

GRAND COUNTY, UTAH

ORDINANCE NO. _____ (2022)

**APPROVING THE TIN ROOF CABIN RESORT OVERNIGHT ACCOMMODATIONS
OVERLAY - CAMPGROUND DISTRICT FOR 17.25 ACRES OF PARCEL NO. 04-0025-
0059 AND ASSOCIATED MASTER PLAN AND DEVELOPMENT AGREEMENT**

WHEREAS, Jick V. Taylor (“Owner”) is the owner of record of 373.83 acres of real property known as Parcel No. 04-0025-0059, of which 17.25 acres is the subject of this Ordinance, and is more specifically described as follows:

Beginning at the SW Corner of Section 29, T25S, R25E, SLBM, and proceeding thence N 03°09’53”E 727.85 ft., thence N 16°36’57”E 748.74, thence S 71°24’16”E 631.61 ft., thence S 21°10’59”W 1330.51 ft., thence S89°39’43”W 372.15 ft. to the point of beginning and containing 17.25 acres (the “Property”);

WHEREAS, the Owner has submitted an application requesting a partial rezone of the Property applying the Overnight Accommodations Overlay-RV/Campground to the Property as defined by the Grand County Land Use Code (“LUC”) Section 4.6;

WHEREAS, the previously-named Grand County Council (the “Council”) adopted the LUC on January 4, 1999 with Ordinance No. 299, and codified with Resolution No. 468 on April 15, 2008, as amended, for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

WHEREAS, the Council adopted Ordinance No. 595 for the Overnight Accommodations Overlay District on July 18, 2019, as amended by Ordinance No. 607 on January 7, 2020;

WHEREAS, the Owner has submitted and the County Attorney has approved a Development Agreement limiting development to 12 overnight recreational vehicle, cabin, or tent sites for overnight accommodation and committing the Developer to the requirements of LUC Section 4.6;

WHEREAS, the Owner has submitted a Master Plan satisfying the statutory requirements of LUC Section 4.6 (Overnight Accommodations Overlay Districts);

WHEREAS, 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;

WHEREAS, due notice was given that the Grand County Commission (the “Commission”) would meet to hear and consider the proposed OAO application in a public hearing on June 7, 2022;

WHEREAS, the Commission has heard and considered all evidence and testimony presented with respect to the subject application and has determined that the adoption of this ordinance is in the best interests of the citizens of Grand County, Utah;

NOW, THEREFORE, BE IT ORDAINED by the County Commission that it does hereby approve OAO-RV/Campground District for 17.25 acres of real property known as Parcel No. 04-0025-0059, the associated Master Plan attached hereto as Exhibit A, and OAO Development Agreement, subject to the following conditions:

1. Development is limited to twelve (12) recreational vehicle, cabin, or tent sites for overnight accommodation on the Property;
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.

PASSED, ADOPTED, AND APPROVED by the Grand County Commission in open session this ___ day of _____, 2022 by the following vote:

Those voting aye:

Those voting nay:

Those absent:

Grand County Commission

ATTEST:

Jacques Hadler, Chairperson

Gabriel Woytek, Clerk/Auditor

Attached Exhibits:

Exhibit A: Master Plan