

GRAND COUNTY
Planning Commission
Monday, September 14th, 2020
4:00 P.M. Regular Meeting
VIRTUAL MEETING

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

Join via Zoom with Meeting ID: **824 4517 7119** Password: **954310**
Or call in to meeting: **253 215 8782** and when prompted, enter meeting ID and password.
Send written comment to planning@grandcountyutah.net or call 435-259-1368.

Type of Meeting:	Regular Meeting	
Facilitator:	Emily Campbell, Chair	
Attendees:	Planning Commissioners, interested citizens, and staff	
4:00 PM		
	Regular Meeting	<i>Chair</i>
	Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	<i>Chair</i>
	Ex Parte Communications and Disclosures	<i>Chair</i>
Action Item	Approval of Meeting Minutes from Aug 24th, 2020	<i>Staff</i>
Discussion Item	Small Area Plan 313/191 <ul style="list-style-type: none">• Vision Statement - Finalize• Resort Special Use Table - Finalize• Viewshed Standards - Draft• Boundaries – Finalize• Survey Results: https://www.surveymonkey.com/results/SM-QW2FC5GG7/	<i>Chair/Staff</i>
Discussion Item	Retail in Highway Commercial Zone	
5:00 PM		
	Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	<i>Chair</i>
Public Hearing	OK RV Park HDHO 4 Unit Application. Adam Oris, Funstays LLC. 3324 Spanish Valley Drive. Application to use HDHO for employee housing in an employer-owned rental HDHO development.	
	Future Considerations	<i>Staff</i>
	Recent Building Permit Review	<i>Staff</i>
	County Commission Action Items Report	<i>Staff</i>
	County Commission Update – Jaylyn Hawks	<i>Council Liaison</i>
ADJOURN		

DEFINITIONS:

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

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

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

REGULAR PLANNING COMMISSION MEETING MINUTES

August 24, 2020

The Grand County Planning Commission held its regular meeting on the above date with all attendees participating remotely via Zoom.

YouTube recording of meeting can be viewed at

<https://www.youtube.com/watch?v=y33iNOr6Yqc>

Recordings archived at www.grandcountyutah.net/AgendaCenter

In attendance: Planning Commissioners Emily Campbell, Rachel Nelson, Bryon Walston, Robert O'Brien, Josie Kovash, Kevin Walker and Gerrish Willis. County Commission Liaison Jaylyn Hawks. Grand County Staff Mila Dunbar-Irwin and Olivia Holmes.

Commissioner Campbell officially calls the meeting to order at 4:03 pm

Citizens to be heard:

Mark Horwitz (1 min): Request PC recommends to the County Commission to include Ex Parte Communications in CC meeting agendas.

Reed Pendleton (3 min): Would like to know how overnight accommodations are going to be incorporated into the Small Area Plan Hwy 313/US 191. Would like campground developments and the use table to be addressed in the discussion today.

Ex Parte Communications and Conflict of Interest Disclosures:

No ex parte communications or disclosures from any Commissioners.

Approval of Meeting Minutes from August 10, 2020 Regular Meeting Minutes - Approved (7 min)

Discussion: None

Motion and Vote: Commissioner O'Brien moved to approve the minutes from the August 10, 2020 Planning Commission meeting. Commissioner Willis seconds. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye. Commissioner Kovash was absent for this vote.

Discussion Item: Small Area Plan 313/191 (8 min)

Commissioner Campbell provided a recap of the Small Area Plan 313/191 presentation to CC. The planning tools presented and available to use are:

1. A vision for this area to guide development
2. Add or remove uses to current zones, potentially to resort special.
3. Consider a new zone for this area through a zoning map amendment or make it an overlay or a new zone.
4. Modify existing zones.

Review of Survey Results to Date: (13 min) Staff presents that there are no new trends in the survey.

Planning Tools: See above list. Staff presented code examples from other Counties that used overlay zones, such as a Scenic Resource Overlay, to protect community viewsheds. The overlays require high development standards to help mitigate disruption to the area. The overlay would have a strict boundary line. To move forward with this, PC must identify viewpoints from the highway and vistas to protect.

County Commission Workshop Agenda: (31 min) PC to summarize draft vision statement which will aim to define the significance of the gateway and state protection of specific viewpoints. Private properties rights versus community values will be addressed. PC's support of strict development standards will be expressed. The vision statement should also state what type of uses will be appropriate for this area. Staff will develop a draft language incorporating the above comments. Staff will also send the use table as a spreadsheet for the PC to comment on. PC may favor resort special as the underlying zone and further examine what uses should be permitted.

Discussion Item: Planning Projects (1 hr 2 min)

Commissioner Walker moved to postpone the discussion item to future considerations. Motion passed 7-0 Commissioners Walston, Nelson, Kovash, Walker, O'Brien, Willis and Campbell voting aye.

Citizens to be Heard: (1 hr 3 min)

Mark Horwitz (1 hr 3 min). Hopes that the County Commission will instate a pledge to uphold the constitution as a substitute to the pledge of allegiance and will address ex parte communications. The High Density Housing (HDH) is a mockery of the Land Use Code and damages property rights and the quality of neighborhoods.

Public Hearing: Grand County Land Use Code Updates

Discussion: (1 hr 8 min) See staff report for details.

The minimum lot size under 8 units per acre, in the density table, should be corrected from 0.13 to 0.125. The update to building permits in Article 4 will be postponed until further clarification on the expiration period is made. Section 9.2.5 states CC action shall be taken within a "30 day period or within a reasonable time thereafter." It is unclear what is meant by this timeline and further clarification is requested.

Public Hearing: (1 hr 23 min) None

Motion and Vote: (1 hr 24 min) Commissioner Walker moved to send a favorable recommendation to the County Commission to approve the proposed ordinance regarding Articles 4, 5, and 9 of the Grand County Land Use Code as per the drafts reviewed at this public hearing with the condition that Table 5.4.1.A corrects the minimum lot size from 0.13 acres to 0.125 acres and 4.7.8.F is omitted. Seconded by Commissioner O'Brien.

Discussion: (1 hr 30 min) Discussion ensues over whether it's appropriate to round the lot size up or down. It is determined that this matter is situational. Rounding up makes sense in the

cases of parking spaces, rounding down largely makes sense when addressing dwelling units and lot size.

Vote: (1 hr 30 min) Motion passed 7-0 with Commissioners Walston, Nelson, Kovash, Walker, O'Brien, Willis and Campbell voting aye.

(1 hr 32 min) Commissioner Walston exits meeting, states support for two remaining action items.

Action Item: All American Acres Lot 10 Preliminary Plat. 4401 Easy Street. Four lot subdivision and replat.

Discussion: (1 hr 33 min) See staff report for details.

No further discussion

Applicant Statement: None

Motion and Vote: (1 hr 35 min) Commissioner O'Brien moved to approve the preliminary plat for amendment one of lot 10 for All American Acres Subdivision located 4401 Easy Street, parcel number 02-0SAA-0010 conditional on the following: approval of maintenance agreement recorded with the final plat to provide the common ownership maintenance of the private access track. Seconded by Commissioner Nelson. Motion passed 6-0 with Commissioners, Nelson, Kovash, Walker, O'Brien, Willis and Campbell voting aye. Commissioner Walston was absent for this vote.

Action Item: Viewgate Terrace Phase 2 Preliminary Plat. 1248 S Hwy 191. 4 Lot HDHO (approve) Subdivision Preliminary Plat.

Discussion: (1 hr 37 min) See staff report for details.

Applicant Statement: Alan Melchior (1 hr 41 min). The apartment buildings will only be developed on the five acres directly behind the hotel. All units are part of multi-family residential complexes. They are all going to be apartments for Moab residents.

Motion and Vote: (1 hr 43 min) Commissioner O'Brien moved to approve the Viewgate Terrace Phase 2 Preliminary Plat for the parcel located at 1248 S Hwy 191 conditioned on the following: hydrological issues are reviewed by Bill Loflin at the developers expense and adequately addressed prior to the final plat; existing roadway improvements are addressed prior to the final plat; all conditions of ordinance 599 add notes to the plat designating HDHO Ordinance and deed restricted lots. Seconded by Commissioner Walker. Motion passed 6-0 with Commissioners, Nelson, Kovash, Walker, O'Brien, Willis and Campbell voting aye. Commissioner Walston was absent for this vote.

Future Considerations: (1 hr 45 min)

- Community Development applied for an AmeriCorps VISTA to share with Active Trails & Transportation and assist with open space planning. The intended start date is January 2021.
- PC should plan for a longer meeting at the end of September to address non conforming b&bs in the County, permitting Overnight Accomodations specific to outdoor education

and updates to the use table. Public comment on these matters should be requested and addressed at this meeting.

- The revised lighting ordinance no longer states that residents are not allowed to directly illuminate their neighbor's property. Commissioner Walker will propose an amendment to the new ordinance.
- The Small Area Plan Draft timeline will be delayed due to labor day. The workshop with CC will address a revised timeline for developing the plan.

Building Permit Review (2 hr 7 min)

- 6 Manufactured homes
- 5 Residential homes
- 1 Construction without a permit
- 2 Solar

County Commission Action Items (2 hr 9 min)

- Rancho Nuevo final plat was approved and building permits for all 8 units have been submitted.
- Bond release for Rim Village phase 5 was approved.

County Commission Update - Jaylyn Hawks (2 hr 10 min)

- CC renewed the mandatory face covering order with the health department through the end of the year.
- CC voted to amend the current form of government to a commission. It passed 7-0 and now complies with State Code. CC will now officially operate under a 7 person commission.
- There will be three questions on the ballot:
 - Shall we accept the studies council form of government?
 - Shall we decrease the number of commissioners to five?
 - Shall we have an all at-large commission?

Adjournment: (2 hr 18 min) Commissioner Walker moved to adjourn the meeting. Commissioner Nelson seconded. Motion passed 6-0 with Commissioners Nelson, Walker, O'Brien, Willis and Campbell voting aye. Commissioner Walston was absent for this vote. Meeting adjourned at 6:20pm.

SMALL AREA PLAN for 313/191

Schedule and Summary

The Planning Commission and CED Staff have been tasked with drafting a Small Area Plan for the Highway 313 / 191 node by the Grand County Council, ideally with an adoption date prior to 2021. This document should include guidance for development in the area, including *VISION*, *GOALS*, and *IMPORTANT ELEMENTS (such as visual impact, density, types of uses, water, etc)*. These should be defined as specifically or loosely as the Planning Commission and County Council see fit. The small area plan should be a combination of visuals and text, designed to be clear and readable. The plan should include a combination of public input and staff, Planning Commission, and Council guidance.

Planning efforts began at the June 8th, 2020, Planning Commission meeting with a discussion of questions for the public to solicit input, a draft definition of boundaries, and a rough timeline.

PROPOSED TIMELINE

PC Approves Public Survey	June 22nd July 13
Public Input Begins, Webpage Created, Stakeholder Meetings	June 30th July 20
Workshop with CC, PC Discussions, Public Comment Continues	July 21
Discussion at County Council Meeting	August 18
Workshop with CC	September 1
Draft of Small Area Plan	September 1 - 14
<i>Approval of Draft for Legal Review</i>	September 14 Sept 28
Legal Review (4 week minimum)	Sept 28 - ??
Notice for Public Hearing @ PC	October 12
Public Hearing & Recommendation by Planning Commission	October 26
Notice for Public Hearing @ CC	November 2
Public Hearing @ County Council	November 17
Adoption	December 1

VISION STATEMENT DRAFT LANGUAGE
SMALL AREA PLAN 313/191
September 9, 2020

This vision statement is intended to be the guide for legislative land use decisions that come before the County Commission, as well as a way for developers and property owners to understand what types of projects might be preferred. In addition, it sets a community vision and provides a benchmark for future development.

The Scenic Resource Protection Area (SRPA) designated around Hwy 313 / US 191 is intended to prioritize the preservation of the natural beauty and ecological quality of the gateway to Moab, facilitate the use and enjoyment of the area, while providing opportunities for development that will enhance the character and not impede the scenic value of the area.

The SRPA is intended to:

- Recognize this area as a gateway to the valuable scenic amenities of the greater Moab area, and as a gateway and introduction to the character and ethic of the community
- Protect the views of the surrounding ridgelines from US Highway 191 and Utah State Route 313, acknowledging their status as Scenic Byways
- Protect and preserve the recreation uses of the area for future generations to engage with and enjoy
- Preserve and support the ecological quality of the area including night skies, water quality, native vegetation, quiet, and contiguous open space used as habitat by local wildlife
- Support development appropriate for the area and in keeping with the goals of the SRPA

These intentions will be met via the use of the enhanced development standards in this section.

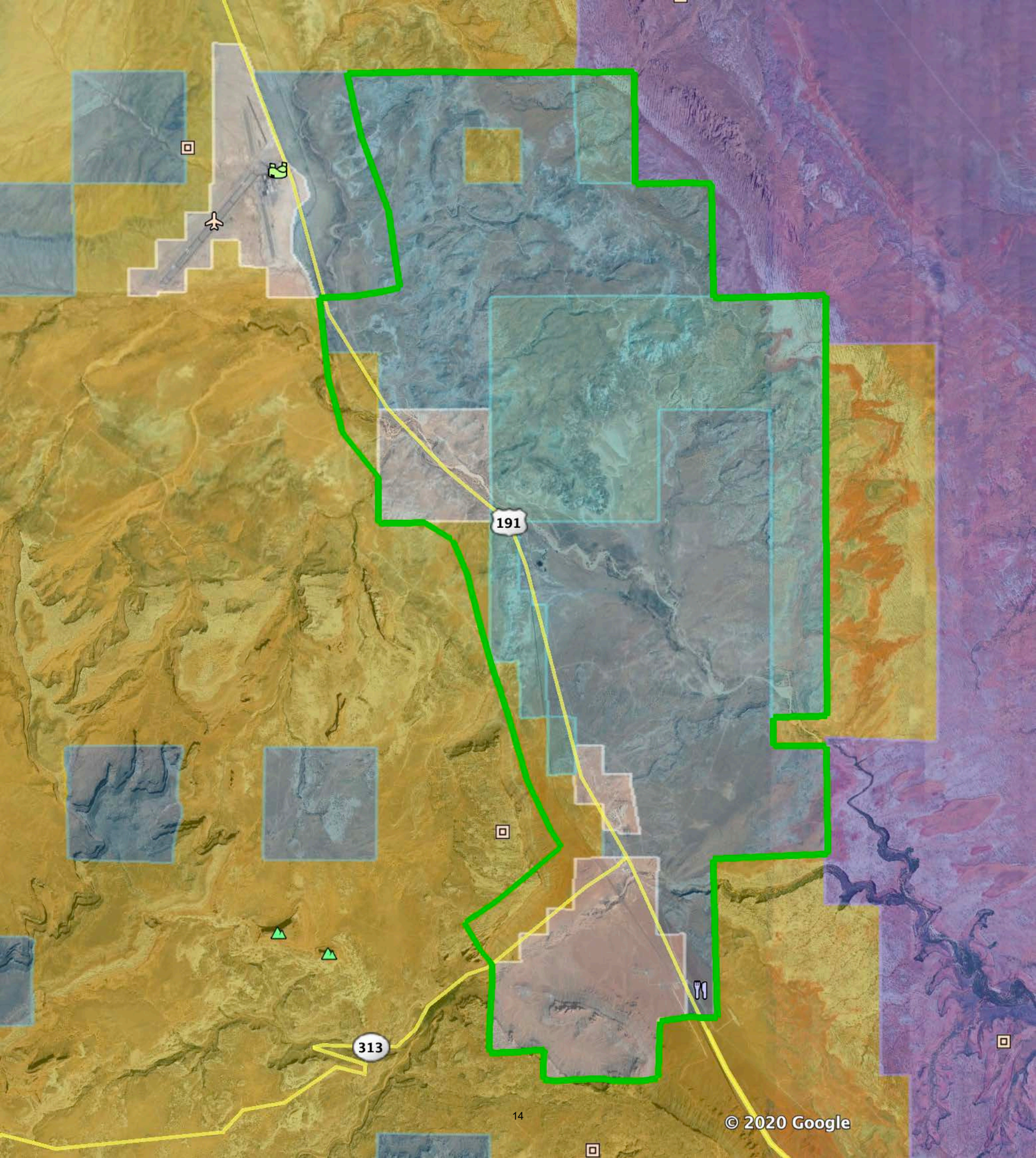
Resort Special Zone Use Table		
Grand County LUC Section 3.1		
Principal Uses by Zoning District		
Use Category	Specific Use	Zone
Key: P = Permitted by right C = Conditional Use Permit Required ____ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)		Resort Special
Residential Uses (Section 3.4.7)		
Household Living	Dwelling, single-family	P
	Zero lot line house	
	Alley-loaded house	
	Dwelling, two-family (duplex)	P
	Townhouse	P
	Dwelling, multi-family	P
	Manufactured home	P
	Manufactured home community	
	Upper-story residential	P
	All other household living uses	
Group Living	Group home	
	All other group living	
Public and Civic Uses (Section 3.4.8)		
Community Service	All community service	
Day Care	Day care, general	
	Day care, limited	??
Educational Facilities	College or university	
	Field Research Stations and Environmental Education Centers	P
	All other educational facilities	??
Government Facilities	Detention center	
	County or state shop/ storage yard	
	Recycling Center	
	All other government facilities	P*
Institutions	All institutions	
Medical Facilities	Hospital or clinic	
	All other medical facilities	
Parks and Open Areas	Golf course/country club	
	Cemeteries, columbaria, crematoria, mausoleums and memorial parks	
	All other park and open area	P
Passenger Terminals	Airport and heliport, emergency operations	
	Airport and heliport, private	
	Airport and heliport, public	
	Bus station or terminal	P
	Train passenger terminal	P
	All other passenger terminals	??
Places of Worship	All uses	
Utilities	Telecommunications tower and facility	
	Telecommunications tower and facility on existing tower/structure	??
	Telecommunications tower and facility in tower campus	
	Utility substation	C?
	Transmission facility	C?
	All other major utilities use	C?
	All minor utilities use	C?
Commercial Uses (Section 3.4.9)		
Eating Establishments	Restaurant, fast food	
	Restaurant, general	P
	Adult entertainment	
	Bar or lounge	??
	Theater	P*

