on items such as signage, weed management, or other elements.

Once engineering documents are complete and the design, cut and fill estimates, and site preparation specs are developed, Grand County will pursue the necessary environmental clearance and approvals from Army Corps of Engineers, State Historic Preservation Office, or others as needed. Forestry, Fire, and State Lands can help identify contacts.

## Grants

The following grants are grouped around the best funding opportunities for boat ramp infrastructure, trails (if needed in the open space), general infrastructure, and invasive species/vegetation management for post-construction rehabilitation.

	<i>Name</i>	<i>Eligible Projects</i>	<i>Process Timing</i>	<i>Local Match Required</i>	<i>Funding Amount</i>	<i>Contact</i>	<i>Website</i>
<b>Boat Ramp Infrastructure</b>	<b>Boating Access Grant</b>	Launching and docking: ramps, docks, access roads, bridges; Facilities: restrooms, fish cleaning stations, lighting, trash receptacles, parking areas, camping areas; Navigation aids: dredging, weed control, buoys; Engineering: planning, construction, environmental assessments, permitting; Outreach: signage, brochures, maps, websites; Operation and maintenance	Applications due October 30	25% match (cash, in-kind) State may be able to assist	Not specified; 60-76k is typical; could do up to 100k; Depends on federal funding; \$1 million typically available	Craig Walker craigwalker@utah.gov 801-834-1970	<a href="#">Boating Access Grant (BA)   Utah State Parks</a>
	<b>Utah Outdoor Recreation Grant (UORG)</b>	Outdoor recreation infrastructure including: trails and trailhead facilities; river or lake recreation facilities; outdoor climbing structures; structures for fishing or wildlife viewing; all-ability outdoor rec facilities; winter recreation trail facilities; community-owned camping facilities; outdoor shooting sports structures; etc. Cannot be used for project planning, maintenance of existing trails, or the purchase of property. Three tiers: Mini-grant, Tier 1, Regional Asset Tier	Application period open Jan. 18 - March 18	Given as a 50/50 match. Up to 25 percent of total may be an in-kind match.	Mini-grant: \$500-10k Tier 1: \$10k-\$200k Reg. Asset: up to \$500k	Tara McKee tmckee@utah.gov 801-538-8686 Patrick Morrison patrickmorrison@utah.gov 801-538-8652	<a href="#">Utah Outdoor Recreation Grant (UORG) - business.utah.gov</a>
	<b>Utah Outdoor Recreation Grant - Recreation Infrastructure (RRI)</b>	Projects that rehabilitate or restore recreation amenities on public lands in areas that receive high visitation. Includes trail repair, realignment, major maintenance; campground/picnic sites; water recreation infrastructure; accessible outdoor recreation facilities.	Application period open Jan. 18 - March 18	Given as a 50/50 match. Up to 25 percent of total may be an in-kind match.	\$5,000 - \$150,000	Tara McKee tmckee@utah.gov 801-538-8686 Patrick Morrison patrickmorrison@utah.gov 801-538-8652	<a href="#">Utah Outdoor Recreation Grant (UORG) - business.utah.gov</a>

Trails	Recreational Trail Program	Construction and maintenance of trails and facilities; trailheads; restroom facilities; trail signage; acquisition of property or easements; purchase / lease of trail construction and maintenance equipment; educational programs to promote safety and environmental protection	Application period open Feb. 15 - May 1	50/50 match (cash, in-kind services, volunteer labor, or donations)	Up to \$100k; Depends on federal funding	Tara McKee tmckee@utah.gov 801-538-8686	<a href="#">Recreational Trails Program   Utah State Parks</a>
General infrastructure	Utah Permanent Community Impact Fund Board (CIB)	Planning, construction and maintenance of public facilities, and provision of public services; may include public infrastructure traditionally provided by governmental entities.	Applications reviewed and authorized on a trimester basis; applications due June 1, Oct 1, Feb 1. (see website)	Planning & study funding requests require a 50% cash contribution from the applicant; in-kind contributions are ineligible (except for real property).	Not specified; max. \$5,000,000; Small planning grant up to \$50k	Todd Thorne, SEUALG 435-637-5444 Candace Powers, UT HCD 385-341-0199 cpowers@utah.gov	<a href="#">Overview (utah.gov)</a>  <a href="#">Regional Planning = SEUALG/SEUEDD (utah.gov)</a>
Invasive Species	Watershed Restoration Initiative	Watershed rehabilitation processes such as reduction of invasive plant species, fire prevention and reseeding, restoring degraded stream systems and reversing aspen forest decline	Project proposals due to regional teams 1st Friday in January	None specified	Varies	Tyler Thompson tylertompson@utah.gov	<a href="#">Watershed Restoration Initiative  </a>
	UDAF Invasive Species Mitigation Grant	Early detection & rapid response; treating critical acres that protect larger land use areas; monitoring and preventing the spread of small populations and new introductions; monitoring and rehabilitating established infestations; research related to invasive species	February (check website for future FY grants)	Not specified, but encouraged for higher ranked application	approx. \$125k	Aaron Eagar (801) 538-7186 aeagar@utah.gov	<a href="#">FY2022 Invasive Species Mitigation Grant Application   Utah Department of Agriculture and Food</a>



# Moab Town Boat Ramp Action Plan

## May 2022