

# Agenda

# GRAND COUNTY Planning Commission

June 22, 2016  
6:00 P.M. Regular Meeting  
Grand County Courthouse  
Council Chambers  
125 E Center, Moab, Utah

<b>Type of Meeting:</b>	Regular Meeting
<b>Facilitator:</b>	Dave Tubbs, Chair
<b>Attendees:</b>	Planning Commissioners, interested citizens, and staff

## 6:00 PM

Citizens to be heard *Chair*

### Public Hearings and possible Action Items

**Public Hearing** - Preliminary Plat application for Rim Village Vistas Phase V PUD, includes approximately 1.5 acres and consists two buildings with eight units in each building, located on So. Highway 191 and Meador Drive.

*Staff*

Public Hearing –Land Use Code amendments to the following Sections:

- 1) *Sec. 3.3.2 D. Employee Housing* – Amending employee housing to include the addition of up to five (5) RV sites, to the otherwise allowed non-residential principal use.
- 2) *Sec. 3.2.3.D Bed and Breakfast* – Amend regulation standards to require additional site plan conditions.
- 3) *Sec. 5.4.1 Project Boundary Buffer* – Amending widths of project buffers from protected zones.
- 4) *Sec. 6.10 Compatibility Standards* – Amending height of proposed buildings and distances to a protected zone.
- 5) *Sec. 9.16 Temporary Uses* – defining temporary overnight RV uses on residential parcels.

*Staff*

### Action Item

Approval of May 23, 2016 Meeting Minutes

*Chair*

Future Considerations

*Chair*

Community Development Updates

*Staff*

County Council Update – Mary McGann

*Council Liaison*

**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.

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



# STAFF REPORT

**MEETING DATE:** June 22, 2016 - Public Hearing  
**TO:** Grand County Planning Commission  
**FROM:** Community Development Department  
**SUBJECT:** Rim Village Vistas PUD Phase V Preliminary Plat

## **RECOMMENDED MOTION**

Move to recommend approval to the County Council for preliminary plat Rim Village Vistas PUD phase V subject to meeting the following:

- Continued compliance with engineer requirements for drainage ways and roadway construction.

## **BACKGROUND**

This application is submitted by the property owner and project developer, Chuck Henderson (Applicant). The Applicant is requesting a preliminary plat review for Rim Village Vistas PUD phase V. This phase includes approximately 1.5 acres and consists of two buildings with eight units in each building (16 units in total).

### **Location**

The project is accessed from Hwy 191 and Meador Drive, a dedicated and maintained county road. Phase V units will be located on Red Valley Circle, a private road. The applicant will be constructing a 56 foot wide with 34 foot paved, curb gutter and sidewalk and dedicating the road as Village Drive to the County.

### **Zoning and Density**

Rim Village Vistas PUD is split zoned Rural Residential (RR) and Multi-Family Residential-20 (MFR-20 a zone district in 2006). County Council has endorsed allowing mixed zone district densities. The Rim Village Vistas PUD Master Plan was approved in 2006 and provides for up to 196 units.

<b>Master Plan, Approved Density</b>		
Zone District	Acres	Units
MFR-20 (20/acre)	9.25	184
RR (1/acre)	12.47	12
<b>Total:</b>	<b>21.72</b>	<b>196</b>

### **Prior Approvals**

The Master Plan divides the project into phases III-VII. Phases I and II were part of a separate planning process, final plat recorded in 2004.

Master Plan, Phasing		
Phase III	16 multi-family units	Final Plat, approved 2007
Phase IV	32 multi-family units	Final Plat, approved 2014
Phase V	16 multi-family units	Subject application
Phase VI-VII	1, 12-plex (12 units) 6, 12 unit townhomes (72 units) 2, 24 unit townhomes (48 units) 132 units	Future
<b>Total:</b>	<b>196 UNITS</b>	

Phase V development stipulations are as follows:

Development Stipulations	
Primary Use	residential
Accessory Use	normal & customary
Gross Acreage	1.5 acres
Proposed Units	16 multi-family units
Proposed Unit Size:	
corner unit	1,556 sq. ft.
interior unit	1,552 sq. ft.
Common Area	1.32 acres (32.84%)
Open Space	1.50 acres (37.30%)
Common Facilities	private streets, driveways, patios, recreation area
Building Height	28 ft. (2 story)
Parking:	32 spaces (2 per unit, attached garage) 8 quest spaces
	Total 40 spaces this phase

## **PRELIMINARY PLAT**

### **Master Plan**

The Rim Village Vistas PUD Master Plan, dated June 6, 2006, was approved in May 2006 (Ordinance 430). The application conforms to the density and layout as vested in the master plan.

### **Water and Sewer**

Water and sewer service is in the utility easement along the proposed road. Grand Water & Sewer Service Agency provided an approval letter (attached) indicating plans meet agency and state specifications, and that adequate water and sewer capacity exists to serve the project.

### **Utilities**

The applicant has provided updated will-serve letters for electricity and gas (attached).

**Physical Constraints**

The property is not in a floodplain and there is no other evidence of physical constraints.

**Access**

The applicant has complied with the County Engineer's recommendation for the interior roadway, Red Valley Circle, to be built to a private lane standard (44 foot right-of-way and 24 foot surface width). Village Drive will be a frontage road, 56 foot wide with 34 foot pavement, curb gutter and sidewalk. Village Drive will be dedicated to the County.

**Sidewalks and Trails**

Sidewalks are proposed along both sides of Village Drive and Red Valley Circle. No internal trails are proposed.

**Engineering**

Drainage plan was approved for the entire site at Phase III with the master plan. The contract engineer has reviewed preliminary Construction Plans and is working with the applicants engineer to finalize the final construction plans and final plat for Phase V.