Entertainment	All other indoor recreational use	
	Flea market	
	All other outdoor recreational use	P*
	All other entertainment	
Office	All uses	
Overnight Accommodations (See Use-Specific Standards. As per Ord	Bed and breakfast	(OAO)
	Dude ranch or destination resort	(OAO)
	Hotel or motel	(OAO)
	Recreational vehicle parks and campgrounds	(OAO)
	Residential units used for overnight accommodation	(OAO)
	All other overnight accommodation uses	(OAO)
Retail Sales and Service	Outfitter, guide service and facility	C
	All personal service-oriented uses	C
	Building materials, sales and yard	
	Greenhouse or nursery, wholesale or retail	
	All other sales-oriented uses	C*
	Repair services, general	
	Repair services, limited	
	All other repair-oriented uses	
Self Storage	RV and Boat Storage	
	All other self storage uses	
Vehicle Sales and Service	Auto repair garage	
	Car wash	
	Fuel Service	??
	Limited vehicle service	
	Vehicle sales, rental or leasing facility	
	All other vehicle sales & service uses	
Industrial Uses (Section 3.4.10)		
Heavy industrial	Railroad facilities, including shops and rail yards	
	Asphalt or concrete batch plant	
	Food processing	
	Manufacturing, hazardous/objectionable	
	Power plant	
	Woodworking and cabinet shops	
	Production Water Disposal & Recycling Facilities	
Light industrial Service	Freight, terminal and parking lot	
	Fuel product storage	
	Impound lot	
	Manufacturing and production	
	Truck stop	
	All other light industrial service uses	
Warehouse and Freight Movement	Warehouse, commercial	
	Stockpiling of sand, gravel, or other aggregate materials	
	All other uses	
Waste Related Services	Junk yard, salvage or auto salvage yard	
	Public land fill	
	Waste transfer stations	
	Waste storage, treatment and disposal	
	Waste transport	
	All other waste related uses	

Wholesale Trade & Contractor Services	All wholesale trade and Contractor Services	
Other Uses (Section 3.4.11)		
Agriculture	Animal raising	??
	Kennel	??
	Animal feed lot	??
	Barn, corral, pen, coop or machinery shed	??
	Farm, orchard, vineyard or truck garden	??
	Feed mill	??
	Fruit and vegetable stand	??
	Grazing	??
	Winery	??
	All other agricultural uses	??
Resource Extraction	Mining	
	Oil and gas drilling on private land	
	Oil and gas drilling on public land	
	Ore refining or processing	
	All other resource extraction uses	

Grand County OAQ Standards	Open Space	<p>OAQ developments shall incorporate into their subdivision plat or site plan the following usable, functional open space together with a public access easement at the following levels based on the size of all parcels included in the development:</p> <ol style="list-style-type: none"> Zero to one acre: five percent; all contiguous. One to two acres: 10 percent; at least half contiguous. Two to five acres: 15 percent; minimum 7,500 square feet of contiguous. Five or more acres: 25 percent; minimum 7,500 square feet of contiguous.
	Height	<ol style="list-style-type: none"> OAQ developments shall be required to provide a viewshed analysis as part of their OAQ application, which analyzes the impact of the proposed height and siting of structures on the visibility of surrounding landscape features. Potential viewshed impacts, as determined by the viewshed analysis, shall be reasonably mitigated, which may include height and siting restrictions. OAQ developments may be constructed to the maximum height allowed by the underlying zone district only if the viewshed analysis is determined to show no detrimental impacts on the visibility of surrounding landscape features. OAQ developments shall be subject to the ridgeline standards in Section 6.9.8.
	Water	<ol style="list-style-type: none"> OAQ developments shall install the largest feasible rainwater catchment system based on rooftop size, layout, and an analysis of average storm events, as demonstrated by a stamped engineering plan; provided, however, that developers shall not be required to install systems that would generate more water than is needed to satisfy a development's outdoor water/landscaping irrigation needs.
		<ol style="list-style-type: none"> OAQ developments shall use the water for beneficial on-site uses such as reducing the use of culinary water for landscaping irrigation. Unless exempt, developers shall register their capture and storage of precipitation with the State of Utah Division of Water Rights prior to placing the water to beneficial use.
		<ol style="list-style-type: none"> OAQ developments shall include greywater reuse systems for all shared or group shower or laundry facilities and use the greywater for beneficial on-site uses such as reducing the use of culinary water for landscaping irrigation.
		<ol style="list-style-type: none"> OAQ developments shall utilize drought-resistant, water-wise, and xeriscape landscaping design principles. Turf grass may not exceed 10 percent of the landscaped area or 3,000 square feet, whichever is less. To the maximum extent possible, OAQ developments shall utilize bio-retention and bio-infiltration systems to manage storm water runoff.
Grand County Ridgeline Standards	Site Configuration	<ol style="list-style-type: none"> Primary uses must face the fronting roadway. Where parcel or site configurations create challenges for meeting this standard, OAQ developers shall present alternative use and design features that create an appealing and active interface with the fronting roadway. All development must fit the topography of the property. No mass grading or grading of a flat building envelope (building must step with terrain) is permitted. Additional off-street parking may be required as necessary to mitigate impacts on adjacent land uses and neighborhoods as determined by the Zoning Administrator and County Engineer.
	Building Design	<ol style="list-style-type: none"> No facade or building wall shall exceed 60 linear feet. More than five feet shift in vertical and horizontal facade is required for each 30 linear feet. Building design shall vary between vertical facade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following: <ol style="list-style-type: none"> The proportion of recesses and projections; The location of the entrance and window placement, unless storefronts are utilized; Roof type, plane, or material, unless otherwise stated in the building type requirements. No rectangular area greater than 30 percent of a building story's facade, as measured from floor to floor, may be windowless, and no horizontal segment of a building story's facade greater than 15 feet in width may be windowless, unless otherwise approved. An exception may be considered if the wall area is to be used to display public art (not a sign). Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully screened from view when unavoidable. Rooftop parking shall be shielded from view and integrated into the overall building design. Plastic or vinyl awnings are not permitted. Awnings types and colors for each building face shall be coordinated. Awnings must be of solar stabilized materials. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or other durable material.
	Materials and Colors	<ol style="list-style-type: none"> OAQ developments shall be constructed of durable primary materials such as stone, brick and adobe-type materials; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; glass; or engineered stone. Aside from solar panels or other infrastructure related to energy efficiency and water use/reuse, OAQ developments shall utilize nonreflective materials. OAQ developments shall utilize earth tone colors that are complementary to the surrounding landscape and visual backdrops. Exceptions shall be allowed for public art.
		<ol style="list-style-type: none"> Within the RR, Rural Residential and the RG, Range and Grazing Zone Districts, new structures, buildings, fences, or walls located within 2 miles of the centerline of US Highway 191, State Road 128, or Mill Creek Road, Spanish Valley Drive, shall be located so that the highest elevation of the base of the structure is at least 40 feet below the highest ridgeline of the property. However, if the only buildable site on a parcel is less than 40 feet, the average elevation shall be as far below the ridgeline as possible. This standard shall not apply to agricultural fences. For purposes of interpreting this provision, a ridge shall be defined as a line connecting the highest points on the property as viewed from the listed road.

Other Standards (options)	Site Configuration	Development on parcels adjacent to 313 / 191 must be located as far away from the roadways as possible, and, where existing, located adjacent to existing development Where possible, development should be located such that it is the least visible from the road, using natural features to achieve this objective
	Skyline	Physical development shall not, to the extent possible, penetrate the skyline on hillsides as seen from the highways, unless there is no other siting alternative If a development must penetrate the skyline, attempts to obtain variances of other regulations, such as setbacks, must be pursued first that would enable the proposed development to comply with skyline penetration prohibition The mass of the development in the skyline must be broken into distinct, smaller forms, breaking facades and roof lines into smaller segments, and stepping the building to blend in with the surrounding landscape as much as possible
	Physical Development	Stepped buildings are required to conform to a hillside (more specific) Visibility of nighttime lights from Hwy 313 or 191 will be considered in determining the amount of glass allowed in front Roof overhangs may be used as a tool for deepening shadows and minimizing mass
	Landscaping and Disturbance	Site grading limits of disturbance according to minimum necessary on lots less than 1 acre; between 1 and 5 acres - shall not exceed 15,000sf (?); greater than 5 acres shall not exceed 20,000sf (?) Retaining walls must be terraced when vertical height of any cut or fill exceeds 6' ; no terrace may be higher than 4' and must step back at 4' intervals Native vegetation must be used to reduce impact of steep slope development Native vegetation must be used for landscaping Removal of existing vegetation must be minimized and site controls to establish which vegetation to save shall be used Limit of disturbance area no greater than 20' from building footprint which must include all construction and be marked by a fence prior to grading beginning Screening shall be required according to (standard to be determined - native vegetation and / or rock features) All disturbed areas must be revegetated with native vegetation or other dust control measures



191

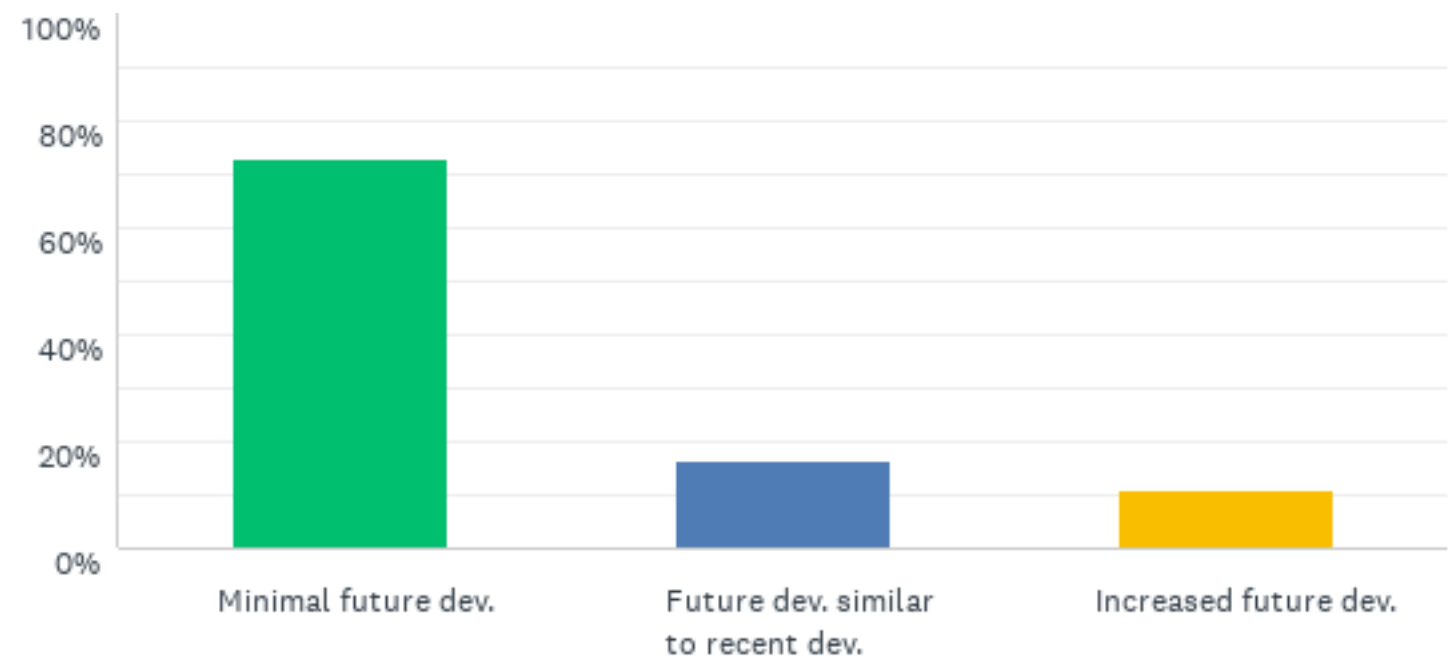
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Small Area Plan Public Comment Survey HWY 313/US 191 Public Comment Summary

