

9.2.5 ISSUES FOR CONSIDERATION OF APPROVAL FOR OVERNIGHT ACCOMMODATION OVERLAY (OAO)

TIN ROOF RESORT

A: Was the existing zone adopted in Error?

The underlying RG Zone was not adopted in error nearly 50 years ago, but substantial changes have occurred since. With visitation at the national parks having increased over 700% and recreational uses of public lands increasing even more in that timeframe, Moab is in need of new options for accommodating the large numbers of new visitors to the area. The few lodging establishments catering to La Sal Mountain visitors are, like all OAC venues, experiencing capacity numbers. The area where this development is proposed, the North end, has no lodging accommodations available.

B: Has there been a change of character in the area?

Yes. Radical increases to visitation have occurred since the RG Zone was adopted. When adopted, the biggest influx to the La Sal Mountains happened during the deer hunt. The mountains now experience bicyclists, climbers, fisherman, auto-touring, motorcyclists, hikers, hunters, and campers in numbers of increase comparable to the increases experienced in Moab proper.

C: Is there a need for the proposed use within the area or community?

Yes. The increased number of visitors, as noted above, have put pressure on the public lands. The proposed development will provide an opportunity for visitors to get away from the crowds present in the populated areas of Grand County and enjoy an alpine experience different from the activities in town or the deserts surrounding.

D: Will there be benefits derived by the community or area by granting the proposed rezoning?

Yes. Substantial increases in property taxes will be collected when this property is no longer in Greenbelt. As well, like most new business developments, there will be job opportunities for a few people as well as relieving pressure on the public lands in the area. Again, this area currently has No lodging venues or even developed camp sites.

E: Is the proposal in conformance with the Grand County General Plan?

Yes.

F: Should the development be annexed to a city?

No. The nearest corporate boundaries are ten plus miles distant.

G: Is the proposed density and intensity of use permitted in the proposed zoning district?

Yes.

H: Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?

Yes. Environmental impacts will be negated by installation of sanitary sewer services and culinary drinking supply. Because this proposal is a wooded island well within the bounds of the owners many hundreds of acres, it is in an area out of view of anyone on far or near public lands.

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, the proposed use is very compatible with the adjacent ranching and grazing uses and adverse impacts are unforeseen.

K: Are adequate public facilities and services available to serve the development?

Yes. Power is on-site, water and sanitary sewer will be provided, and maintained public roads accessing the land are adequate for the slight traffic increases that this development will bring.