**Homeowners' Association and CC&Rs**

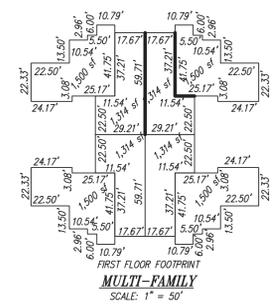
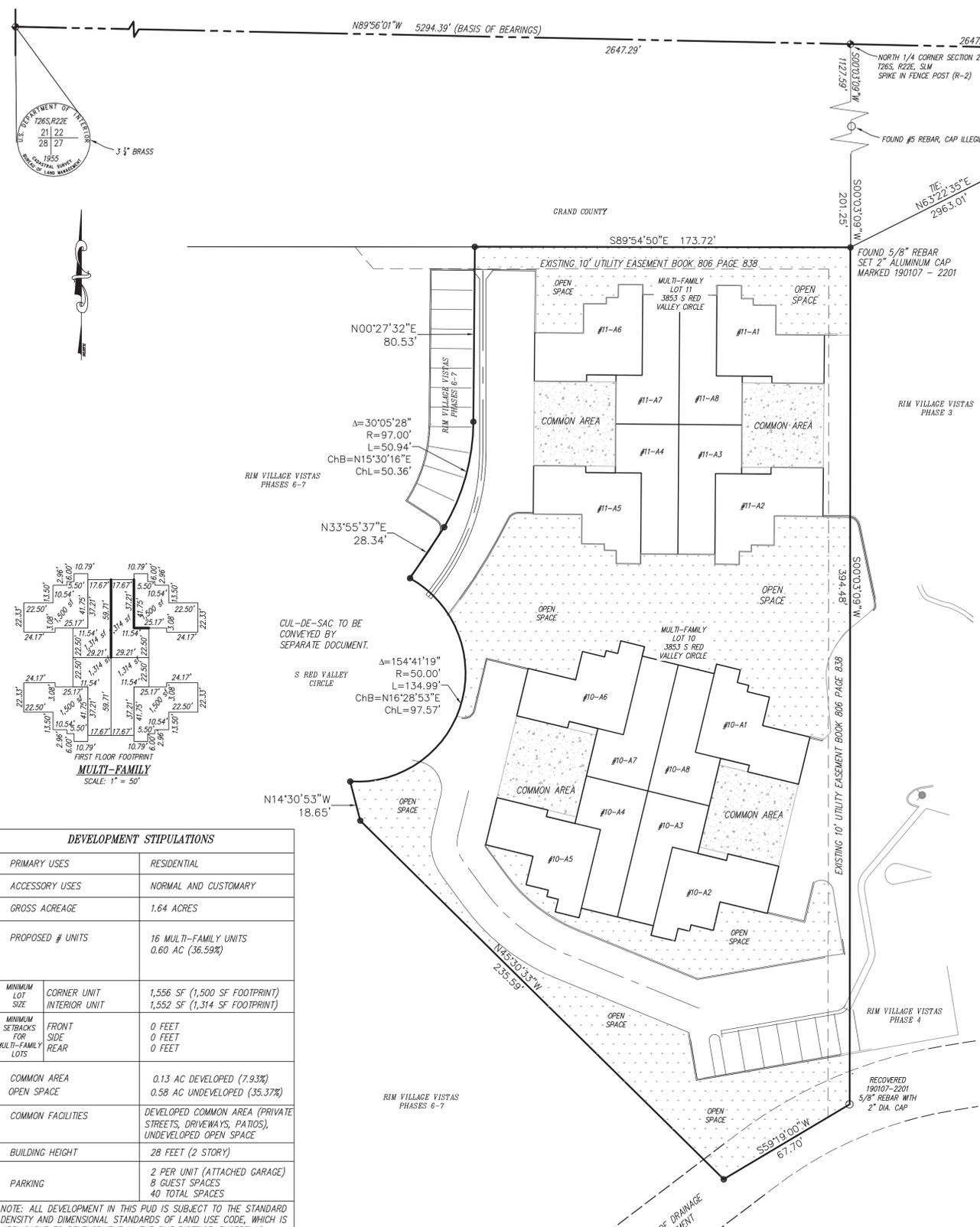
A Homeowners' Association has been established for the maintenance of roads, drainage, and open space. An addendum to the Covenants, Conditions, and Restrictions for the addition of this phase will be filed as part of final recordation, per the plat note.

**Attachments**

1. Project Master Plan
2. Preliminary Plat Phase IV
3. Horrocks Engineers Letter, May 27, 2016
4. Will serve letters from RMP, Questar, and GWSSA

# RIM VILLAGE VISTAS SUBDIVISION

PHASE 5  
A PLANNED UNIT DEVELOPMENT WITHIN THE N1/2 OF SECTION 27, T26S, R22E, SLM  
GRAND COUNTY, UTAH



DEVELOPMENT STIPULATIONS	
PRIMARY USES	RESIDENTIAL
ACCESSORY USES	NORMAL AND CUSTOMARY
GROSS ACREAGE	1.64 ACRES
PROPOSED # UNITS	16 MULTI-FAMILY UNITS 0.60 AC (36.59%)
MINIMUM LOT SIZE	CORNER UNIT: 1,556 SF (1,500 SF FOOTPRINT) INTERIOR UNIT: 1,552 SF (1,314 SF FOOTPRINT)
MINIMUM SETBACKS FOR MULTI-FAMILY LOTS	FRONT: 0 FEET SIDE: 0 FEET REAR: 0 FEET
COMMON AREA	0.13 AC DEVELOPED (7.93%) 0.58 AC UNDEVELOPED (35.37%)
COMMON FACILITIES	DEVELOPED COMMON AREA (PRIVATE STREETS, DRIVEWAYS, PATIOS), UNDEVELOPED OPEN SPACE
BUILDING HEIGHT	28 FEET (2 STORY)
PARKING	2 PER UNIT (ATTACHED GARAGE) 8 GUEST SPACES 40 TOTAL SPACES

NOTE: ALL DEVELOPMENT IN THIS PUD IS SUBJECT TO THE STANDARD DENSITY AND DIMENSIONAL STANDARDS OF LAND USE CODE, WHICH IS APPLICABLE TO DEVELOPMENT IN THE RMF DISTRICT, EXCEPT AS SPECIFICALLY MODIFIED ABOVE.

- REFERENCES**
- R-1 QUIT CLAIM DEED FROM CHARLES C. HENDERSON TO HENDERSON PROPERTIES, LLC. IN BOOK 0619, PAGE 141 AS RECORDED ON JANUARY 28, 2004.
  - R-2 SURVEY RECORDED IN BOOK 0505, PAGE 429, 430 ON JUNE 20, 1997.
  - R-3 RIM VILLAGE VISTAS SUBDIVISION, PHASES 1 & 2 RECORDED IN BOOK 641, PAGES 190-194 ON MARCH 4, 2005.
  - R-4 RIM VILLAGE VISTAS SUBDIVISION PHASE 3 RECORDED

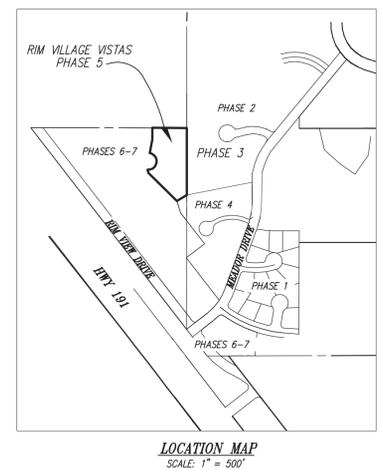
- LEGEND**
- ◆ FOUND SECTION MONUMENT AS NOTED
  - SET 5/8" REBAR 2" ALUMINUM CAP MARKED 190107 - 2201 OR AS NOTED
  - FOUND MONUMENT AS NOTED

DATE 03/08/2016 BY bkb REVISION 01  
 DATE 06/07/2016 BY bkb REVISION 02  
 DATE 06/16/2016 BY bkb REVISION 03

COUNTY RECORDER NO. \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF GRAND, RECORDED AT THE REQUEST OF \_\_\_\_\_  
 DATE \_\_\_\_\_ TIME \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ FEE \_\_\_\_\_  
 ATTEST: \_\_\_\_\_  
 COUNTY RECORDER

COUNTY ENGINEER APPROVAL  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.  
 COUNTY ENGINEER

**SMA**  
 SOUDER, MILLER & ASSOCIATES, 11 N. MAIN STREET  
 MOAB, UTAH, 84532 TELE: 970-243-6067  
 Albuquerque - Las Cruces - Santa Fe, NM  
 Cortez, CO - Farmington, NM



MULTIFAMILY LOT #	ADDRESS	MULTIFAMILY LOT #	ADDRESS
10-A1	3853 S RED VALLEY CIRCLE	11-A1	3853 S RED VALLEY CIRCLE
10-A2	3853 S RED VALLEY CIRCLE	11-A2	3853 S RED VALLEY CIRCLE
10-A3	3853 S RED VALLEY CIRCLE	11-A3	3853 S RED VALLEY CIRCLE
10-A4	3853 S RED VALLEY CIRCLE	11-A4	3853 S RED VALLEY CIRCLE
10-A5	3853 S RED VALLEY CIRCLE	11-A5	3853 S RED VALLEY CIRCLE
10-A6	3853 S RED VALLEY CIRCLE	11-A6	3853 S RED VALLEY CIRCLE
10-A7	3853 S RED VALLEY CIRCLE	11-A7	3853 S RED VALLEY CIRCLE
10-A8	3853 S RED VALLEY CIRCLE	11-A8	3853 S RED VALLEY CIRCLE