Survey Responses through September 9th, 2020

Preferred Level of Development

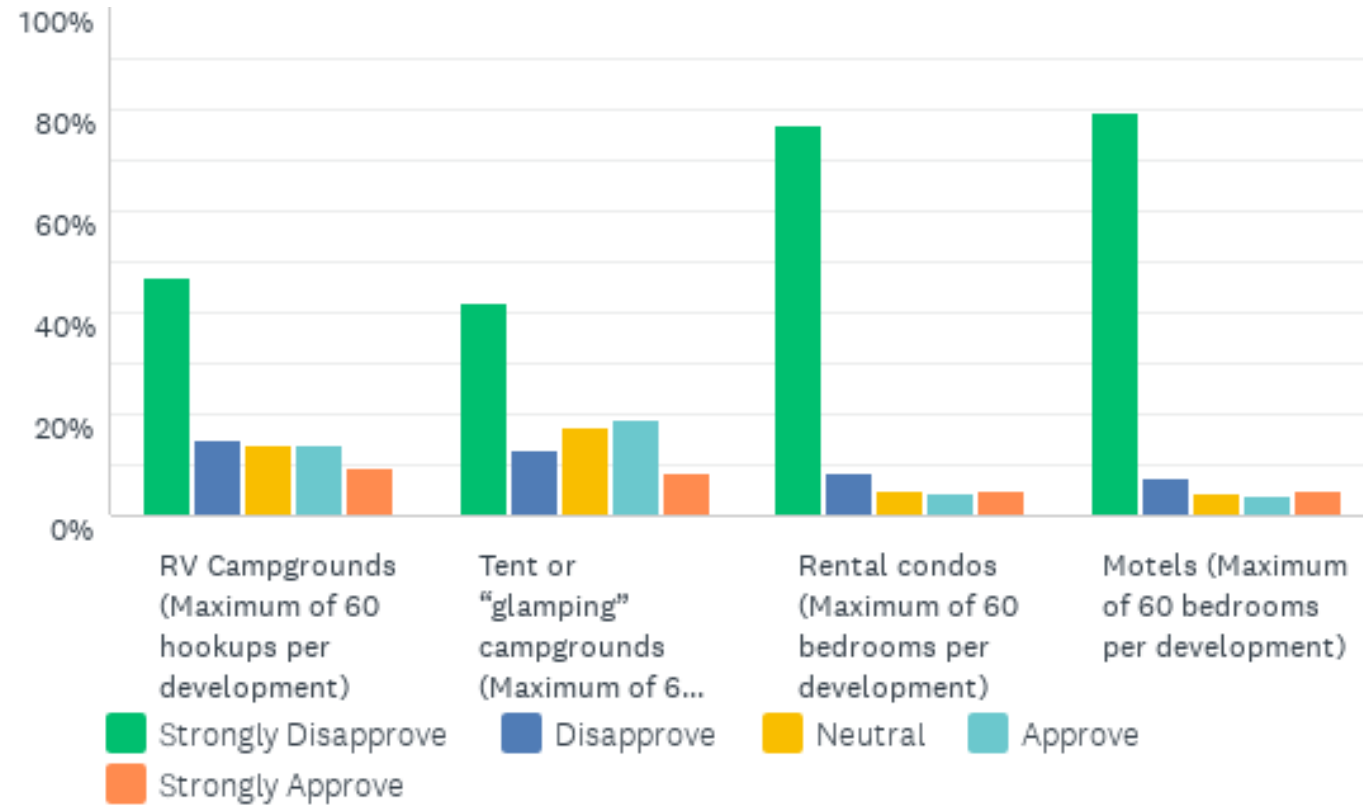


ANSWER CHOICES	RESPONSES	
Minimal future dev.	73%	525
Future dev. similar to recent dev.	16%	118
Increased future dev.	11%	78
TOTAL		721

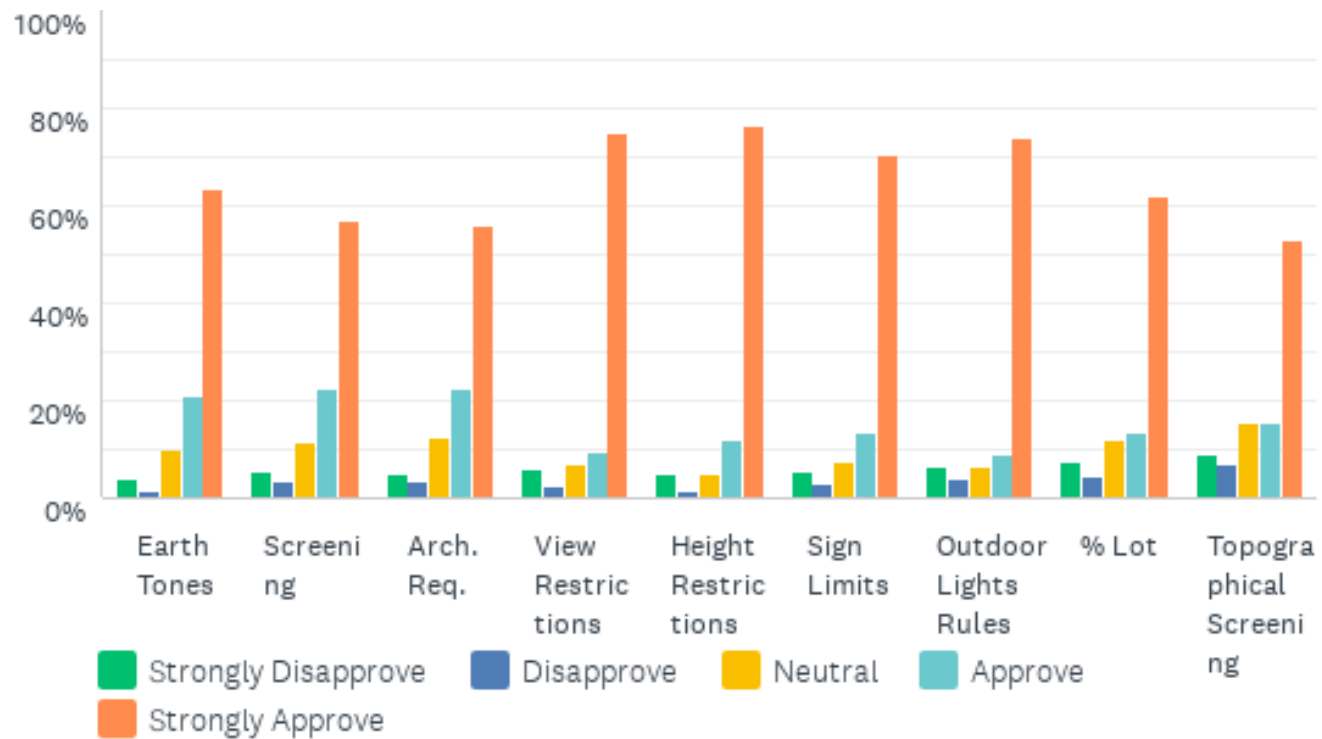
Preferred Uses

ANSWER CHOICES	RESPONSES	
Outdoor education	52%	358
Public parking area	39%	270
Other (please specify)	36%	252
Museums	31%	214
Restaurants (not fast food)	27%	185
Gas stations	23%	158
Mtn bike rentals	21%	148
Guide/outfitters	21%	145
Grocery store/general store	20%	139
Convenience stores	18%	127
Res. housing on lots 1 acre or greater	16%	114
Other tourism related rental and retail	16%	112
Res. housing on lots 5 acres or greater	14%	96
Denser attached housing (townhomes/condos)	14%	95
UTV rentals	13%	89
Adventure parks	12%	86
Truck stops	11%	79
Fast food restaurants	9%	64
Industrial uses	8%	54
Total Respondents: 692		

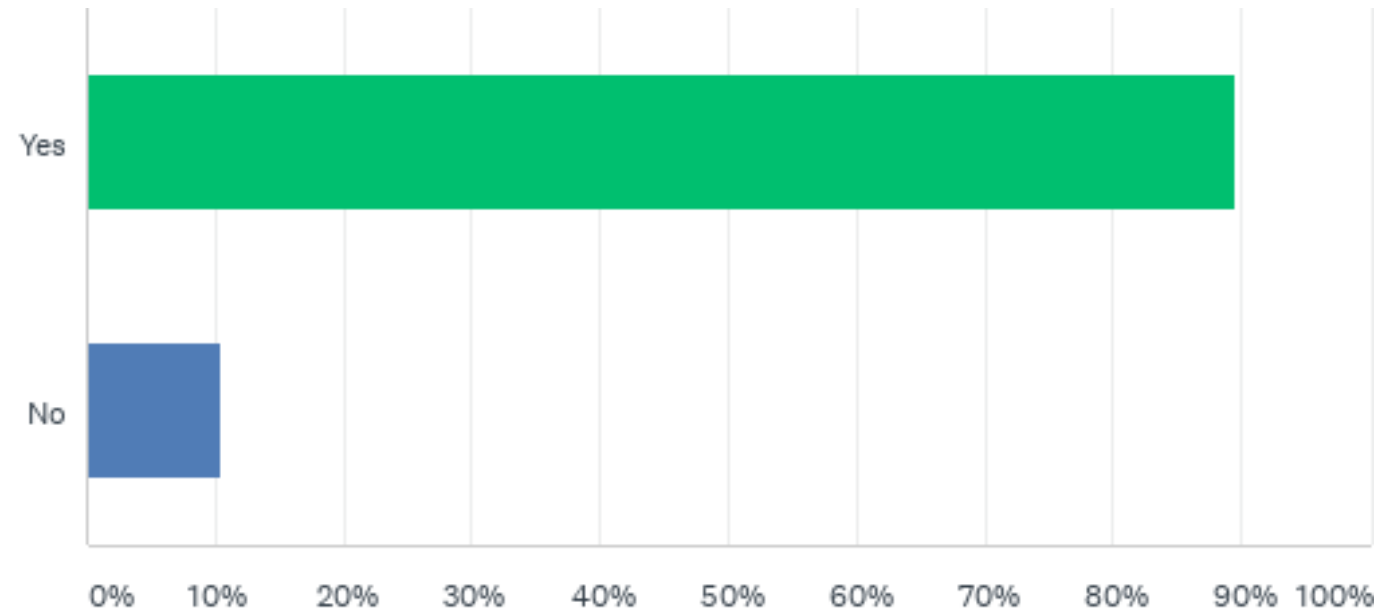
New Overnight Accommodations?



Visual Impact Mitigation



Are you a resident of Grand County?



Agenda Summary
GRAND COUNTY PLANNING COMMISSION
August 5, 2020

TITLE:	OK RV Park HDHO 4 Unit
FISCAL IMPACT:	N/A
PRESENTER(S):	Mila Dunbar-Irwin, Planning and Zoning Director

Prepared By:
MILA DUNBAR-IRWIN
GRAND COUNTY
PLANNING & ZONING
ADMINISTRATOR

FOR OFFICE USE ONLY:

Attorney Review:

N/A

STATED MOTION :

I move to forward a favorable recommendation to the County Commission to apply the High Density Housing Overlay to the parcel located at 3324 Spanish Valley Drive guided by the associated Master Plan.

STAFF RECOMMENDATION: RECOMMEND APPROVAL

Staff supports employers providing housing for their employees, and supports this type of “cottage court” development to achieve this goal. The surrounding property is residential, and the applicant is requesting less than half of the allowable HDHO density as per their eligibility zone. OK RV Park intends this development to be rented to employees only. Planning Commissioners could consider a deed restriction to specify this use, however, staff does not feel this is warranted.

BACKGROUND: The property is currently being used for storage and as an employee residence for OK RV Park. The applicants have been diligent in their efforts to provide employee housing on this site.

ATTACHMENT(S):

- Staff Report
- HDHO Applicant Statement
- Lot Survey
- Development Agreement (draft)
- Master Plan
- Drainage Study
- Noticing Affidavit



STAFF REPORT

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
GRAND COUNTY, UTAH

DATE: Monday, September 14, 2020
TO: Grand County Planning Commission
SUBJECT: OK RV Park HDHO-10 4 Unit Application

PROPERTY OWNER: Funstays OK LLC
PROP. OWNER REP: Adam Oris
ENGINEER: Andrew Rapiejko of SET Engineering
PROPERTY ADDRESS: 3324 Spanish Valley Drive
SIZE OF PROPERTY: 1 acre
EXISTING ZONE: RR, HDHO-10 Eligibility Zone
EXISTING LAND USE: Residential
ADJACENT ZONING AND LAND USE(S): OAO and RR, Campground and Residential

APPLICATION TYPE

High Density Housing Overlay

STAFF RECOMMENDATION: Approve

Comments (optional): The applicant has been diligent in their efforts to provide employee housing on this property. This project would allow for a "cottage court" style development with detached rental units under one owner. All units would be deed restricted.

APPLICATION PROCEDURE

Decision Type: Legislative

Public Notices: ☐ Public Meeting at:

- ☐ Planning Commission
- ☐ County Council

☒ Public Hearing at:

- ☒ Planning Commission
- ☒ County Council

Attachments:

- ☐ Approval Letters
- ☒ Site Plan
- ☐ Landscape Plan
- ☐ Vicinity Map
- ☒ Legal Notice

- ☒ Legal Description
- ☐ Public Comments
- ☐ Agency Comments
- ☒ Response to Standards
- ☐ Other: Click or tap here to enter text.

SUMMARY OF REQUEST

Funstays OK LLC has a previously failed application to use the OAO to provide employee housing in the form of RV sites on this property. This HDHO application contemplates 3 new modular homes on the 1 acre parcel in addition to the existing residence, all of which will be deed restricted for workforce housing and which the applicant intends to use for employee housing for the OK RV Park adjacent to this property. The applicant has worked diligently with the DRT to address site planning issues on this relatively constrained site, and have met all requirements of the LUC and DRT for this stage of the application. Staff feels that this project would provide much needed affordable employee housing located adjacent to the intended place of work for occupants.

SITE IMPROVEMENTS / ADDITIONS / CHANGES

Applicant will need to extend utilities to proposed units, as well as install a new driveway, improve the half-width on Spanish Valley Drive, and build their portion of the multiuse pathway.

CONSIDERATIONS FOR APPROVAL, DENIAL, AND/OR POSTPONEMENT

Staff comments in red.

4.7.1 Purpose **Revised 11/19**

The High Density Housing Overlay Districts ("HDHO Districts") are designed to provide for modification of the otherwise applicable development standards of the underlying base district as specified in Articles 2 and 5, in order to accomplish one or more of the following purposes:

- A. Facilitating the provision of new housing units used for primary residential occupancy by actively employed households;
- B. Achieving the goals of the housing element of the County's General Plan;
- C. Implementing the policies and goals of the housing element of the County's General Plan;
- D. Encouraging the development of new high quality housing units by assisting both the public and private sector in making the provision of these units economically viable; and
- E. Encouraging the provision of primary residential housing through the combination of multiple-family and single-family residential zoning districts within the County where the residential housing projects are determined to be feasible and are consistent with the County's General Plan.

This project meets the stated intentions of the HDHO by providing additional housing units for employees in Grand County.

4.7.5 Development Standards **Revised 11/19**

A. Eligibility. In order to reduce costs associated with the development and construction of primary residential housing, the property development standards set forth in subsection B of this section are established for and shall apply to all HDHO developments within the HDHO Districts upon approval of a site plan or preliminary plat approval.

B. Property Development Standards. The following development standards shall apply to HDHO developments within the HDHO Districts:

1. General Design Standards. The development shall be designed and developed in a manner compatible with and complementary to existing and potential development in the immediate vicinity of the development site. Site planning on the perimeter shall provide for protection of the property from adverse surrounding influences and shall protect surrounding areas from potentially adverse influences from the property. To the greatest extent possible, the design of the development shall promote privacy for residents and neighbors, security, and use of passive solar heating and cooling through proper placement of walls, windows, and landscaping.

The planned modular homes are of a type and style which will fit in with the surrounding neighborhood. They are situated nearest to the campground side, and the residential property adjacent to the project will continue to be adjacent to the existing single family residence.

2. Minimum Design Standards. Minimum design standards are included to ensure a high degree of quality in the development of HDHO lots and units. The following design standards shall apply to a development that utilizes the density increases allowed by this section:

- a. Sidewalks shall be installed along all street frontages where otherwise required by this LUC.

