

Agenda Summary
GRAND COUNTY COMMISSION
June 7, 2022

AGENDA ITEM:

TITLE:	Public hearing to consider an ordinance approving the Tin Roof Cabin Resort Overnight Accommodations Overlay-Campground district to 17.25 acres of Parcel No. 04-0025-0059, a partial rezone, within the Southwest Quarter of Section 29, T25S, R25E, SLBM, T25S, R25E, SLBM (La Sal Mountain area near Hidden Lake)
FISCAL IMPACT:	N/A
PRESENTER(S):	Elissa Martin, Associate Planner

Prepared By:
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GRAND COUNTY
PLANNING &
ZONING

FOR OFFICE USE
ONLY:

Attorney
Review:

Complete

POSSIBLE MOTION:

***County Commission policy is to vote on public hearing agenda items at a meeting following the public hearing.*

I move to:

- 1) Make the following findings related to Grand County's effort to achieve or maintain a balanced ratio of mixed uses in the County, including residential, lodging, and commercial uses; and in determining what constitutes a balanced ratio of mixed uses,
 - a. Grand County's ratio of overnight accommodation units to one primary residential unit is currently at 1.7, which is higher than the 2019 baseline of 1.4 [if approving, justify need/desire for OA despite worsening housing crisis];
 - b. A carrying capacity analysis or additional studies specific to Grand County's capacity to support further overnight accommodation has not been complete [if approving, justify need/desire for OA despite no known impact on our capacity];
 - c. The considerations of interest in Section 4.6.7C.2.g(1):
 - i. Economic diversification;
 - ii. Job creation;
 - iii. Increased wages;
 - iv. Community aesthetics;
 - v. Civic and open space;
 - vi. County infrastructure such as roads, water, sewer, and stormwater;
 - vii. Public services such as law enforcement and emergency medical services;
 - viii. Traffic, in quantity and circulation;
 - ix. Water resources, in quantity and quality;
 - x. Housing demand;
 - xi. Crowding or congestion in national parks and other nearby public lands;and
- 2) to approve/deny the Tin Roof Cabin Resort Overnight Accommodations Overlay–Campground district to 17.25 acres of Grand County Parcel No. 04-0025-0059 (if approving) [and associated Master Plan attached hereto as Exhibit A and OAO Development Agreement with the following conditions:
 1. Development is limited to twelve (12) recreational vehicle, cabin, or tent sites for overnight accommodation;
 2. Overnight accommodations are not permitted on Owner/Developer's remaining 356.58 acres; and
 3. The Owner shall record the Development Agreement in the real property records of Grand County simultaneously with this Ordinance and prior to application for further site plan, construction, or development approvals.]

STAFF RECOMMENDATION: NEUTRAL

PLANNING COMMISSION RECOMMENDATION: UNFAVORABLE

In a public hearing on February 14, 2022, the Grand County Planning Commission considered all evidence and testimony presented with respect to the subject application and voted 4 to 2 to send an unfavorable recommendation to the Grand County Commission. The Planning Commission stated concerns related to additional volume of traffic and fire hazards due to the location of the development being surrounded by national forest. The Planning Commission also expressed the importance of evaluating future land use in this area through the current general plan update process before considering approving similar applications.

COUNTY ATTORNEY RECOMMENDATION: OPPOSE

1. The County plans to embark on a planning process to study its OAO zones, and the RV Park/Campground zone in particular, this year, and the County Attorney recommends the Commission deny any new OAO rezone requests until this planning effort is complete.
2. Grand County's LUC does not require RV Parks/Campgrounds in the OAO-RV/Campground zone to include/build employee housing (aka assured housing), like the other types of overnight accommodations. The County Attorney recommends the County Commission deny all RV Park/Campground OAO rezone requests until such a requirement is included in the LUC.
3. Grand County's LUC allows park model units in RV Parks/Campgrounds. Given the increasing popularity of park model units, which do not go through building permit review and which may allow a campground to stay open year-round despite Moab's lack of carrying capacity for the same, the County Attorney recommends the County Commission deny all RV Park/Campground OAO rezone requests until it has a chance to study the viability of park model units in RV Parks/Campgrounds.
4. The housing to OA ratio has worsened since 2019 and no carrying capacity studies have been conducted since. The County Attorney recommends the County Commission deny all RV Park/Campground OAO rezone requests until it has a chance to study the County's carrying capacity to add more OAs.
5. The County Attorney opposes partial rezones of real property, especially where the rezone boundaries are not easily relatable to property boundaries and/or conditions on the ground.

BACKGROUND:

The property has historically been ranch lands within the La Sal Mountains and is zoned Range & Grazing. The proposed location for the 12 cabins is approximately one mile from Hidden Lake. The OAO is being requested as a partial rezone (17 acres), as the parcel is 373 acres and the owner does not wish for the entire parcel to be zoned for OAO.

ATTACHMENT(S):

1. Vicinity Map
2. Staff Report

3. Boundary Survey
4. Master Plan
5. Applicant Statement & Master Plan Narrative
6. Development Agreement
7. OAO Application (Available Upon Request)

Vicinity Map