**STANDARD NOTES**

- THE OWNER(S), DEVELOPER(S) AND/OR THE SUBDIVIDER(S) OF THE SUBDIVISION KNOWN AS RIM VILLAGE VISTAS, THEIR RESPECTIVE SUCCESSORS, HEIRS, AND/OR ASSIGNS AGREE TO THE FOLLOWING NOTES:
- THE HOME OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES AND PARKING AREAS. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED DETENTION/RETENTION POUNDS, THE OUTLET STRUCTURE, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY THE FLOWS. GRAND COUNTY SHALL HAVE THE RIGHT TO ENTER THE PROPERTY AND INSPECT THESE FACILITIES. IF THE FACILITIES ARE NOT PROPERLY MAINTAINED, THE COUNTY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE COSTS TO THE OWNER OF THE PROPERTY.
  - THE RIM VILLAGE VISTAS HOMEOWNERS ASSOCIATION OR AN ORGANIZATION OTHER THAN GRAND COUNTY SHALL HAVE LEGAL OWNERSHIP OF THE COMMON OPEN SPACE AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON OPEN SPACE.
  - EMERGENCY ACCESS IS GRANTED HERewith OVER AND ACROSS ALL ROADS, DRIVEWAYS AND PARKING AREAS FOR ALL OFFICIAL EMERGENCY VEHICLES.
  - CERTAIN COVENANTS AND RESTRICTIONS FOR THIS PROPERTY WILL BE FILED IN THE OFFICE OF THE GRAND COUNTY RECORDS. IT IS HEREBY ACKNOWLEDGED THAT THE COUNTY HAS NO RESPONSIBILITY FOR ENFORCEMENT OF SAME. FURTHERMORE, ANY OF SAID COVENANTS AND RESTRICTIONS THAT WOULD HAVE THE EFFECT OF CREATING A LESS RESTRICTIVE DEVELOPMENT STANDARD THAN THOSE INCLUDED ON THIS PLAN OR OTHER COUNTY LAND USE REGULATION IS NULL AND VOID.
  - A HOMEOWNERS' ASSOCIATION OR OTHER ENTITY WITH ASSESSMENT AUTHORITY SHALL BE ESTABLISHED THAT WILL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL COMMON ELEMENTS, WHICH WILL INCLUDE THE DRIVEWAYS TO EACH UNIT. DOCUMENTS CREATING THE HOMEOWNERS' ASSOCIATION SHALL PROVIDE THAT THOSE PORTIONS OF SUCH DOCUMENTS PERTAINING TO MAINTENANCE OF COMMON ELEMENTS MAY NOT BE AMENDED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY COUNCIL.
  - MAINTAIN A TEN (10) FOOT BUILDING SETBACK FROM ALL PLAT BOUNDARY LINES.
  - TITLE REPORT FROM SOUTHEASTERN UTAH TITLE CO., ORDER NO. 58,851-6, EFFECTIVE DATE OCTOBER 26, 2015.
  - SUBJECT TO RIGHT, TITLE OR INTERESTS OF ANY KIND, TOGETHER WITH ANY ASSOCIATED RIGHTS TO MINE OR REMOVE SAID MINERALS, TITLE COMPANY DOES NOT PURPORT TO DISCLOSE DOCUMENTS OF RECORD PERTAINING TO THE ABOVE REFERENCED RIGHTS.
  - ANY CLAIM, RIGHT, TITLE OR INTEREST UNDER THE RESERVATION BY THE STATE OF UTAH OF COAL AND OTHER MINERAL DEPOSITS AS DISCLOSED IN THE PATENT NO. 20110, RECORDED MARCH 25, 2008 IN BOOK 723 AT PAGE 424 AS ENTRY NO. 485001. THE TITLE COMPANY HAS NOT VERIFIED THE VESTED CURRENT OWNER OF THIS SEVERED INTEREST. A RESERVATION OF LEASE AS DISCLOSED IN THE PATENT RECORDED MARCH 25, 2008 IN BK 723 AT PG 424, AS ENTRY NO. 485001.
  - SUBJECT TO AN EASEMENT RESERVATION, ANY EXISTING RIGHTS OF WAY, INTEREST, RESERVATION OR EXCEPTION APPEARING OF RECORD AS DISCLOSED IN PATENT NO. 20110 RECORDED MARCH 25, 2008 IN BOOK 723 AT PAGE 424 AS ENTRY NO. 485001.
  - SUBJECT TO ALL RIGHTS OF WAY FOR DITCHES, TUNNELS, AND TELEPHONE AND TRANSMISSION LINES THAT HAVE BEEN OR MAY BE CONSTRUCTED BY THE UNITED STATES AS PROVIDED BY STATUTE, AN AS DISCLOSED IN PATENT NO. 20110 RESOCED MARCH 24, 2008 IN BOOK 723 AT PAGE 424 AS ENTRY NO. 485001.
  - AN EASEMENT ACROSS THE COMMON AREAS AND OPEN SPACES DEDICATED HEREON FOR UTILITIES.

**LEGAL DESCRIPTIONS**

**PHASE 5**  
 A PARCEL OF LAND LYING WITHIN THE NORTH HALF OF SECTION TWENTY-SEVEN (27), TOWNSHIP TWENTY-SIX (26) SOUTH, RANGE TWENTY-TWO (22) EAST, S.L.M., GRAND COUNTY, UTAH, DESCRIBED AS FOLLOWS:  
 BEGINNING AT FOUND #5 1 1/4" CAP RED PLASTIC ILLIBLEGIBLE AND BEING THE NORTHWEST CORNER OF RIM VILLAGE VISTAS SUBDIVISION PHASE 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK, GRAND COUNTY, MARCH 16, 2007 IN BOOK 691, PAGE 278, AS ENTRY NO. 478515, WHENCE A SPIKE IN A FENCEPOST ACCEPTED AS THE NORTH QUARTER CORNER OF SAID SECTION 27 BEARS NORTH 00°03'09" EAST, 1127.59 FEET;  
 THENCE SOUTH 00°03'09" WEST, 201.25 FEET THE POINT OF BEGINNING;  
 THENCE ALONG THE WESTERLY LINE OF RIM VILLAGE VISTAS PHASE 3, SOUTH 00°03'09" WEST, 394.48 FEET TO A RECOVERED #5 REBAR WITH 2" ALUMINUM CAP MARKED 190107-2201 ON THE NORTHERLY LINE OF RIM VILLAGE VISTAS PHASE 4;  
 THENCE, SOUTH 59°19'00" WEST, 67.70 FEET;  
 THENCE, NORTH 45°30'33" WEST, 235.59 FEET;  
 THENCE, NORTH 14°30'53" WEST, 18.65 FEET;  
 THENCE, 134.89 FEET ALONG THE ARC OF A 50.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 154°41'19", WITH A CHORD BEARING NORTH 16°28'53" EAST, A DISTANCE OF 97.57 FEET;  
 THENCE, NORTH 33°55'37" EAST, 28.34 FEET;  
 THENCE, 50.94 FEET ALONG THE ARC OF A 97.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 30°05'28", WITH A CHORD BEARING NORTH 15°30'16" EAST, A DISTANCE OF 50.36 FEET;  
 THENCE, NORTH 00°27'32" EAST, 80.53 FEET;  
 THENCE, SOUTH 89°54'50" EAST, 137.72 FEET TO THE TRUE POINT OF BEGINNING;  
 CONTAINING 1.64 ACRES, MORE OR LESS.