No sidewalks are required on Spanish Valley Drive.

- b. **Screening Requirements.**

(1) Outdoor Storage Screening. All outdoor storage areas for materials, trash, mechanical equipment, vehicles, or other similar items shall follow the standards outlined in Section [6.4.3](#).

(2) Parking Lot Screening. Parking lot screening must be provided between an off-street parking area containing six or more parking spaces and either 1) a different zoning district or 2) a public street, and shall:

- i. Be provided within 10 feet of the perimeter of the parking lot to be screened, except for parking lots adjacent to rain gardens/bioretention systems, other landscape features, or where screening may negatively impact the traffic sight distance (as defined by the American Association of State Highway and Transportation Officials (AASHTO) and verified by the County Engineer);
- ii. Be not less than 80 percent opaque and be a minimum of three feet in height as measured from the highest finished adjacent grade of the parking area. When shrubs are used to provide the screen, such shrubs must be at least two feet tall at planting and anticipated to grow to at least three feet tall at maturity;

- iii. Not interfere with driver or pedestrian visibility for vehicles entering or exiting the premises;
- iv. Utilize plants found in Section [6.4.3F](#), where required;
- v. Consist of at least two of the following:
 - (A) A compact hedge of evergreen or densely twigged deciduous shrubs spaced to ensure closure into a solid hedge at maturity.
 - (B) A berm with plantings as described above.
 - (C) Transit shelters, benches, bicycle racks, and similar features may be integrated as a part of the screen.
 - (D) Fencing may be integrated as part of the screen. All wood fencing shall be stained and sealed with a weatherproof product;
- vi. Be equipped with an irrigation system adequate for establishing and maintaining the plant materials within it.

No screening is required.

c. Parking Island Design. Off-street parking areas with at least 25 parking stalls shall contain interior landscaped islands. Such islands shall be bounded by a raised concrete curb, pervious curbing, or an approved equivalent and shall contain mulch to retain soil moisture. This provision shall not apply to parking structures. Landscaped parking lot islands shall:

- (1) Be located at the beginning and end of each parking row and shall contain a minimum of 180 square feet and a minimum width of nine feet;
- (2) Include at least one tree per island;
- (3) Incorporate shrubs, perennials, and ornamental grasses, where required;
- (4) Be prepared with topsoil to a depth of two feet and improved to ensure adequate drainage, nutrient, and moisture retention levels for the establishment of plantings; and
- (5) Be equipped with an irrigation system adequate for establishing and maintaining the plant materials within it.

No parking islands are planned.

d. Building Exterior Facade Standards.

- (1) Exterior finishes may be of wood, masonry, stone, stucco, HDO board or other high quality material permitted by the building code, but shall not utilize vinyl siding; cedar or wood shakes; highly reflective, shiny, or mirror-like materials; or exposed plywood or particle board.
- (2) Buildings shall utilize at least two of the following design features to provide visual relief along the front of the residence:
 - i. Projections, recessions, or reveals such as, but not limited to, columns, pilasters, cornices, and bay windows.
 - ii. Dormers.
 - iii. Gables.
 - iv. Recessed entries, a minimum of three feet deep.
 - v. Covered front porches.
 - vi. Cupolas.

vii. Architectural pillars or posts.

viii. Quoins.

ix. Corbeling on wall.

x. Decorative lintel.

xi. Incorporation of brick or stone on at least 25 percent of front surface area.

e. Where HDHO units may be placed on the same lot as current or future temporary or short-term accommodations, dedicated HDHO units shall be clustered together so as to minimize the exposure of residents to temporary guests. In all other developments, where temporary or short-term accommodations units do not exist and cannot exist due to zoning restrictions, dedicated HDHO units shall be dispersed throughout the residential development.

f. Where there is a combination of commercial and residential uses, the commercial uses shall front along the highest road designation. Residential development shall be located behind commercial development or on upper floors above commercial development.

g. The County Council may waive, or modify, any, or all, of these requirements when the Council finds it is infeasible to comply due to physical or other constraints on the lot.

3. Minimum Building Site Area and Lot Width. There shall be no minimum building site area, minimum lot width, or maximum lot coverage requirements for individual lots or individual dwelling sites in a HDHO development. However, the building site area lot widths and lot coverage percentages shall be designated on a preliminary plat or site plan pursuant to Section [4.7.9](#).

4. Density. Overall density of site development within an HDHO District shall not exceed the limits established in Section [4.7.4](#).

This application contemplates 40% of the eligibility district density.

5. Building Height.

a. Maximum building heights shall not exceed the limits defined in the underlying zone district except that buildings constructed in the HDHO 35b District shall not exceed four stories or 42 feet in height.

b. To the maximum extent possible, building heights and locations shall minimize shading and interruption of solar access to adjacent properties with existing residential structures or commercial agricultural operations.

c. All structures shall conform to the ridgeline standards of Section [6.9.8](#).

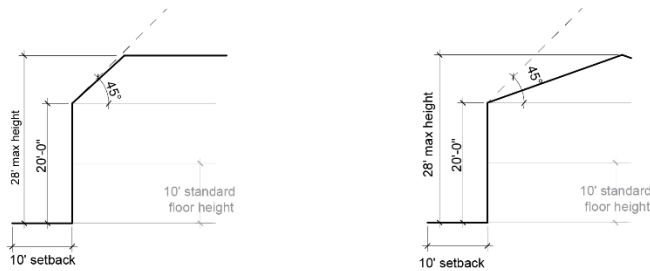
d. Structures built within an HDHO development must comply with the setback and buffer requirements of the underlying zone. The maximum height of the building at the exterior wall shall be the greater of:

(1) Twenty feet.

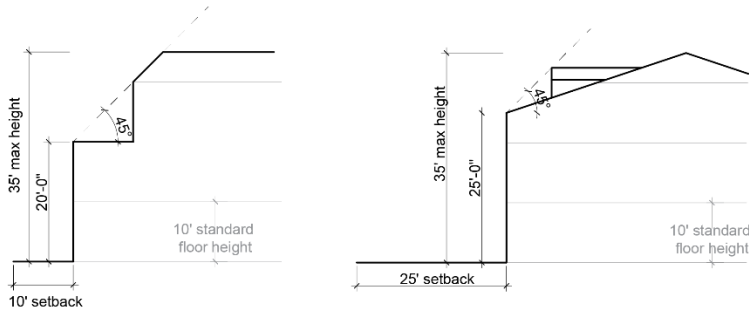
(2) The building's setback at that point.

e. From the exterior wall, the building's height may increase to its maximum height at a rate not greater than a 45 degree angle from the maximum allowable height of the exterior wall.

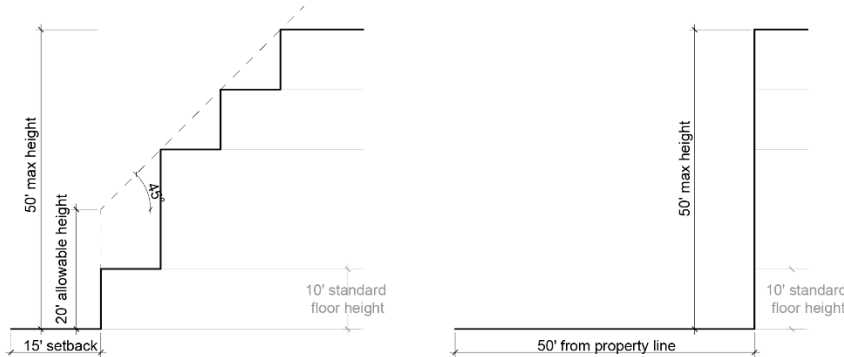
Examples of HDH Height-Compliant Structures



28' Max. Height Examples



35' Max. Height Examples



50' Max. Height Examples

6. Setbacks. The minimum setbacks from the lot line of the development shall be determined by the buffer requirements of Section 5.4.1B and the compatibility standards of Section 6.10.

Setbacks and buffer are shown on the master plan.

7. Parking.

a. Number of Spaces Required.

- (1) For every single-family or two-family dwelling, there shall be provided at least two off-street parking spaces for each unit. Parking spaces provided in a garage or carport may count towards the minimum requirement.
- (2) For every attached multifamily dwelling, off-street parking spaces shall be provided in accordance with Section 6.1.4:

Multifamily dwellings	Efficiency and one-bedroom	1.5 per dwelling unit
	Two-bedroom	1.75 per dwelling unit
	Three-bedroom and larger	2.0 per dwelling unit

b. Parking Design Requirements.

- (1) Parking areas for single-family or two-family dwellings need not be paved.
- (2) Parking areas for attached multifamily dwellings shall be subject to the off-street requirements outlined in Section [6.1.7](#).
- (3) Uncovered surface parking may be permitted in the rear and side setbacks but is not permitted in the front or street-side setback.
- (4) Garages, carports, and individual locking storage units are subject to the setback standards outlined in Section [5.4.1](#).
- (5) Required spaces for multifamily developments equal to or greater than five units shall be covered in a carport or a garage except that for multifamily dwellings with four or fewer units, parking spaces can be uncovered.

Parking requirements have been met.

8. Minimum Standards of Physical Condition. Each HDHO unit is required to have and maintain those minimum standards of physical conditions set forth in Exhibit B – Minimum Standards, attached to the ordinance codified in this section.

9. Streets. All public streets within or abutting the proposed planned development shall be dedicated and improved to County specifications for the particular classification of street.

10. Signs. Signs shall be permitted only to the extent allowed under Section [6.5](#), Signs, and must be approved by the Planning and Zoning Administrator.

11. Construction Timing. The HDHO units shall be ready for occupancy no later than the date of the initial or temporary occupancy of any unrestricted units within the development or applicable phase thereof. If the unrestricted units are developed in phases, then the HDHO units may be developed in proportion to the phasing of the unrestricted units. For example, for each unrestricted unit constructed at least four HDHO units shall be constructed.

COMPATABILITY WITH GENERAL PLAN

Insomuch as the HDHO is supported by the approving Ordinance, it is supported by the General Plan, though it is not specifically mentioned. The project is also supported by the Affordable Housing plan.

COMPATABILITY WITH LAND USE CODE (ZONING)

If the High Density Housing Overlay were applied to the property, this application would be in compliance with the LUC.

LAND USE CODE REFERENCE SECTIONS

Click or tap here to enter text.

PROPERTY HISTORY

Single family residence.

**Master Plan
for
OK RV Park Employee Lot
3324 Spanish Valley Drive, Moab, Utah 84532**

Submitted May 14, 2020
Amended July 17, 2020

I, Adam W. Oris, represent the ownership group for Funstays OK, LLC (dba OK RV Park) at 3310 Spanish Valley Drive in Moab, Utah. We are seeking Grand County's approval to designate as a High Density Housing ("HDH") Overlay District a one-acre lot that is adjacent to the OK RV Park and currently zoned Rural Residential, located at 3324 Spanish Valley Drive (the "Property"). Our primary purpose in requesting this overlay is provide additional housing for our park employees. There is a single-family home on this Property that is currently being used by one of our maintenance employees. We would like to create **three (3)** new home sites on the Property for the use of our employees or other actively employed Grand County residents.

We believe that a new overlay allowing this use would benefit Grand County by providing affordable and high quality primary residential housing for employees living in the County while also ensuring that the OK RV Park, being fully staffed, continues to benefit the County's and Moab's tourism industry. In no way do we intend for this development to be an expansion of the RV Park's commercial operations or for the 3 sites and house to be rented out to the public for overnight use.

Pursuant to Section 9.7.2 of the Grand County Land Use Code (LUC), as amended, the following addresses specific benefits and potential concerns regarding our proposed development and the application of the HDHO District to authorize employee housing on the Property.

- A.** *Was the existing zone for the property adopted in error?* No.
- B.** *Has there been a change of character in the area (e.g., installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?* Yes. Our RV Park, established in 2001, is located adjacent to the Property and provides a unique service to Grand County and is unlike other RV parks in the area. We have several rental RVs, tents, and cabins that provide a fun and affordable way for visitors to enjoy Moab and the surrounding area. With this unique service, we are also able to provide unique employment opportunities in Grand County. Our operation requires a minimum of 4 full-time cleaners, 3 full-time maintenance workers, 4 office workers, and 2 back-end employees to manage financials and communications with guests.
- C.** *Is there a need for the proposed use(s) within the area or community?* Yes. The proposed HDH Overlay District would provide both affordable housing and workforce incentive, two important assets for Grand County. Our RV park operation requires a minimum of 4 full-time cleaners, 3 full-time maintenance workers, 4 office

workers, and 2 back-end employees to manage financials and communications with guests. Some of the employees we intend to house in the lots have already expressed an interest in buying their own mobile homes to use in their designated sites.

- D.** *Will there be benefits derived by the community or area by granting the proposed rezoning?* Yes. As described immediately above, the proposed HDH Overlay will bring affordable housing and workforce incentives to Moab and Grand County.
- E.** *Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the plan's zoning map amendment guidelines (see pages 44-48 of the Grand County General Plan)?* Yes. The developer fully supports Grand County's policies and guidelines, as reflected on its conceptual site plan and proposed Development Agreement contained herein. Furthermore, the developer would ensure that the new homes on the Property comply with HUD requirements or IRC code.
- F.** *Should the development be annexed to a city?* No.
- G.** *Is the proposed density and intensity of use permitted in the proposed zoning district?* Yes. Pursuant to our proposed Development Agreement, no fewer than eighty percent (80%) of the units developed on the Property will be deed restricted for Primary Residential Housing for Actively Employed Households, as defined in Section 4.7.3 of the Grand County Land Use Code. The development meets density and intensity requirements for HDH Overlay Districts.
- H.** *Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?* Yes. As reflected on our conceptual site plan, the development satisfactorily addresses environmental and scenic quality factors.
- I.** *Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated?* Yes. As shown on the conceptual site plan, the development poses no substantial adverse impact to the surrounding area or uses.
- J.** *Are adequate public facilities and services available to serve the development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?* Adequate public facilities and services currently exist for the development. This proposed development encompasses only 3 lots and thus does not pose significant stress to the County's current public facilities.

- K.** *Does the proposed change constitute “spot zoning”?* No. As discussed, the proposed development is in harmony with existing uses within the community. The development supports the adjacent RV Park, while also providing affordable housing to workers near other rural residential properties. We believe that the differing land uses in the community are mutually compatible and supportive, not conflicting or harmful.
- L.** *Does the HDH Overlay Development meet the legislative intent and the established standards of Section 4.7.* Yes. As discussed, the proposed development would facilitate new housing units for primary residential occupancy by actively employed OK RV Park and other Grand County workers. This would also conform with the housing element of County’s General Plan by providing lower priced units for lower income brackets. Further, as discussed, the development would ensure that the mobile homes would be economically viable and affordable for RV Park and other Grand County workers.

OK RV Park is a clean, quiet, family friendly RV Park. It is a very desirable park to work for and employee sites are in high demand. We would greatly appreciate the ability to provide our employees and other Grand County workers an affordable and quality place to live.