**APPROVAL CERTIFICATION:**

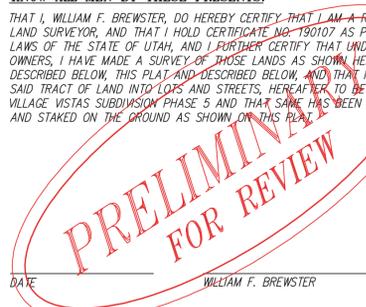
CERTIFICATION OF APPROVAL BY THE PLANNING COMMISSION AND COUNTY COUNCIL, IN THE FOLLOWING FORM, SHALL BE PLACED ON THE FINAL PLAT.  
 APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE GRAND COUNTY COUNCIL.  
 CHAIRMAN SIGNATURE \_\_\_\_\_ COUNTY RECORDER SIGNATURE \_\_\_\_\_

**BASIS OF BEARINGS**

BEARINGS ARE BASED ON A LINE BETWEEN BLM BRASS CAPS MONUMENTING THE NE CORNER AND THE NW CORNER OF SAID SECTION 27 (BEARING FROM VALLEY CONTROL = N89°56'01"W)

**KNOW ALL MEN BY THESE PRESENTS:**

THAT I, WILLIAM F. BREWSTER, DO HEREBY CERTIFY THAT I AM A REGISTERED UTAH LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 190107 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH, AND I FURTHER CERTIFY THAT UNDER AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THOSE LANDS AS SHOWN HERE ON AND DESCRIBED BELOW, THIS PLAN AND DESCRIBED BELOW, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS RIM VILLAGE VISTAS SUBDIVISION PHASE 5 AND THAT SAID TRACT HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.



DATE \_\_\_\_\_ WILLIAM F. BREWSTER

**OWNERS & MORTGAGEE'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_ THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO LOTS AND STREETS HEREAFTER TO BE KNOWN AS THE

**RIM VILLAGE VISTAS SUBDIVISION PHASE 5**

DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND ALL UTILITY EASEMENTS AS INTENDED FOR PUBLIC USE. ALL COMMON AREA AND OPEN SPACE, IMPROVED AND UNIMPROVED, IS RESERVED AS AN EASEMENT FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES TO SERVICE RIM VILLAGE VISTAS SUBDIVISION.

IN WITNESS WHEREOF, I, \_\_\_\_\_ HAVE HERETO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016.

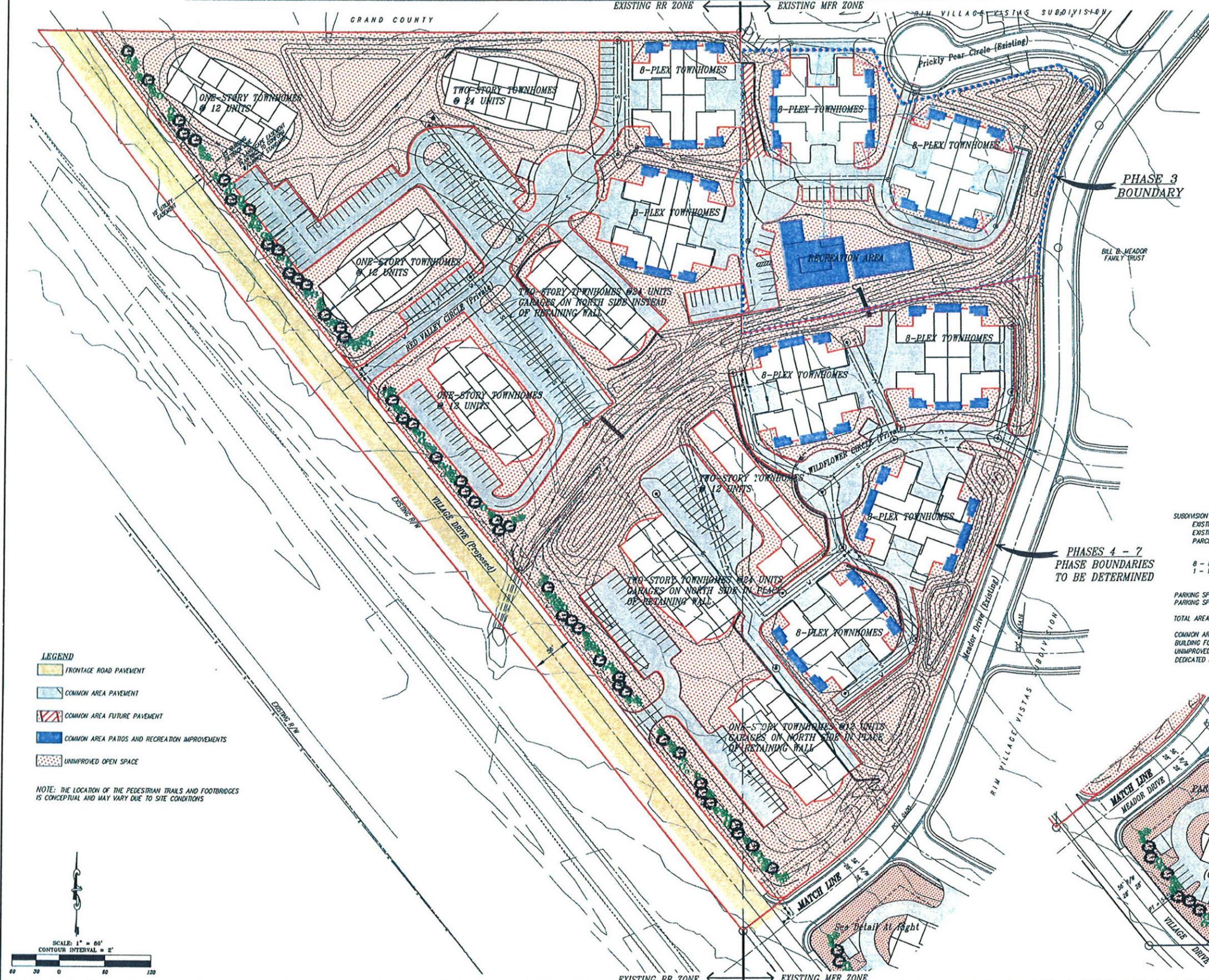
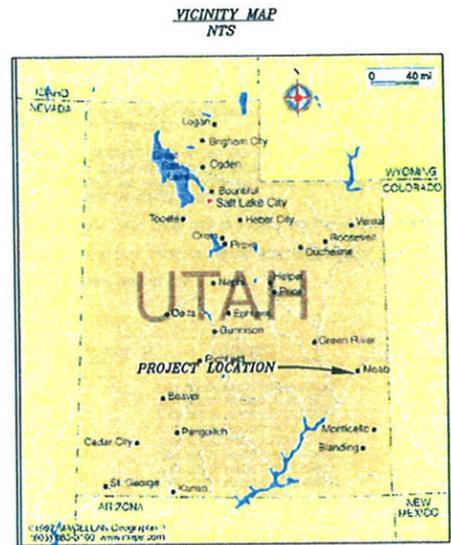
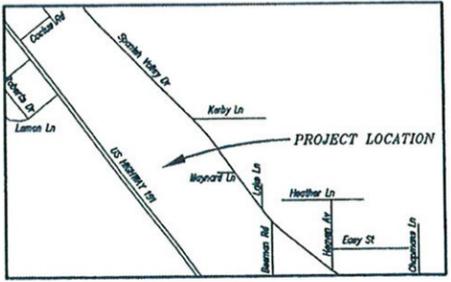
MANAGER, RIM VILLAGE III, LLC

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 ) S.S.  
 COUNTY OF GRAND )

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2016 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_ IN SAID STATE OF UTAH, THE SIGNER(S) OF THE ABOVE OWNERS DEDICATION, \_\_\_\_\_ IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES \_\_\_\_\_ NOTARY PUBLIC RESIDING IN \_\_\_\_\_ COUNTY



PHASE 3 BOUNDARY

PHASES 4 - 7 PHASE BOUNDARIES TO BE DETERMINED

- LEGEND**
- FRONTAGE ROAD PAVEMENT
  - COMMON AREA PAVEMENT
  - COMMON AREA FUTURE PAVEMENT
  - COMMON AREA PATIOS AND RECREATION IMPROVEMENTS
  - UNIMPROVED OPEN SPACE

NOTE: THE LOCATION OF THE PEDESTRIAN TRAILS AND FOOTBRIDGES IS CONCEPTUAL AND MAY VARY DUE TO SITE CONDITIONS



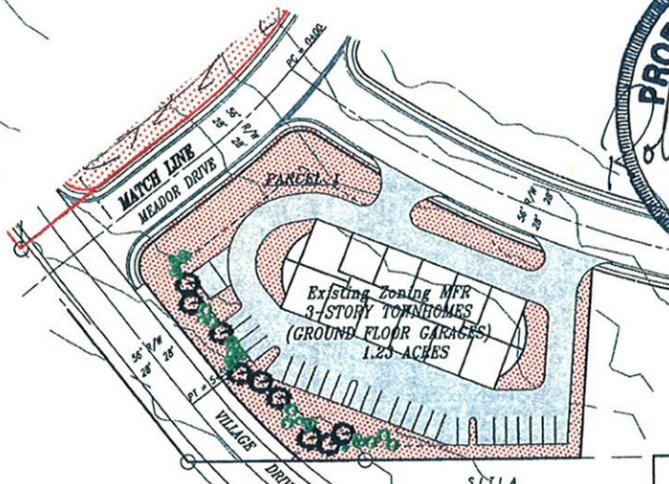
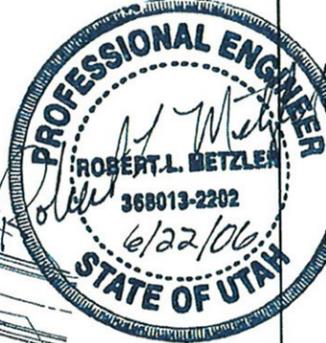
SUBDIVISION DEVELOPMENT AREA:  
 EXISTING MFR ZONING AREA - (349,141.42 SF) 8.02 ACRES @ 20 UNITS/ACRE = 160 UNITS  
 EXISTING RR ZONING AREA - (543,016.96 SF) 12.47 ACRES @ 1 UNIT/ACRE = 12 UNITS  
 PARCEL 1 EXISTING MFR AREA - (53753.90 SF) 1.23 ACRES @ 20 UNITS/ACRE = 24 UNITS  
 COMBINED DENSITY TOTAL UNITS ALLOWED = 196

8 - 8- PLEX TOWNHOMES = 64      6 - 12 UNIT TOWNHOMES = 72  
 1 - 12- PLEX TOWNHOMES = 12      2 - 24 UNIT TOWNHOMES = 48  
 COMBINED DENSITY TOTAL UNITS PROVIDED = 196

PARKING SPACES REQUIRED @ 2/UNIT = 392 SPACES  
 PARKING SPACES PROVIDED = 188 GARAGE SPACES AND 234 OPEN SPACES = 422 SPACES

TOTAL AREA = ( 945,912.28 SF) 21.72 ACRES

COMMON AREA INCLUDING PAVED ROADS & PARKING, AND RECREATION IMPROVEMENTS = (248,354 SF) 5.7 ACRES (26.3%)  
 BUILDING FOOTPRINT AREA = (221,936 SF) 5.0 ACRES (23.5%)  
 UNIMPROVED OPEN SPACE = (392,920 SF) 9.0 ACRES (41.5%)  
 DEDICATED FRONTAGE ROAD = (82,702 SF) 1.9 ACRES (8.7%)



BY	DATE	REVISIONS	DESCR.

DATE	MAY 2006	DRAWN	bib
SCALE	1" = 60'	CHECKED	rbs
		APPROVED	H.B./P.M.

**ASMA**  
 SOUNDER, MILLER & ASSOCIATES, 2101 SAN JUAN BLVD,  
 FARMINGTON, NEW MEXICO 87401 TELE: 505-325-7535  
 Albuquerque - Las Cruces - Santa Fe, NM  
 Cortez, CO - Monticello, UT

RIM VILLAGE VISTAS PHASES 3 - 7  
 HENDERSON BUILDERS LLC  
 GRAND COUNTY, MOAB, UTAH

SKETCH PLAN  
 MFR & RR COMBINED DENSITY ZONING

SKETCH PLAN SHEET	1 - 1
SHEET	C-2A

Brian Souder Miller  
 970-243-6067

2162 West Grove Parkway  
Suite #400  
Pleasant Grove, Utah 84062  
www.horrocks.com



Tel: 801.763.5100  
Salt Lake line: 532.1545  
Fax: 801.763.5101  
In state toll free: 800.662.1644

May 27, 2016

Mary Hofhine, Development Coordinator  
Grand County  
125 E. Center  
Moab, Utah 84532

**Subject: Rim Village Phase 5 – Plan Review**

Dear Mary:

I have reviewed the submitted documents for Rim Village Vistas Phase 5. The drainage report for the project was submitted for Phases 3 and 7 and has been previously accepted. The following items need to be addressed.

1. Accessible pedestrian ramps are required at the intersection of Village Drive and Red Valley Circle. Call out and show on plans. To be constructed in conformance with Grand County Standards and all applicable ADA rules.
2. Guardrail and end treatments on wash crossing. Call out end treatment types (UDOT Type G preferred). Cannot determine if layout meets the UDOT design standards. Please provide a length of need calculation and note on plans where guard rail begins. Note guard rail lengths are in 12.5' increments. Please note approach length with slopes of 10:1 or flatter are required and recovery zone requirements. Evaluate use of end treatments on trailing edges.
3. Wheelchair passing zone(s) required on sidewalks per ADA Standards. See UDOT Std. Dwg. GW-11 for guidance.
4. Detention Pond #7 will need to be constructed this phase. Provide drainage swells for runoff water into the pond.
5. A valley gutter will be required across Red Valley Circle.
6. Curb and Gutter required on US-191 side of Village Drive.

This review was for the drainage and roadway portions of this phase and does not include a review of any other code requirement as they were not part of the information submitted. Approval of water and sewer systems will need to be received by GWSSA.

Please contact me if you have questions or need additional information.

Sincerely,  
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read "David Dillman".