Sincerely,



Adam W. Oris, Member
Funstays OK, LLC
3310 Spanish Valley Drive
Moab, Utah 84532
435.259.1400

Required Exhibits

- Exhibit A:** Legal Description of the Property.
- Exhibit B:** Preliminary Title Report of the Property
- Exhibit C:** 2020 Tax Roll Master Records for the Property and the OK RV Park
- Exhibit D:** Certified Boundary Survey
- Exhibit E:** List of Surrounding Property Owners and their Legal Mailing Addresses within 1000 Feet of the Exterior Boundary of the Property
- Exhibit F:** Conceptual Site Plan
- Exhibit G:** Proposed Development Agreement

**DEVELOPMENT AGREEMENT
AND DEED RESTRICTION
HIGH DENSITY HOUSING OVERLAY DISTRICT**

Pursuant to Grand County Land Use Code Section 4.7

This DEVELOPMENT AGREEMENT (“Agreement”) is entered into this ____ day of _____, 2020 (“Effective Date”) by and between Grand County, a political subdivision of the State of Utah (“County”), and OK Funstays, LLC, a Utah limited liability company with its principal place of business located at 3310 Spanish Valley Drive, Moab, Utah 84532 (“Owner”). The County and Owner are referred to collectively herein as the “Parties,” and individually as a “Party.”

RECITALS

A. WHEREAS, Owner owns that certain rural residential property located at 3324 Spanish Valley Drive in Moab, Utah and legally described in Exhibit A (the “Property”), which is attached hereto and incorporated herein by reference.

B. WHEREAS, the Property is adjacent to OK RV Park located at 3310 Spanish Valley Drive in Moab, Utah, which operates as a commercial RV Park and campground that has been granted legal overnight accommodations use.

C. WHEREAS, Owner’s development plan includes using an existing house on the Property and creating three (3) new sites on the Property all for the exclusive use of housing for residents of Grand County, Utah (“the Project”).

D. WHEREAS, Owner has requested that the County apply the High Density Housing (“HDH”) Overlay District to the Property pursuant to Section 4.7 of the Grand County Land Use Code (the “Code”) to provide for said employee housing.

E. WHEREAS, the Grand County Council has, in the exercise of its legislative discretion and by following all required public hearings, approved the application of the HDH Overlay District to the Property pursuant to the terms and conditions herein and provided that no fewer than eighty percent (80%) of the units developed on the Property are deed restricted for Primary Residential Housing for Actively Employed Households, as defined in Section 4.7.3 of the Code.

F. WHEREAS, pursuant to Utah Code § 17-27A-102(1)(b), and Section 4.7, as amended, the Parties desire to enter into this Agreement for the purpose of formalizing certain obligations of Owner with respect to the Property, and such other matters as the County and Owner have agreed as particularly set forth below.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, including approval of the application of the HDH Overlay District to the Property, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. **DEFINITIONS.** Unless otherwise defined herein, all capitalized terms used in this Agreement shall have those meanings assigned in Section 4.7 of the Code.
2. **COVENANT TO COMPLY WITH CODE.** In consideration of the application of the HDH Overlay District to the Property, Owner hereby covenants and agrees to strictly comply with the provisions, duties, and obligations of Section 4.7 of the Code, which provisions, duties, and obligations are integrated herein by this reference.
3. **DEED RESTRICTION.**
 - 3.1. At least eighty percent (80%) of all Lots or Units developed on the Property shall be deed restricted for Primary Residential Occupancy for Actively Employed Households consistent with Section 4.7 of the Code, as amended.
 - 3.2. Owner shall include the following deed restriction in each and every deed of original conveyance of the Property, and each deed of conveyance thereafter shall include the same:

The Property shall be used for Primary Residential Housing for Actively Employed Households as required by Grand County Land Use Code, Section 4.7, High Density Overlay Districts Overlay, as amended, in perpetuity. The Property is further subject to the Development Agreement and Master Plan recorded in the real property records of Grand County, Utah on _____(Date) at Entry Nos. _____ and _____.

Grand County reserves the right to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval upon a violation or breach of this Deed Restriction by a record owner of any HDH Overlay Lot or Unit.
 - 3.3. With the exception of the existing house on the Property, each HDH Overlay Lot or Unit is required to have and maintain those minimum standards of physical condition set forth in Exhibit B, Minimum Standards, to Section 4.7 of the Code, which Minimum Standards are integrated herein by this reference.
 - 3.4. Grand County reserves the right to revoke, deny or suspend any permit, including a land development permit, conditional use permit, building permit, certificate of occupancy, or discretionary approval upon a violation or breach of this Agreement or Section 4.7 of the Code by a record owner of any HDH Overlay Lot or Unit in Grand County.
4. **DEFAULT.**
 - 4.1. Violation or breach of any provision of this Agreement, or Section 4.7 of the Code,

as amended, shall constitute an Event of Default. Upon the occurrence of any Event of Default, the County shall provide written notice by certified mail, postage prepaid, to the defaulting owner at the address on file with the Grand County Assessor's office, which notice shall be effective as of the date of deposit in the United States Mail. The defaulting owner shall have thirty (30) days to remedy the Event of Default, after which time the County may enforce all remedies available to it under this Agreement, Section 4.7 of the Code, or Utah law including specific performance and monetary fines pursuant to Section 4.3 herein.

- 4.2. Unless otherwise provided for in Section 4.7 of the Code, as amended, if an Event Default is not cured under Section 4.1 above, fines in the amount of \$50 per day shall accrue until the Event of Default is cured. The County reserves the right to seek judicial enforcement of these fines, including a judgment lien and foreclosure.

5. MISCELLANEOUS.

- 5.1. Owner hereby waives any defenses, rights or remedies that it might otherwise assert against the County in connection with: (i) the application of the rule against perpetuities to this Agreement; or (ii) any claim that the covenants in this Agreement recorded against the Property are not covenants running with the land. This waiver shall be binding upon and inure to the benefit of the successor and assigns of the Owner and the County.
- 5.2. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be valid under applicable law. If any provision of any of the foregoing Agreement shall be invalid or prohibited under applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provisions in this Agreement.
- 5.3. If any party shall take or defend against any action for any relief against another party arising out of this Agreement, the prevailing party in such action or defense shall be entitled to reimbursement by the other party for all costs including, but not limited to, reasonable attorneys' fees and court costs incurred by the prevailing party in such action or defense and/or enforcing any judgment granted therein, all of which costs shall be deemed to have accrued upon the commencement of such action and/or defense and shall be paid whether or not such action or defense is prosecuted to judgment. Any judgment or order entered in such action or defense shall contain a specific provision providing for the recovery of attorneys' fees and costs incurred in enforcing such judgment.
- 5.4. This Agreement shall be governed by and construed under Utah law.
- 5.5. Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.
- 5.6. Paragraph or section headings within this Agreement are inserted solely for

convenience of reference and are not intended to, and shall not, govern, limit or aid in the construction of any terms or provisions contained herein. Further, whenever the context so requires herein, the neuter and gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.

- 5.7. Except for legislative changes of Section 4.7 of the Code which are incorporated herein, this Agreement may be amended only upon written amendment executed by both Parties, recorded in the real property records of Grand County, Utah; provided, however, that all material terms and provisions, including the percentage of OAOD Lots or Units, may not be amended or modified without reapplication to the County.
- 5.8. This Agreement shall be recorded by Owner prior to recordation of a final plat or issuance of a building permit for any unit within a site plan approved hereunder.

IN WITNESS WHEREOF, this Agreement is effective as of the date first written above.

COUNTY: Grand County
A political subdivision of the State of Utah

ATTEST:

Name:
Chair, Grand County Council

County Clerk

OWNER:

Adam Oris, Member
OK Fun Stays, LLC

STATE OF UTAH)
) ss
COUNTY OF GRAND)

On _____, 2020, Adam Oris, as Member of Funstays OK, LLC, a Utah limited liability company, appeared before me and acknowledged and swore to me that the foregoing Agreement was signed on behalf of Funsays OK, LLC, by authority of its Articles of Organization and Operating Agreement.

, Notary Public

EXHIBIT A

Legal Description of 3324 Spanish Valley Drive, Moab, Utah 84532

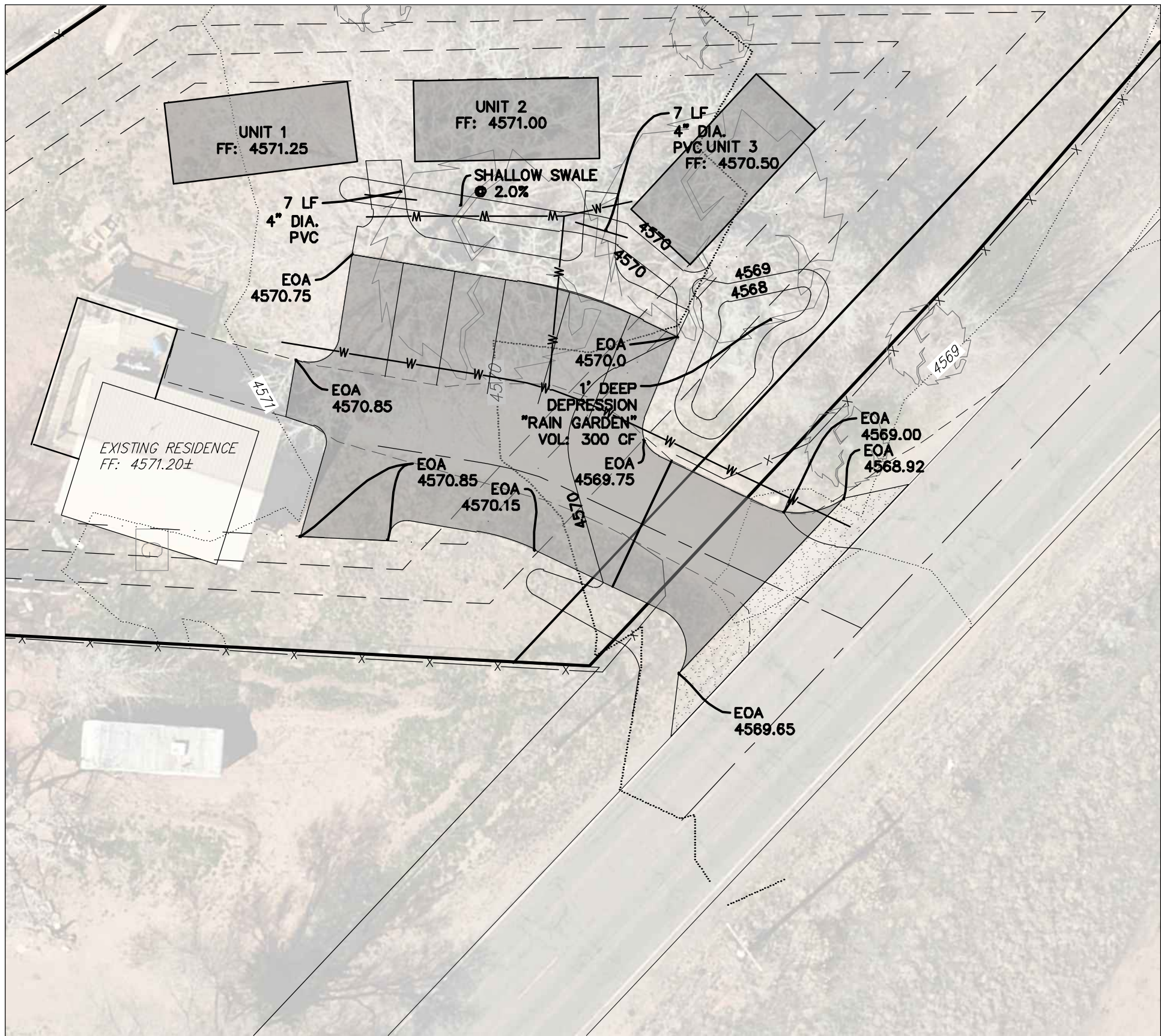
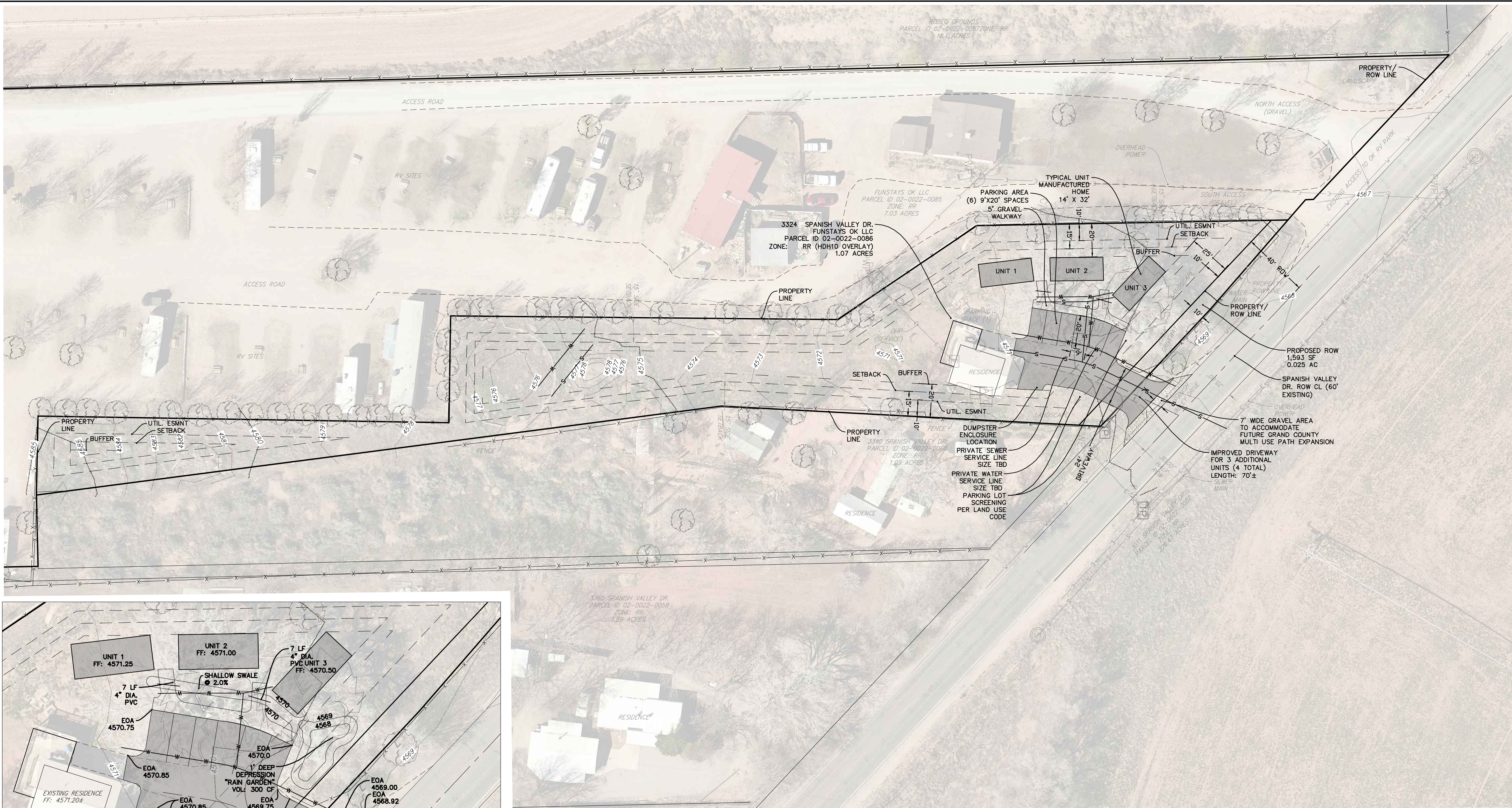
BEGINNING AT A CORNER ON THE SOUTH SIDE OF SPANISH VALLEY DRIVE, SAID CORNER BEARS EAST 2244.2 FEET, THENCE NORTH 1208.0 FEET FROM THE SW CORNER OF SECTION 22, T26S, R22E, SLM, AND PROCEEDING THENCE S 47 DEG. 45' E 71.3 FEET, THENCE S 45 DEG. 37' E 94.4 FEET TO A CORNER, THENCE S 4 DEG. 15' W 230.8 FEET TO A CORNER, THENCE S 6 DEG. 10' E 416.5 FEET TO A CORNER, THENCE N 87 DEG. 34' W 45.7 FEET TO A CORNER, THENCE N 2 DEG. 09' E 247.9 FEET TO A CORNER, THENCE N 87 DEG. 51' W 64.4 FEET TO A CORNER, THENCE N 1 DEG. 44' E 233.4 FEET TO A CORNER, THENCE N 32 DEG. 44' W 101.2 FEET TO A CORNER, THENCE N 0 DEG. 09' E 187.7 FEET TO THE POINT OF BEGINNING.