David Dillman, P.E.  
Principal  
cc: file



# Grand Water & Sewer Service Agency

3025 E Spanish Trail Rd ♦ PO Box 1046 ♦ Moab, Utah 84532  
435-259-8121 ♦ 435-259-8122 fax

AGENCY MANAGER  
Mark Sovine

OPERATING COMMITTEE  
Dan Pyatt (President)  
Gary Wilson (V President)  
Brian Backus  
Mike Holyoak  
Tom Stengel  
Rex Tanner  
Dale Weiss

FORMING BOARDS:

**SVW&SID**  
Gary Wilson (Ch.)  
Tom Stengel (V.Ch.)  
Leon Behunin (Treas.)  
Mike Holyoak (Clerk)  
Dale Weiss

**GCWCD**  
Dan Pyatt (Ch.)  
Jerry McNeely (V.Ch.)  
Brian Backus  
Preston Paxman  
Rex Tanner

**GCSSWD**  
Gary Wilson (Ch.)  
Kyle Bailey  
Mike Holyoak  
Lynn Jackson  
Tom Stengel

## MEMORANDUM

TO: Mary Hoffhine  
FROM: Mark Sovine  
SUBJECT: Rim Village Phase 5  
DATE: 10/23/15  
CC:

Mary,

There is sufficient water and sewer capacity for two 8-unit buildings in Phase 5 of Rim Village Vistas. Plans have been sent to the GWSSA Engineer for final review.

Per Utah Division of Drinking Water Rule 309-500-6 (1); All drinking water system improvements require approval by the State's District Engineer. Plans will be sent to the District Engineer including any changes following GWSSA Engineer review.

Any required easements will be addressed in the final review and forwarded to you.

Please let me know if you require any additional information to keep the process going for them.

Mark Sovine

Manager  
Grand Water and Sewer Service Agency



Questar Gas Company  
3450 South Highway 191  
P.O. Box 670  
Moab, UT 84532

Moab Office

October 19, 2015

Henderson Builders  
3121 S Hwy 191  
Moab, Ut 84532

RE: Availability of Gas to Phase V Rim Village

Mr. Henderson

Natural gas can be made available to serve your development when the following requirements are met:

1. Developer provides plat maps, drawings, construction schedules, average home size, units, and/or buildings that will be served by natural gas, and any and all other relevant information regarding commercial and residential uses, including but not limited to, proposed appliances and number of appliances per unit, home or building. We need total BTU's, as well.
2. Review and analysis by Questar Gas' Engineering and/or Preconstruction department to determine load requirements, system reinforcement requirements and estimated costs to bring the gas to the development.

Upon completion of Questar Gas' review of your natural gas requirements, necessary agreements will be prepared for high pressure, intermediate high pressure and/or service line extensions required to serve your development. These service extensions must be paid in advance, but may qualify for credits or refunds as provided in Questar Gas' tariff.

To accommodate your construction schedule and provide the necessary agreements, please contact us as soon as your plans are finalized.

If you have other questions, please call.

Sincerely

Monica Skowbo  
Pre Construction Representative  
Questar Gas  
435-719-2491

Moab City Planning & Zoning  
Grand County Planning & Zoning  
Attn: whom it may concern

Jan25, 2016  
Request #6132359

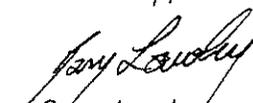
Based on the request from "Chuck Henderson", Rocky Mountain Power is providing a letter stating our intent to provide permanent or temporary electrical service. We will need a copy of proposed site plan (I have reviewed the preliminary site plan @ this time & RMP will supply power when customer is ready to proceed) to know if all right of ways and or easements will work, before power can be served to customer. Customer to record all utility easement where new power lines will be located, or are already located, to feed existing & new locations. This is needed to know if all right of ways and or easements will work, before power can be served at "WEST OF 3764 PRICKLY PEAR CIR" Moab, Utah. It is our intent to serve this new site called, The "RIM VILLAGE VISTAS, Phase V" with electrical power. *Before providing power, all existing power lines are to be located at developer's expense and be recorded on final site plan, with noted 10' to 30' utility easements.* Preliminary utilities have been reviewed and are approved.

In the process of providing power to this project, any line extensions required will be done in accordance with our current regulations and line extension policy.

As part of the line extension policy the customer will be required to provide all advance payments for line extensions, easements and approved plats for this development prior to lines being installed.

If you have any questions or concerns please e-mail or call @ 259-3232 or 259-3210

Sincerely,

  
Gary Lawley

Estimator, Moab Office



# STAFF REPORT

**MEETING DATE:** June 22, 2015  
**TO:** Grand County Planning Commission  
**FROM:** Planning Staff  
**RE:** **Public Hearing** - Amendment to the Land Use Code

## **STAFF RECOMMENDATION**

### ***Suggested Motion***

Move to forward a recommendation for approval of an amendment to the land use code for the addition of RV sites as employee housing to the otherwise allowed non-residential principal use.

## **BACKGROUND**

Planning Staff sponsored this code amendment realizing the practicality of employee housing associated with non-residential principal use on the commercial site. If a business has available space on their lot, staff feels a beneficial use of the site would be to allow for a modified RV park for use by the business to accommodate employee housing. We are recommending the following draft language; red underlined is the addition to the existing Employee Housing section of the LUC.

## **DRAFT LANGUAGE**

### **3.3.2. D. Employee Housing, Accessory**

Accessory employee housing shall comply with the following standards:

1. Such housing shall be accessory to otherwise allowed nonresidential, principal uses.
2. Accessory employee housing shall be restricted in accordance with the requirements of Sec. 6.14.
3. Use of the employee housing by persons who are not so employed or for short-term accommodations shall be expressly prohibited.
4. Such housing shall not be sold separately.
5. Each employee housing unit shall be limited to 1200 square feet in area.

### **Additionally**

Accessory employee housing may be accomplished with the addition of up to five (5) RV sites, to the otherwise allowed non-residential principal use, and shall comply with the following standards:

1. The use and occupancy of the RV sites is hereby limited exclusively to such employees who are employed by principle commercial use of the parcel; and.
2. using travel trailers, truck campers, small cabins (traditional KOA- style) for seasonal on site accommodations. No on-site tent camping;
3. Each RV/Travel Trailer space shall be at least 800 square feet;
4. Parking shall be provided adjacent to the RV/Travel Trailer site or available on the commercial lot as extraordinary parking, pursuant to parking requirements of this LUC;
5. Each space shall be served by public water and sewer; or
6. The site shall have a public water and sewer facility, (shower house); and
7. A community shade/recreation structure shall be provided for employees.



# STAFF REPORT

**MEETING DATE:** June 22, 2016  
**TO:** Grand County Planning Commission  
**FROM:** Planning Staff  
**SUBJECT:** **Public Hearing** - Land Use Code Amendment

## **STAFF RECOMMENDATION**

### ***Suggested Motion***

Move to forward a recommendation for approval of an amendment to the Land Use Code Sec. 3.2.3 to clarify the use and recording a restrictive covenant to define regulations for the use. Additionally, move to forward a recommendation for approval of an amendment to the County Fee Ordinance such that land use applications are required overnight rentals and bed & breakfasts with an associated \$500 application fee for either.

## **BACKGROUND**

Currently the Land Use Code allows Bed and Breakfasts in all residential zone districts. To protect residential areas from impact of bed and breakfasts staff suggests the following changes.