EXCEPTING therefrom all gas, oil and mineral rights, that have been previously reserved or transferred in prior documents.

Subject to easements, reservations, rights-of-way, and restrictions, however evidenced.

Tax Parcel No. 02-0022-0086

c:\users\andrew\dropbox (set engineering, llc)\set business\set projects current\2019-016 ok rv park\cad\plansheets\c100 site_utility_grading_drainage-hdho master plan application v2.dwg



GRADING AND DRAINAGE DETAIL
1" = 20'

GENERAL NOTES

- PROPOSED IMPROVEMENTS INCLUDE THE ADDITION OF THREE RESIDENTIAL UNITS.
- THE PROJECT IS PROPOSED UNDER GRAND COUNTY HDH ORDINANCE.
- THE UNITS AS SHOWN, SHALL BE FIELD LOCATED TO FIT OWNER REQUIREMENTS. ALL IMPROVEMENTS SHALL MEET GRAND COUNTY LAND USE CODE REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN A CAD FILE FOR CONSTRUCTION STAKING. IF ADDITIONAL CONTROL OR LAYOUT INFORMATION IS REQUIRED CONTACT ENGINEER.
- DEVELOPER SHALL PROVIDE BOND FOR SPANISH VALLEY DRIVE BIKE LANE PER COUNTY REQUIREMENTS.
- DEVELOPER SHALL PROVIDE SCREENING OF PARKING AREA PER GRAND COUNTY CODE CRITERIA₃₇

LAND USE DATA

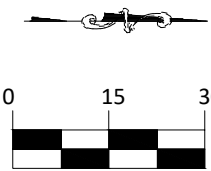
ADDRESS:	3324 SPANISH VALLEY DRIVE
OWNER:	FUNSTAYS OK LLC
ZONING:	RR (HDH10 OVERLAY)
GROSS LAND AREA:	1.07 ACRES
ALLOWABLE DENSITY:	10 UNITS/ACRE (HDH 10 OVERLAY)
PROPOSED UNITS:	3 UNITS
EXISTING UNITS:	1 UNIT
PROPOSED DENSITY:	4 UNITS/ACRE

UTILITY NOTES

- WATER, SEWER AND ELECTRICAL SERVICE SHALL BE PROVIDED TO EACH PROPOSED UNIT AND BE PART OF THE PRIVATELY OWNED AND MAINTAINED WATER AND SEWER UTILITY SYSTEMS.
- CONTRACTOR SHALL INSTALL WATER AND SEWER SERVICE CONNECTIONS PER GRAND WATER AND SEWER AGENCY AND/OR STATE OF UTAH HEALTH DEPARTMENT REGULATIONS, WHICHEVER IS MORE RESTRICTIVE.

DRAINAGE AND GRADING NOTES

- TOTAL PROJECT RUNOFF HAS BEEN CALCULATED AT 0.00 CFS FOR THE 100-YR EVENT. GRAND COUNTY ALLOWABLE RELEASE RATE IS .03 CFS/ACRE FOR THIS PROJECT. DETENTION OR STORMWATER MANAGEMENT IS NOT REQUIRED.
- STORMWATER RUNOFF SHALL BE MANAGED THE PROPOSED LANDSCAPE DEPRESSION AS A RAIN GARDEN TO REMOVE POLLUTANTS AND PROMOTE INFILTRATION.
- THE PROJECT IS NOT LOCATED IN A FEMA DESIGNATED FLOODPLAIN.
- THE PROJECT DOES NOT INCLUDE DEVELOPMENT IN AREAS WITH SLOPES IN EXCESS OF 30 PERCENT.
- EFFORTS SHALL BE MADE TO NOT DAMAGE OR REMOVE ANY ESTABLISHED SHADE TREES. ALL DISTURBED AREAS NOT RECEIVING GRAVEL OR LANDSCAPING SHALL BE REVEGETATED WITH NATIVE SEED AND MULCH.
- OWNER SHALL OBTAIN APPLICABLE STORMWATER CONSTRUCTION PERMITS.



GRAPHICAL SCALE (FT)

Revisions:
DATE DESCRIPTION

3324 SPANISH VALLEY DR.
HDHO MASTER PLAN
GRAND COUNTY, UT



ENGINEERING LLC
1309 E. 3rd Ave., #21
Durango, CO 81301
970-403-5088

PLAN NO.
C100

Project: ORIS
Date: 08/24/2020
Drawn By: ABR
Checked By: ABR

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION



ENGINEERING

FINAL DRAINAGE STUDY

3324 Spanish Valley Dr.

HDHO APPLICATION
GRAND COUNTY, UTAH
August 24, 2020

SET Engineering

CONTENTS

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BACKGROUND

This drainage report has been developed to satisfy the requirements as defined by Grand County HDHO Application Requirements and is consistent with the methodology and recommendations outlined in the Grand County Drainage Manual for the proposed improvements at Grand County Parcel ID 02-0022-0086 3324 Spanish Valley Dr. (Project). The intent of this report is to compare the post-development runoff parameters from the proposed development to the historic stormwater runoff patterns, analyze the impact, and to develop appropriate mitigation measures to meet governing requirements.

The proposed project includes the construction of 3 additional housing units, site improvements, franchise utility, domestic water service, and sewer service to all lots. The Parcel is 1.03 acres in size and bound to the south by residential development, east by Spanish Valley Dr., to the north by the OK RV Park, and to the west by residential development.

EXISTING CONDITIONS

Historically the site was undeveloped and consisted of native desert vegetation. In its existing condition, the site contains a residence, a few outbuildings, a gravel driveway, and native landscaping. The native soils predominately consist of sandy loam (NRCS Type A Hydrologic Soils Group). A NRCS Soil Report can be found in Appendix B: Soil Type Location and Information (NRCS).

The existing drainage pattern of the site generally sheet flows from east to west at slopes of 2% to 4% towards Spanish Valley Dr.

The project is located within Basin 108B and 109B as identified in the Grand County Storm Drain Master Plan (SDMP). This basin is Appendix E: Spanish Valley Storm Drain Master Plan Update Basin 108B and 109B Map – Figures 2-20 and 2-23.

The site is not within a FEMA designated floodplain.

See Appendix C: Existing Hydrologic Calculations – Win TR-55 Input and Results for existing condition drainage calculations.

PROPOSED CONDITIONS

The proposed improvements which will impact historic drainage patterns include the 3 housing units and parking and access area.

Subdivision drainage improvements are not required as runoff produced from the project in the design storm event was calculated to be within the allowable Grand County rates. See “Onsite Flows” section, this report, for more information.

Appendix A: C100 – HDHO Master Plan shows the proposed improvements as described below.

The site is zoned rural residential but within the HDHO Grand County boundary. Typical infrastructure (water services, sewer services, and franchise utilities) will be installed to each lot.

The construction of the residences and sites will be completed under separate permit. Detailed drainage and grading design is shown in Appendix A: C100 – HDHO Master Plan.

See Appendix D: Proposed Hydrologic Calculations – Win TR-55 Input and Results for proposed condition drainage calculations.

OFFSITE FLOWS

No major offsite flows or drainage ways are tributary to this project. While the project is located within portions of SDMP Basins 108B and 109B, there is no evidence of offsite runoff impacting the Project. Minor flows from the adjacent lands and ROW appear to infiltrate prior to impacting the Project.

ONSITE FLOWS

The Project was analyzed as a single drainage basin to compare existing and proposed runoff parameters and to calculate detention requirements, if required. The descriptions below, along with Appendix A: C100 – HDHO Master Plan show the Project improvements.

The drainage basin includes the limits of the entire parcel site. This basin historically sloped from east to west and discharges at the westerly edge of the project. All runoff appears to infiltrate into the well-draining soils.

The table below provides a summary of historic and proposed drainage basin sizes and estimated runoff quantities.

3324 Spanish Valley Drive HDHO Application					
Drainage Summary Table - NRCS TR-55 Method					
Existing Conditions					
Basin ID #	Basin Size:				
	(Ac)	CN	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)
E1	1.03	57	0.00	0.00	0.00
Proposed Conditions					
Basin ID #	Basin Size:				
	(Ac)	CN	Q_2 (cfs)	Q_{10} (cfs)	Q_{100} (cfs)
P1	1.03	61	0.00	0.00	0.00

Input and output reports can be found in Appendix C: Existing Hydrologic Calculations – Win TR-55 Input and Results and Appendix D: Proposed Hydrologic Calculations – Win TR-55 Input and Results.

It is worth noting that the historic and proposed condition did not produce measurable runoff for events up to the 100-year 24-hr storm, as these soils have very high K_{sat} values and can infiltrate water at an estimated rate of 6 to 20 inches/hour, per NRCS soil data.

ONSITE DETENTION AND WATER QUALITY

Detention

Per the Grand County Drainage Manual design requirements, in Region 1, the allowable release rate shall be 0.03 cfs/acre, or 0.03 cfs for the 1.03-acre development. 100-Year runoff in the developed condition was calculated to be 0.00 cfs. Thus, with the calculated runoff in the developed condition producing little to no runoff and less than what Grand County criteria require, no detention or stormwater management facility is required.

Water Quality

Impervious areas are generally disconnected. Sediment from the areas will settle out into the native well-draining soils prior to discharging offsite. A landscaped depression is included in the design to promote infiltration and reduce pollutant discharge from the parking area.

OPERATIONS AND MAINTENANCE

The following are recommendations to implement within the subdivision covenants to provide for functioning drainage system after installation:

- Mow or “weed whack” drainage swales ditches annually.
- Inspect condition of site drainage annually and make improvements as needed to meet the intent of the grading and drainage plan.

EROSION CONTROL

Construction activities that disturb one or more acres of land must be authorized under the Utah Pollutant Discharge Elimination System (UPDES). Area of disturbance has been calculated as 0.20 acres.

The owner and contractor shall complete a SWPPP if more than one acre is disturbed.

METHODOLOGY

To be consistent with the Grand County Master Drainage Plans and Drainage Criteria, the SCS Technical Release No. 55 was used for determining the quantity of storm runoff for the project. WinTR-55 software was used to perform these calculations. Input and output reports can be found in Appendix C: Historic Hydrologic Calculations – Win TR-55 Input and Results and Appendix D: Proposed Hydrologic Calculations – Win TR-55 Input and Results.

APPENDICES

Appendix A: C100 – HDHO Master Plan

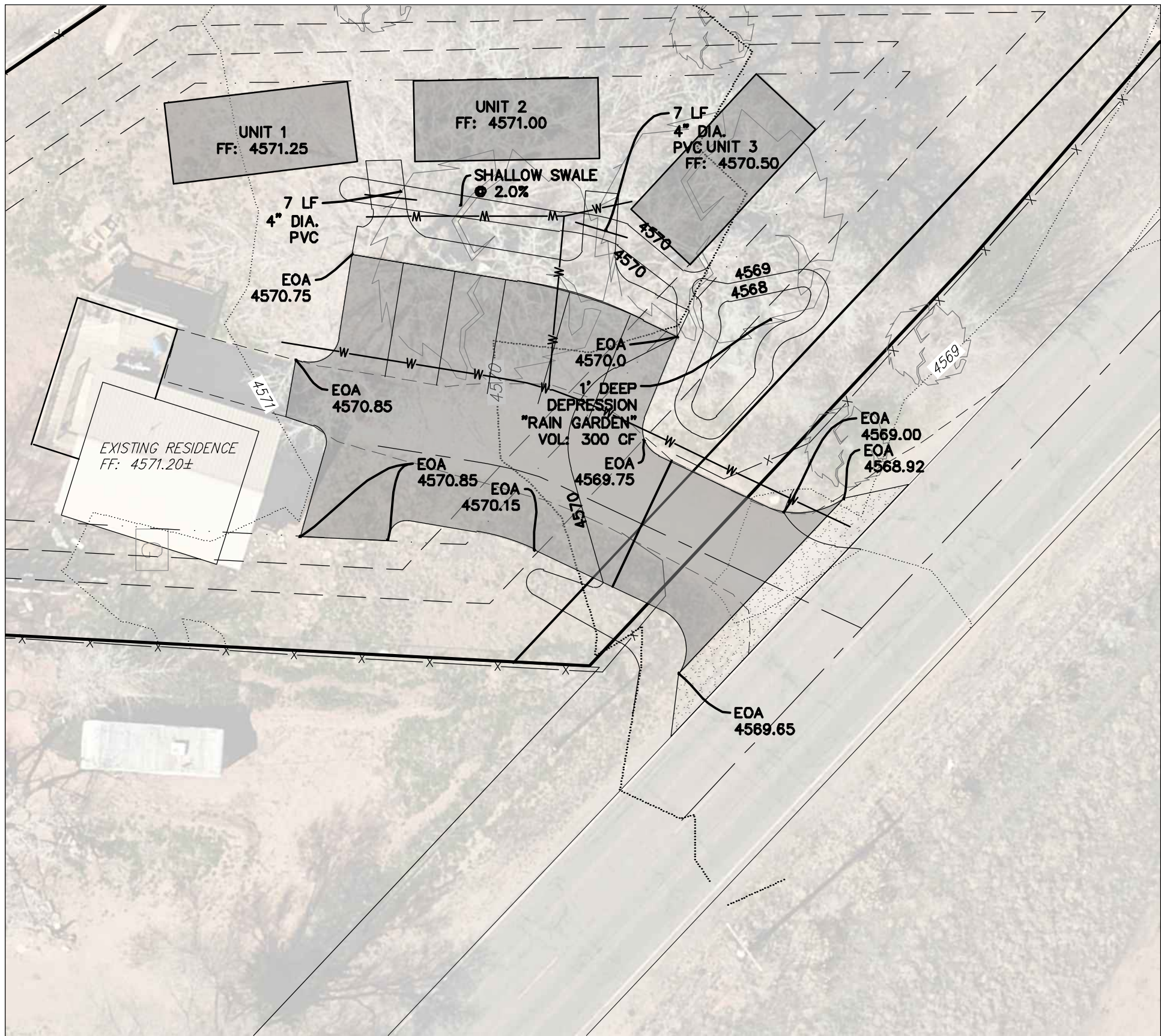
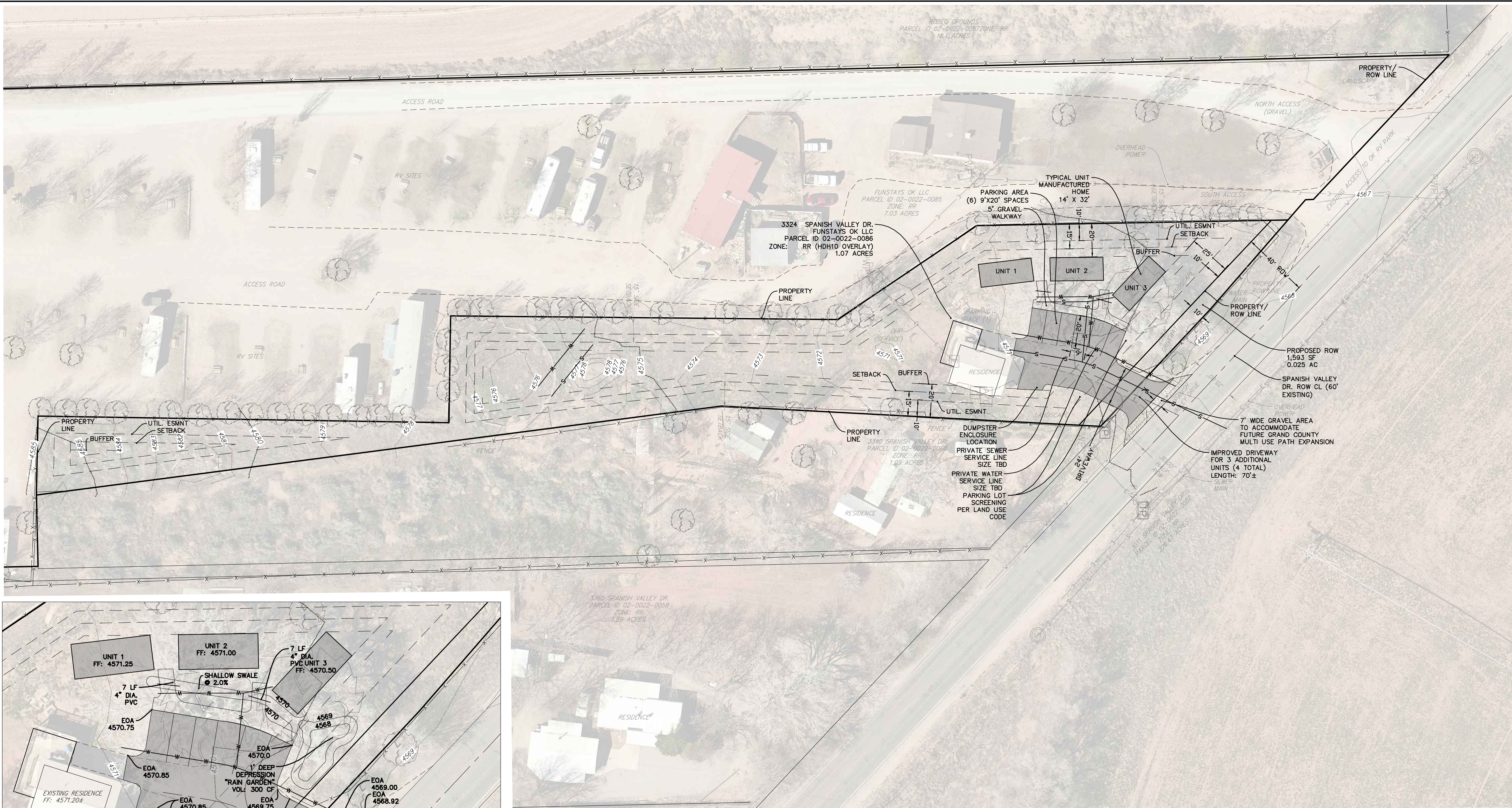
Appendix B: Soil Type Location and Information (NRCS)