## **DRAFT LANGUAGE**

### **Draft changes:**

3.2.3

D. Bed and Breakfast

Bed and breakfast establishments shall comply with the standards of this section:

1. Applicant shall submit a site plan drawn to scale and clearly show the location and dimensions of existing and proposed structures, parking, access ways including driveways, and outdoor lighting.
  - a. Bed and breakfast site plans shall be reviewed and approved by the building official, fire department, travel council, GWSSA, and health inspector.
2. There shall be a minimum perimeter separation of three hundred (300) feet between property lines of all approved bed and breakfasts.
3. Lodging and breakfast may be provided for temporary overnight occupants in no more than 5 separate bedrooms for compensation. ~~Guests may only occupy rooms that are designated as bedrooms in the residential construction plan.~~
  - a. All guest rooms shall be located in the principal structure.
- ~~3. One (1) off-street parking space shall be provided per bedroom offered for use for temporary overnight accommodations, in addition to off-street parking otherwise required pursuant to Section 6.1, off-street parking standards;~~
- ~~4. There shall be a~~ A full-time, on-site resident manager shall reside in the principal structure.
5. Bed and breakfast facilities shall meet the minimum performance standards for off-street parking as specified in Section 6.1, including reasonably expected extraordinary parking demands.
  - a. On-street parking by bed and breakfast guests is expressly prohibited;
  - b. Driveways and other access ways to the principal structure do not satisfy the off-street parking requirements for bed and breakfast guests.
- ~~6. Structures shall not be altered in a way that changes their general residential appearance;~~
6. One (1) sign shall be allowed, in accordance with the requirements of Section 6.5,

Signs, of this LUC;

~~8. Earth-tone colors shall be utilized that minimize contrast with the surrounding landscape.~~

~~7. A restricted use covenant, provided by the Community Development Department, shall be signed and recorded by the owner prior to issuance of a business license for a bed and breakfast.~~

~~8. The zoning administrator may revoke a bed and breakfast permit if it is determined that:~~

~~a. The applicant has misrepresented any material fact on his or her application, or supporting materials;~~

~~b. The bed and breakfast fails or ceases to comply with applicable standards, conditions or criteria for issuance of a permit;~~

~~c. The operation of the bed and breakfast violates any statute, law, ordinance or regulation; and/or~~

~~d. The operation of the bed and breakfast constitutes a nuisance or poses a real or potential threat to the health, safety or welfare of the public.~~

### 9.1.5 Summary of Land Use Authority

Land use authority for the respective land use review procedures is described below

SUMMARY OF LAND USE AUTHORITY		
Application Type	Land Use Authority	Reference
Interpretations of Text and Zoning Map	Zoning Administrator	Section <a href="#">9.2.8</a>
Zoning Map (Rezoning) and Text Amendments	County Council	Section <a href="#">9.2</a>
Sketch Plan	Planning Commission	Section <a href="#">9.3</a>
Preliminary Plat	County Council	Section <a href="#">9.4</a>
Final Plat	County Council	Section <a href="#">9.5</a>
Minor Record Surveys	Zoning Administrator	Section <a href="#">9.7</a>
Recreational Subdivisions	County Council	Section <a href="#">9.8</a>
Replats and Exemption Plats	County Council	Section <a href="#">9.9</a>
Lot Line Adjustments	Zoning Administrator	Section <a href="#">9.10</a>

Conditional Use Permits	County Council	Section <a href="#">9.11</a>
Appeals of Administrative Decisions	Board of Adjustment	Section <a href="#">9.13</a>
Variances	Board of Adjustment	Section <a href="#">9.14</a>
Variances (in conjunction with Subdivision Review)	County Council	Section <a href="#">9.14</a>
Sign Permits	Zoning Administrator	Section <a href="#">9.15</a>
Temporary Use Permits	Zoning Administrator	Section <a href="#">9.16</a>
Site Plan Reviews	Zoning Administrator	Section <a href="#">9.17</a>
Zoning Development Permits	Zoning Administrator	Section <a href="#">9.18</a>
Building Permits	Building Official	--
Certificates of Occupancy	Building Official	Section <a href="#">9.19</a>
<u>Overnight Accommodations/Short-term Rentals</u>	<u>Zoning Administrator</u>	<u>Section 4.6</u>
<u>Bed &amp; Breakfasts</u>	<u>Zoning Administrator</u>	<u>Section 3.2.3</u>

Attachment documents  
DRAFT B&B site plan requirement  
DRAFT B&B deed restriction

**DEED RESTRICTION**  
**RESTRICTIVE COVENANT**

I/We, \_\_\_\_\_, dated \_\_\_\_\_, and recorded with the Grand County Recorder in Book \_\_\_\_\_, Page \_\_\_\_\_, being the owners of the premise identified as \_\_\_\_\_, Grand County, Utah, Parcel \_\_\_\_\_, hereby declare a restrictive covenant, a limitation that the Bed and Breakfast dwelling located on said premises shall not:

1. Use for temporary overnight occupants in no more than five (5) separate bedrooms for compensation;
2. All guest bedrooms shall be located in the principal structure;
3. There shall be an on-site resident manager;
4. One off street parking space per bedroom offered for temporary overnight accommodations, in addition to off-street parking otherwise required.
5. Site Plan shall be filed with the Community Development Department.

**Comment [ZL1]:** To be updated according to LUC amendments

Legal Description:

\_\_\_\_\_

STATE OF UTAH                    )  
  §  
COUNTY OF GRAND            )

I/(we) \_\_\_\_\_,  
being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified in the attached map and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) also acknowledge that I (we) have received written instructions regarding the process for which I am applying and the Grand County Planning staff have indicated they are available to assist me in making this application.

\_\_\_\_\_  
(Property Owner)  
\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
(Notary Public)

Residing in: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



## SITE PLAN check list for Bed and Breakfast

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435)259-1343

### CONTACT INFORMATION

Property owner: \_\_\_\_\_

On-site manager if applicable \_\_\_\_\_

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

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

### PROJECT INFORMATION

Subdivision Name: \_\_\_\_\_

Size of the subject property: \_\_\_\_\_ acres or square feet

Current Zoning: \_\_\_\_\_ district      How many rooms will be rented \_\_\_\_\_

**Site Plan:** The applicant shall submit a site plan drawn to an acceptable scale (as deemed by the Zoning Administrator) to display the following:

- Area map showing all adjacent properties within 300 feet of any property boundary line
- Lot dimensions;
- Access ways, including driveways;
- Parking spaces required for each bedroom rented for compensation; each parking space shall measure 9 feet by 20 feet;
- Location and dimensions of all structures on site;
- Location and type of outdoor lighting;
- Sign.

Comment [A1]: Pending LUC amendment

Bed and breakfast establishments shall comply with the standards of LUC Section 3.2.3 D. as follows:

1. Lodging and breakfast may be provided for temporary overnight occupants in no more than 5 separate bedrooms for compensation. No room in the dwelling shall be used as a sleeping room that is not designated bedroom on the house plan;
2. All guest rooms shall be located in the principal structure;
3. There shall be an on-site resident manager and reside in the principle residence;
4. Applicant must show that the facility meets minimum performance standards for off-street parking as specified in Section 6.1, including reasonably expected extraordinary parking demands;
5. Off-street parking shall not impede the garage parking (driveway leading to residential garage), a hardened surface suitable to support vehicular traffic, and shall be maintained in a usable conditions at all times;
6. Site Plan shall be approved by the building official, fire department, travel council, and health department;





# STAFF REPORT

**MEETING DATE:** June 22, 2016  
**TO:** Grand County Planning Commission  
**FROM:** Planning Staff  
**SUBJECT:** **Public Hearing** - Land Use Code Amendment Buffer and Compatibility Standards

## **STAFF RECOMMENDATION**

### ***Suggested Motion***

Move to forward a favorable recommendation for approval of an amendment to the Land Use Code Sec. 5.4.1 B. Project Boundary Buffer and Sec.6.10 Compatibility Standard as proposed.

## **BACKGROUND**

Staff has been working with developers in providing buffer and compatibility standards that work for developers and protect adjacent neighbors. The current buffer strip is excessive and the compatibility standards restrict height of buildings adjacent to lots. In order to protect the adjacent properties, staff suggests the most restrict set back of 20 feet or height of the proposed building. Compatibility standard changes are to the height of buildings adjacent to residential zone districts. Screening standards are unchanged.