Appendix C: Historic Hydrologic Calculations – Win TR-55 Input and Results

Appendix D: Proposed Hydrologic Calculations – Win TR-55 Input and Results

Appendix E: Spanish Valley Storm Drain Master Plan Update Basin 108B and 109B Map – Figure 2-20 and 2-23

c:\users\andrew\dropbox (set engineering, llc)\set business\set projects current\2019-016 ok rv park\cad\plansheets\c100 site_utility_grading_drainage-hdho master plan application v2.dwg



GRADING AND DRAINAGE DETAIL
1" = 20'

GENERAL NOTES

- PROPOSED IMPROVEMENTS INCLUDE THE ADDITION OF THREE RESIDENTIAL UNITS.
- THE PROJECT IS PROPOSED UNDER GRAND COUNTY HDH ORDINANCE.
- THE UNITS AS SHOWN, SHALL BE FIELD LOCATED TO FIT OWNER REQUIREMENTS. ALL IMPROVEMENTS SHALL MEET GRAND COUNTY LAND USE CODE REQUIREMENTS.
- CONTRACTOR SHALL OBTAIN A CAD FILE FOR CONSTRUCTION STAKING. IF ADDITIONAL CONTROL OR LAYOUT INFORMATION IS REQUIRED CONTACT ENGINEER.
- DEVELOPER SHALL PROVIDE BOND FOR SPANISH VALLEY DRIVE BIKE LANE PER COUNTY REQUIREMENTS.
- DEVELOPER SHALL PROVIDE SCREENING OF PARKING AREA PER GRAND COUNTY CODE CRITERIA₄₃

LAND USE DATA

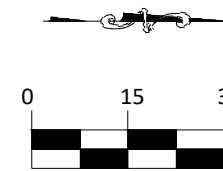
ADDRESS:	3324 SPANISH VALLEY DRIVE
OWNER:	FUNSTAYS OK LLC
ZONING:	RR (HDH10 OVERLAY)
GROSS LAND AREA:	1.07 ACRES
ALLOWABLE DENSITY:	10 UNITS/ACRE (HDH 10 OVERLAY)
PROPOSED UNITS:	3 UNITS
EXISTING UNITS:	1 UNIT
PROPOSED DENSITY:	4 UNITS/ACRE

UTILITY NOTES

- WATER, SEWER AND ELECTRICAL SERVICE SHALL BE PROVIDED TO EACH PROPOSED UNIT AND BE PART OF THE PRIVATELY OWNED AND MAINTAINED WATER AND SEWER UTILITY SYSTEMS.
- CONTRACTOR SHALL INSTALL WATER AND SEWER SERVICE CONNECTIONS PER GRAND WATER AND SEWER AGENCY AND/OR STATE OF UTAH HEALTH DEPARTMENT REGULATIONS, WHICHEVER IS MORE RESTRICTIVE.

DRAINAGE AND GRADING NOTES

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United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Canyonlands Area, Utah - Parts of Grand and San Juan Counties

3324 Spanish Valley Dr.



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Canyonlands Area, Utah - Parts of Grand and San Juan Counties.....	11
80—Sheppard fine sand, 2 to 8 percent slopes.....	11
88—Thoroughfare fine sandy loam, 2 to 8 percent slopes.....	12

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


Custom Soil Resource Report Soil Map



Custom Soil Resource Report


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit


 Clay Spot


 Closed Depression

 Gravel Pit

 Gravelly Spot


 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water


 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip


 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals


Transportation

 Rails


 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyonlands Area, Utah - Parts of Grand and San Juan Counties
Survey Area Data: Version 15, Jun 8, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 31, 2009—Jun 2, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

MAP LEGEND

MAP INFORMATION

imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
80	Sheppard fine sand, 2 to 8 percent slopes	0.0	0.7%
88	Thoroughfare fine sandy loam, 2 to 8 percent slopes	2.2	99.3%
Totals for Area of Interest		2.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Canyonlands Area, Utah - Parts of Grand and San Juan Counties

80—Sheppard fine sand, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 1vn8

Elevation: 4,600 to 5,000 feet

Mean annual precipitation: 6 to 8 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 150 to 170 days

Farmland classification: Not prime farmland

Map Unit Composition

Sheppard and similar soils: 70 percent

Minor components: 30 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sheppard

Setting

Landform: Sand sheets on cuestas, sand sheets on structural benches

Down-slope shape: Linear, convex

Across-slope shape: Convex, linear

Parent material: Eolian deposits derived from sandstone

Typical profile

A - 0 to 3 inches: fine sand

C - 3 to 60 inches: fine sand

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Excessively drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 10 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: A

Ecological site: R035XY115UT - Desert Sand (Sand Sagebrush)

Hydric soil rating: No

Minor Components

Trail

Percent of map unit: 10 percent

Arches

Percent of map unit: 10 percent

Nakai

Percent of map unit: 10 percent

88—Thoroughfare fine sandy loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 1vnj

Elevation: 4,100 to 5,200 feet

Mean annual precipitation: 7 to 9 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 150 to 170 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Thoroughfare and similar soils: 83 percent

Minor components: 17 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Thoroughfare

Setting

Landform: Stream terraces, alluvial flats

Landform position (three-dimensional): Tread, tal

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Parent material: Alluvium derived from sandstone and shale

Typical profile

A - 0 to 2 inches: fine sandy loam

C - 2 to 60 inches: stratified gravelly loamy sand to fine sandy loam

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High (2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: NoneOccasional

Frequency of ponding: None

Calcium carbonate, maximum content: 15 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Moderate (about 7.2 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 7e

Custom Soil Resource Report

Hydrologic Soil Group: A

Ecological site: R035XY118UT - Desert Sandy Loam (Fourwing Saltbush)

Hydric soil rating: No

Minor Components

Trail

Percent of map unit: 10 percent

Bluechief

Percent of map unit: 7 percent

WinTR-55 Current Data Description

--- Identification Data ---

User: Rapiejko Date: 8/24/2020
 Project: OK RV PARK HDHO APPLICATION Units: English
 SubTitle: Existing Areal Units: Acres
 State: Utah
 County: Grand
 Filename: C:\Users\andrewr\Dropbox (SET Engineering, LLC)__SET Business__SET Projects current\2019-03

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
E1		Outlet	1.03	57	3.923

Total area: 1.03 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

1-Yr (in)	2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)
.93	1.17	1.47	1.74	2.13	2.45	2.82

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

Rapiejko

OK RV PARK HDHO APPLICATION
Existing
Grand County, Utah

Storm Data

Rainfall Depth by Rainfall Return Period

1-Yr (in)	2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)
.93	1.17	1.47	1.74	2.13	2.45	2.82

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Rapiejko

OK RV PARK HDHO APPLICATION

Existing
Grand County, Utah

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period		
	2-Yr (cfs)	10-Yr (cfs)	100-Yr (cfs)

SUBAREAS			
E1	.00	.00	.00
REACHES			
OUTLET	.00	.00	.00

Rapiejko

OK RV PARK HDHO APPLICATION
Existing
Grand County, Utah

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow 2-Yr (cfs) (hr)	and Peak Time (hr) 10-Yr (cfs) (hr)	by Rainfall Return Period 100-Yr (cfs) (hr)
------------------------------------	------------------------------------	--	--

SUBAREAS

E1	.00 n/a	.00 n/a	.00 n/a
----	------------	------------	------------

REACHES

OUTLET	.00	.00	.00
--------	-----	-----	-----

Rapiejko

OK RV PARK HDHO APPLICATION
Existing
Grand County, Utah

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
E1	1.03	3.923	57	Outlet	

Total Area:	1.03 (ac)				

OK RV PARK HDHO APPLICATION
Existing
Grand County, Utah

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)

E1							
SHEET	100	0.0200	0.150				0.270
SHALLOW	30010	0.0200	0.050				3.653
					Time of Concentration		3.923
							=====

Rapiejko

OK RV PARK HDHO APPLICATION
Existing
Grand County, Utah

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number

E1	Paved parking lots, roofs, driveways	A	.03	98
	Dirt (w/ right-of-way)	A	.05	72
	Desert shrub (fair)	A	.95	55
	Total Area / Weighted Curve Number		1.03	57
			====	==

WinTR-55 Current Data Description

--- Identification Data ---

User: Rapiejko Date: 8/24/2020
 Project: OK RV PARK HDHO APPLICATION Units: English
 SubTitle: Proposed Areal Units: Acres
 State: Utah
 County: Grand
 Filename: C:\Users\andrewr\Dropbox (SET Engineering, LLC)__SET Business__SET Projects current\2019-03

--- Sub-Area Data ---

Name	Description	Reach	Area(ac)	RCN	Tc
P1		Outlet	1.03	61	3.923

Total area: 1.03 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

1-Yr (in)	2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)
.93	1.17	1.47	1.74	2.13	2.45	2.82

Storm Data Source: User-provided custom storm data
 Rainfall Distribution Type: Type II
 Dimensionless Unit Hydrograph: <standard>

Rapiejko

OK RV PARK HDHO APPLICATION
Proposed
Grand County, Utah

Storm Data

Rainfall Depth by Rainfall Return Period

1-Yr (in)	2-Yr (in)	5-Yr (in)	10-Yr (in)	25-Yr (in)	50-Yr (in)	100-Yr (in)
.93	1.17	1.47	1.74	2.13	2.45	2.82

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

Rapiejko

OK RV PARK HDHO APPLICATION

Proposed
Grand County, Utah

Watershed Peak Table

Sub-Area or Reach Identifier	Peak Flow by Rainfall Return Period		
	2-Yr (cfs)	10-Yr (cfs)	100-Yr (cfs)

SUBAREAS			
P1	.00	.00	.00
REACHES			
OUTLET	.00	.00	.00

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OK RV PARK HDHO APPLICATION
Proposed
Grand County, Utah

Hydrograph Peak/Peak Time Table

Sub-Area or Reach Identifier	Peak Flow 2-Yr (cfs) (hr)	and Peak Time (hr) by Rainfall Return Period 10-Yr (cfs) (hr)	100-Yr (cfs) (hr)
------------------------------------	------------------------------------	--	-------------------------

SUBAREAS

P1	.00	.00	.00
	n/a	n/a	n/a

REACHES

OUTLET	.00	.00	.00
--------	-----	-----	-----

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OK RV PARK HDHO APPLICATION
Proposed
Grand County, Utah

Sub-Area Summary Table

Sub-Area Identifier	Drainage Area (ac)	Time of Concentration (hr)	Curve Number	Receiving Reach	Sub-Area Description
P1	1.03	3.923	61	Outlet	

Total Area:	1.03 (ac)				

OK RV PARK HDHO APPLICATION
Proposed
Grand County, Utah

Sub-Area Identifier/	Flow Length (ft)	Slope (ft/ft)	Mannings's n	End Area (sq ft)	Wetted Perimeter (ft)	Velocity (ft/sec)	Travel Time (hr)
P1							
SHEET	100	0.0200	0.150				0.270
SHALLOW	30010	0.0200	0.050				3.653
						Time of Concentration	3.923
							=====

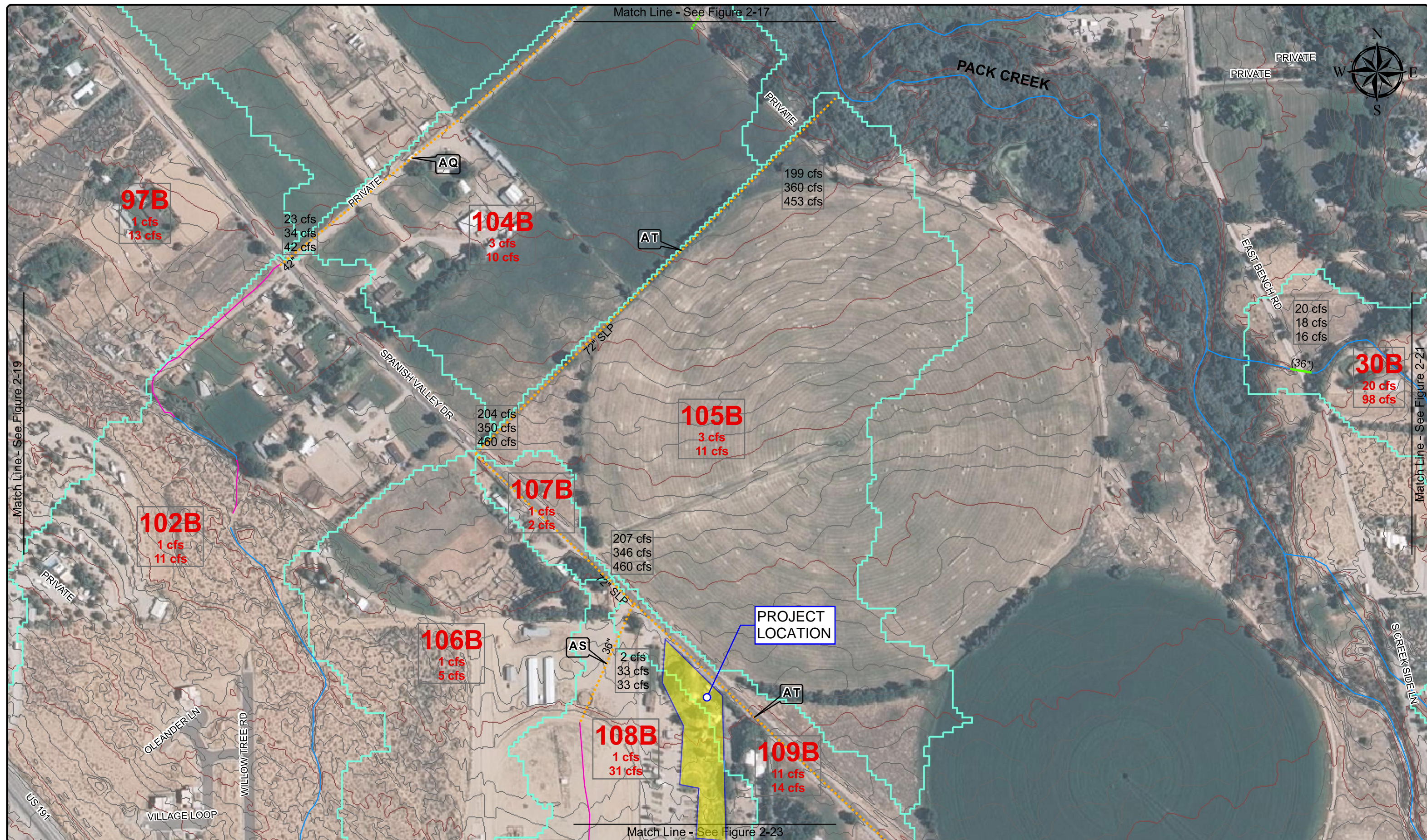
Rapiejko

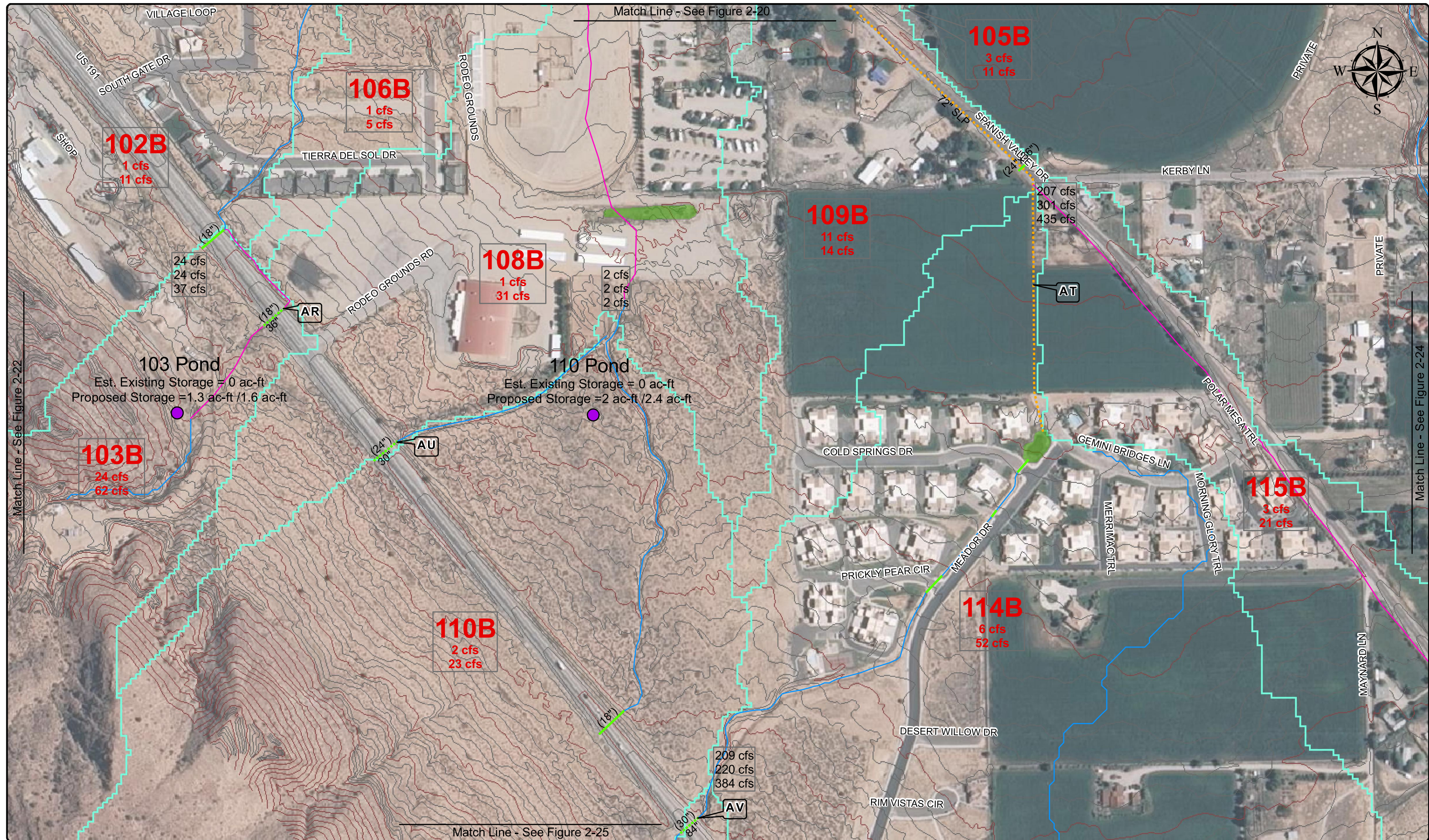
OK RV PARK HDHO APPLICATION
Proposed
Grand County, Utah

Sub-Area Land Use and Curve Number Details

Sub-Area Identifier	Land Use	Hydrologic Soil Group	Sub-Area Area (ac)	Curve Number

P1	Paved parking lots, roofs, driveways	A	.14	98
	Gravel (w/ right-of-way)	A	.01	76
	Desert shrub (fair)	A	.88	55
	Total Area / Weighted Curve Number		1.03	61
			====	==





In regards to the OK RV Park Employee HDHO Application, which has a public hearing on September 14th, 2020. On September 1st, 2020 I mailed details of our application along with the time/date/location of the Public Hearing to the following neighbors of my property that reside within 1000 feet of us.

For Parcel ID:	02-0022-0085				
Parcel ID	First Owner	Mailing Address	Zip	City	State
02-ORIM-COMMON					
02-0022-0058	SIMONS GEORGE S	3360 SPANISH VALLEY DR	845320000	MOAB	UT
02-0TIE-0038	GREGORY CHAD ALLEN	3417 TIERRA NORTE DR	845320000	MOAB	UT
02-0TIE-0047	TIERRA DEL SOL HOMEOWNERS ASSOCIATION INC	4119 E MOUNTAIN CT	845320000	MOAB	UT
02-0TIE-0033	JOHNSTON SCOTT V	4191 S BEEMAN RD	845320000	MOAB	UT
02-0TIE-0023	TIERRA DEL SOL HOMEOWNERS ASSOCIATION INC	4119 E MOUNTAIN CT	845320000	MOAB	UT
02-0TIE-0029	PARRIOTT JASON TRUSTEE	1320 MURPHY LN	845320000	MOAB	UT
02-0TIE-0030	STILES ANDREW LEVI	3461 E TIERRA DEL SOL DR	845320000	MOAB	UT
02-0027-0026	CARMICHAEL GARY G	PO BOX 854	845320000	MOAB	UT
02-0022-0098	LOVATO ROBBY JOE	3208 SPANISH VALLEY DR	845320000	MOAB	UT
02-0022-0011	BEEMAN NORMA TRUSTEE	4219 S BEEMAN RD	845320000	MOAB	UT
02-0TIE-0014	HANSEN BRYAN	3448 W SHILOH CREEK CIR	840650000	BLUFFDALE	UT
02-0022-0093	KRIST JOHN R	3162 S SPANISH VALLEY DR	845320000	MOAB	UT
02-0TIE-0032	HIEMES CHELSEY	3422 TIERRA NORTE DR	845323925	MOAB	UT
02-0TIE-0037	RANCH KIMBERLY A	3419 TIERRA NORTE DR	845320000	MOAB	UT
02-0TIE-0020	BHLM PROPERTIES LLC	10142 SOUTH CALLA LILY WAY	840920000	SANDY	UT
02-0TIE-0015	BOWER JAMES P TRUSTEE	4110 CANYON CREEK RD	835440000	OROFINO	ID
02-0022-0086	FUNSTAYS OK LLC	2453 W ERIE ST	606120000	CHICAGO	IL
02-0TIE-0035	LMDM HOLDINGS LLC	1910 W 89TH ST	741320000	TULSA	OK
02-0TIE-0016	BOWER JAMES P TRUSTEE	4110 CANYON CREEK RD	835440000	OROFINO	ID
02-0022-0062	REYNOLDS KEITH ALVIN	10931 5860 RD	814010000	MONTROSE	CO
02-0022-0075	GROFF ROBERT M TRUSTEE	131 N 100 EAST	845320000	MOAB	UT
02-0TIE-0019	MEYER TODD A	6116 GARVIN ST	681520000	OMAHA	NE
02-0022-0097	LOVATO ROBBY JOE	3208 SPANISH VALLEY DR	845320000	MOAB	UT
02-0TIE-0036	PATRICK MARIA MELISSA	3421 TIERRA NORTE DR	845320000	MOAB	UT
02-0022-0056	GRAND COUNTY SCHOOL DISTRICT	264 S 400 E	845320000	MOAB	UT
02-0022-0012	HILL JACKIE L	3490 SPANISH VALLEY DR	845320000	MOAB	UT
02-ORIM-0089	PAZ SMC PROPERTIES LLC	4163 S SHANNA ST	841240000	HOLLADAY	UT
02-ORIM-0078	BARRELL DANIEL TRUSTEE	1590 E EVERGREEN LANE	841060000	SALT LAKE CITY	UT
02-0022-0082	GRUS LLC	867 E SIMPSON AVE	841060000	SALT LAKE CITY	UT
02-0022-0010	GROFF ROBERT M TRUSTEE	131 N 100 EAST	845320000	MOAB	UT
02-0TIE-0034	JONES WEYLIN	3425 TIERRA NORTE DR	845320000	MOAB	UT
02-0TIE-0031	SKRK HOUSE LLC	3131 E CANYON CREST DR	846600000	SPANISH FORK	UT
02-0TIE-0018	MARTZ RUSSELL	1062 CUTTER LANE	840980000	PARK CITY	UT
02-ORIM-0076	ISHIKAWA PAUL JR TRUSTEE	3686 S SPANISH VALLEY DR #5-4	845320000	MOAB	UT
02-ORIM-0080	CALLISON GEORGE L	2247 CODELS CANYON DR	815071197	GRAND JUNCTION	CO
02-ORIM-0101	MOAB MAGIC TOO LLC	357 MIDLAND POINT RD	816230000	CARBONDALE	CO
02-ORIM-0102	GOLIC KENT G TRUSTEE	435 S MARYFIELD DR	841080000	SALT LAKE CITY	UT
02-0027-0024	PEAK VIEW DEVELOPMENT LLC	3597 SPANISH VALLEY DR	845320000	MOAB	UT
02-0022-0094	HALLS KIM	3128 SPANISH VALLEY DR	845320000	MOAB	UT
02-0022-0096	LOVATO ROBBY JOE	3208 SPANISH VALLEY DR	845320000	MOAB	UT
02-0022-0057	GRAND COUNTY RODEO GROUNDS		845320000	MOAB	UT
02-0TIE-0017	TYCHSEN MICHELLE E	6059 KINGSFORD AVE	840980000	PARK CITY	UT
02-ORIM-0092	FARR FINANCIAL LLC	1720 N 210 E	840570000	OREM	UT
02-ORIM-0077	RETHORFORD BEVERLY SUE	2190 NAVAJO HTS	845320000	MOAB	UT
02-ORIM-0104	TAYLOR MELANIE	3686 S SPANISH VALLEY DR Z 4	845320000	MOAB UT 84532	UT
02-ORIM-0091	HILDT BROS LLC	4331 S 390 E	841070000	SALT LAKE CITY	UT
02-ORIM-0079	MCNEAL GWYN	4812 S NANILOA DR	841170000	HOLLADAY	UT
02-ORIM-0103	LUND KIRK A	12411 FLYING GOOSE LN	992040000	SPOKANE	WA
02-ORIM-0100	NAEVE NICOLE	13650 VIA VARRA APT 129	800209727	BROOMFIELD	CO
02-00AN-0002	WADE VINT	3090 S DESERT RD	845320000	MOAB	UT
02-0TIE-0022	BUJOLD KARINE	BOX 814	814350000	TELLURIDE	CO
02-0022-0013	MOOREHEAD PATRICIA L TRUSTEE	2634 CASTO LN	841170000	HOLLADAY	UT
02-0022-0009	BEEMAN NORMA TRUSTEE	4219 S BEEMAN RD	845320000	MOAB	UT
02-0TIE-0046	TIERRA DEL SOL HOMEOWNERS ASSOCIATION INC	4119 E MOUNTAIN CT	845320000	MOAB	UT
02-0TIE-0021	SCOTT DEBRA R TRUSTEE	129 G STREET	841030000	SALT LAKE CITY	UT
02-ORIM-0090	TRAVIS VICTORIA LYNN	4096 PIEDMONT AVE UNIT 544	946115221	OAKLAND	CA
02-0027-0031	GRAND COUNTY	125 E CENTER ST	845320000	MOAB	UT
02-0WIN-0001	LOWE RYAN BURTON	832 HUNTRIDGE DR #2	845320000	MOAB	UT

Adam Oris 09/01/2020

Adam Oris

Manager – Funstays OK LLC (DBA OK RV PARK)

State of _____.

County of _____.

This instrument was acknowledged before me on _____ (date) by
_____ (name of person).

(seal)

See attached certificate.

signature of notary public

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA)

☐ City ☒ County of Hillsborough)

On 09/01/2020 before me, Lee Smith,
Date *Notary Name*

personally appeared Adam Wesley Oris
Name(s) of Signer(s)

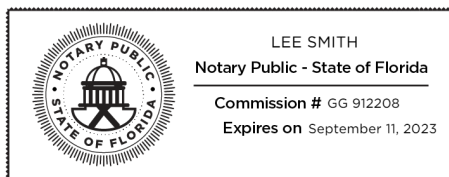
☐ personally known to me -- OR --

☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.

WITNESS my hand and official seal.



Notary Public Signature: Lee Smith

Notary Name: Lee Smith

Notary Commission Number: GG 912208

Notary Commission Expires: 09/11/2023

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Permit Application

Document Date: 09/01/2020 Number of Pages (w/ certificate): 3

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Adam Wesley Oris

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: _____

Recent Building Permit Review

(*since August 20)

1 residential addition/remodel

10 new construction (residential)

1 new construction (residential) Castle Valley

3 Solar