## **DRAFT LANGUAGE**

### **Draft changes:**

### **5.4.1 Residential Development Standards**

#### **B. Project Boundary Buffer**

1. ~~Project boundary buffers are intended to provide a suitable transition between the proposed subdivision and adjacent development. Buffers are required along all sides of the proposed subdivision that share a boundary with a protected zone district, excluding arterial or collector streets. On each edge, the project boundary buffer shall be 20 feet or the proposed building height, whichever is greater. Perimeter compatibility is required along all perimeter project boundaries of all subdivisions to provide a suitable transition between the proposed subdivision and adjacent development. A project boundary buffer shall be provided along all project boundaries or portions of project boundaries, other than arterial or collector streets. This requirement shall be satisfied by either minimum lot size (buffer lots) or a buffer strip of open space. A single development may use different methods on different edges.~~
2. ~~Buffer lots shall be no smaller than (a) adjacent perimeter lots, or (b) the minimum project boundary buffer parcel size in accordance with the requirements of Section 5.4.1A, whichever is less.~~
3. ~~Buffer strips shall be dedicated as open space in accordance with the requirements of Section 6.11, Open Space and Common Area, and comply with the following requirements.~~
  - a. ~~The minimum width of the buffer strip shall be 50 feet; or~~

~~b.—The minimum width of the buffer strip may be reduced to 25 feet where a continuous, except as noted below, 6-foot high, split-faced masonry wall (with foundation) is constructed in the buffer strip (setback at least 15 feet from the project boundary).~~

~~c.—Provide regular breaks in the wall for pedestrian connectivity.~~

~~d.—All buffer strips shall be landscaped in accordance with the requirements of Section 6.4, Landscaping and Screening.~~

~~3e.~~ Buffer strip width shall be measured perpendicular to the property lines that define the project area.

4. Development projects may include a mix of housing types as set forth in Section 3.1, Use Table, so long as the development complies with the maximum density requirement of the underlying base district (See Section 5.4.1A), ~~and the most restrictive housing type dimensional standard (See Section 5.4.1).~~

## Section 6.10 Compatibility Standards

### 6.10.1 Purpose

The compatibility standards of this section are intended to preserve and protect ~~single family~~ residential uses and neighborhoods by ensuring that new development and redevelopment is compatible with the character of the area in which it is located.

#### A. Applicability

Compatibility standards shall apply to all multi-family residential and all nonresidential development when it occurs: within 50 feet of the lot line of any property located in one (1) of the following protected zone districts (Protected Zone Districts): Single Family Residential (SLR), Large Lot Residential (LLR), or Rural Residential (RR).

~~1.—Within 50 feet of the lot line of any property located in one (1) of the following protected zone districts (Protected Zone Districts): Single Family Residential SLR; or RR Rural Residential.~~

~~2.—Across the street from or adjacent to a lot containing a single family or duplex use.~~

#### B.—Exemptions

~~The following shall be exempt from compliance with the compatibility standards of this section:~~

##### ~~1.—Single Family or Duplex Uses~~

~~Structural alteration of existing building when such alteration does not increase the gross square footage or height of the building.~~

##### ~~2.—Building Setback and Height Standards~~

~~The following building setback and height standards shall apply to development that is subject to the compatibility standards of this section.~~

~~C. Building Setbacks—Side and Rear~~

~~On sites where the distance between side lot lines or between front and rear lot lines is 60 feet or less, no structure shall be erected within 10 feet of the lot line of property that is in a Protected Zone District pursuant to Section 6.10.1A, above, or that contains a single-family or duplex use. On sites where the distance between side lot lines or between front and rear lot lines is more than 60 feet or less, with more than 60 feet of lot width, the minimum setback from the lot line of property that is in a Protected Zone District pursuant to Section 6.10.1A, above, or that contains a single-family or duplex use shall be 10 feet, plus 2 additional feet of setback for each 10 additional feet of lot width or fraction thereof (beyond 60 feet). This provision shall not be interpreted as requiring a setback of more than 20 feet.~~

<del>Lot Width (feet)—</del>	<del>Setback from Adjacent Lot Lines (feet)</del>
<del>0 to 60</del>	<del>10.0</del>
<del>60.01 to 70</del>	<del>12.0</del>
<del>70.01 to 80</del>	<del>14.0</del>
<del>80.01 to 90</del>	<del>16.0</del>
<del>90.01 to 100</del>	<del>18.0</del>
<del>More than 100</del>	<del>20.0</del>

~~D. Building Height~~

~~No structure shall exceed 28 feet in height within 150 feet of the lot line of property that is in a Protected Zone District pursuant to Section 6.10.1A, above, or that contains a single-family or duplex use which is less than 28 feet in height.~~

~~BE. Buffer and Screening Standards~~

1. Nonresidential and multi-family residential development, including off-street parking areas associated with such development, shall be screened from property in a Protected Zone District pursuant to Section 6.10.1A, above, or that contains a single-family or duplex use. Such visual screening shall be accomplished through siting and layout, the use of opaque fences, vegetative buffers, and berm(s) or a combination of such techniques along the lot line that is adjacent to property in a Protected Zone District pursuant to Section 6.10.1A, above, or that contains a single-family or duplex use.

2. Mechanical equipment and outdoor storage shall be completely shielded from view of property in a Protected Zone District pursuant to Section 6.10.1A, above, or that contains a single-family or duplex use by an opaque fence or wall that is at least one (1) foot taller than the site feature being screened from view, provided that this provision shall not be interpreted as requiring screening fences or walls to be taller than 10 feet. Fences, walls and buffers must

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comply with all other applicable zoning requirements.

**CF**. Dumpsters and Solid Waste Receptacles Setbacks

Dumpster and solid waste receptacles shall be set back at least 20 feet from the lot line of property in a Protected Zone District pursuant to Section [6.10.1A](#), above, or that contains a single-family or duplex use. Dumpsters and receptacles shall be completely screened from view of adjacent property in a Protected Zone District pursuant to Section [6.10.1A](#), above, or that contains a single-family or duplex use by opaque fence or wall that is at least one (1) foot taller than the dumpster or solid waste receptacle.



# STAFF REPORT

**MEETING DATE:** June 22, 2016  
**TO:** Grand County Planning Commission  
**FROM:** Planning Staff  
**SUBJECT:** **Public Hearing** - Land Use Code Amendment

## **STAFF RECOMMENDATION**

### ***Suggested Motion***

Move to forward a favorable recommendation for approval of an amendment to the Land Use Code Sec. 10.2 Definitions to clarify the use of temporary use of Recreational Vehicles in residential areas.

## **BACKGROUND**

Currently the Land Use Code is vague in defining temporary use of RV's on residential property. In order to enforce long term use of RV's on residential property and to protect the impacts on neighborhoods, the following clarifying language is suggested.

## **DRAFT LANGUAGE**

### **Draft changes:**

10.2 Definitions

Recreational Vehicle (RV)/Travel Trailer	A vehicular portable structure designed for temporary or short term occupancy for travel, recreation, or vacation. <u>Under no circumstances shall RV/Travel Trailers be used as dwelling units outside of permitted commercial campgrounds. Non-commercial, short-term occupancy of RV/Travel Trailers is permitted on private properties for periods of less than seven (7) consecutive days within a 30 day period. (e.g., a parent shall be allowed to accommodate a child, or child's family, in an RV or Travel Trailer on their private property, without remuneration of any form, for a period of less than seven (7) days.)</u>
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