



GRAND COUNTY GENERAL PLAN 2030

"Adventurous Small Town Spirit"

SECTION SEVENTEEN: APPENDICES

17.1 GLOSSARY

The following terms and acronyms are intended as definitions and clarifications as used within the County GP.

ACRONYMS

ADSL means Asymmetric Digital Subscriber Line.

ADU – Accessory Dwelling Unit.

CPTED means Crime Prevention Through Environmental Design.

LEED means the U.S. Green Building Council's building certification Leadership in Energy and Environmental Design.

MP means master plan.

GP means General Plan.

RAR means Riparian Area Regulations.

UDOT – Utah Department of Transportation.

WiFi means Wireless High Speed Internet Network.

DEFINITIONS

Actions mean things a community is willing to do to increase its chances of achieving what it wants to achieve. The actions that the public sector (a municipal, regional, or provincial government) can do are its policies.

Affordable Housing means safe, appropriate housing that is affordable, matched with workforce needs, for the income levels of all community residents and includes non-market housing.

Alternative Transportation means modes of transportation other than the single passenger motor vehicle including, but not limited to, carpools/share, public transit, walking, bicycling and ski lifts.

Assured Housing – a land use requirement that assesses the impacts of development and provides opportunities for affordable and/or workforce housing;

Carriage Cottages means garage or carport conversions into small self-contained accommodation units.

Citizen means an individual who has responsibilities and rights within a community and includes residents.



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Complete Streets means streets that are designed and operated to enable safe access for all users. Pedestrians, cyclists, motorists and bus riders of all ages and abilities are able to safely move along and across a complete street.

Development means any of the following associated with or resulting from *the Utah State Code* or approval of residential, commercial or industrial activities or ancillary activities to the extent that they are subject to local government powers.

Direct Construction Workforce means the workforce. A subset of this workforce refers to the permanent construction jobs as a result of the construction. While this workforce requires accommodation during the years of construction, only a small proportion of these employees remain to find permanent jobs in the community.

Direct Operations Workforce means the Full Time Equivalent (FTE) jobs created and maintained by the operation. It is assumed this entire workforce resides in Grand County over time.

Environmental Stewardship means an ethic that embodies cooperative planning and management of environmental resources with organizations, communities and others to actively engage in the prevention of loss of habitat and facilitate its recovery in the interest of long-term sustainability.

Essential Features and Characteristics means special features or characteristics that contribute to the heritage value or heritage character of the area.

Future Growth Areas mean those lands that may be appropriate for future growth once the lands within the Urban Growth Area have been exhausted and/or the annual monitoring and reporting program recommends a need for additional growth areas.

Forms based codes are codes that address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. The regulations and standards in form based codes, presented in both diagrams and words, are keyed to a regulating plan that designates the appropriate form and scale (and therefore, character) of development rather than only distinctions in land use types.

Goals mean broad statements of desired outcomes (e.g. increase environmental quality, economic prosperity, transportation choice, social justice).

Habitat Suitability and Capability Modeling means an approach to organize information from a variety of sources such as literature, remote sensing data, and field data to identify suitable habitats. The suitability of the land is determined by combining the various habitat requirements based on their relative importance and can be used to generate maps depicting the relative suitability of the land for a particular species.

Highway Commercial means the area focused on Arterial development with specific commercial/industrial or mixed uses.

Immediate Needs of Destination Visitors means sports activity oriented goods, convenience goods and food and beverage.

Indicators mean specific statements of outcomes. They should fall under (or "nest within") one of the higher level goals or objectives. Examples: parts per million of CO2 might be an indicator within the objective of reducing air



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pollution or mitigating climate change. (<https://www.oecd.org/env/cc/48332155.pdf>)

Infill Development means new development located within existing built and serviced areas. This can include development on vacant lots between existing buildings (true infill), redevelopment of existing buildings or uses of buildings (intensification) and/or through renovation from one use to another (adaptive reuse).

Inclusionary Zoning means developments that are mandated to include affordable or workforce housing either by financing or on-site entitlement.

In-Migrating Population means those who permanently migrate to the region for work related to, or induced by, the resort development.

LEED means the Leadership in Energy and Environmental Design (LEED) Green Building Rating System developed by the US Green Building Council (USGBC). It provides a suite of standards for environmentally sustainable construction.

Low Impact Development means an innovative stormwater management approach with a basic principle that is modeled after nature: manage rainfall at the source using uniformly distributed decentralized micro-scale controls.

Mixed Use – means developments that contain complimentary land uses such as commercial, residential and light industrial. The pattern can include integrated buildings or a combination of uses on single or multiple parcels.

Multi-family Residential means any development with two or more residential units on a single lot.

Neighborhood Commercial means retail use which services only the needs of the surrounding area; generally small scale, pedestrian oriented with limited parking; typically located on major streets.

Non-Market Housing means housing that is sold or rented at a price that is not dictated by market forces and has restrictions on resale value to ensure affordability in perpetuity.

Objectives mean a planned or intended outcome to achieve a goal.

Policy means a direction to be taken to achieve a community goal.

Predictive Ecosystem Mapping means a modeled approach to ecosystem mapping whereby existing knowledge of ecosystem attributes and relationships are used to predict ecosystem representation in the landscape.

Principal Building means a building or structure containing the primary use of the property.

Resident means an individual that ordinarily resides within the County as their principal residence.

Resident Population means the "traditional" population, which increases at a slow rate over the period, as the only major generator of growth is the resort. We have accounted for the increase in birth rate that would be attributable to the new permanent working population by increasing the base growth rate to 1% per annum.

Right-of-Way means a street, lane, walkway or any other way open to public use.

Riparian Areas Regulation means the Utah State regulation which calls on local governments to protect riparian areas during residential, commercial and industrial development by ensuring that proposed activities are subject to a science based assessment conducted by a qualified environmental professional.



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Secondary or Special Area Plan means the delineation of the existing conditions and desired future conditions of a planning district, neighborhood or sector. The Secondary Plan is the guide to specific land use necessary to align those planning districts with the vision for the future.

Sensitive Ecosystem Inventory means an inventory that systematically identifies and maps rare and fragile ecosystems in a given area. The information is derived from aerial photography, supported by selective field checking of the data.

Smart Growth means a collection of land use and development principles that aim to enhance our quality of life, preserve the natural environment, and save money over time. Smart growth principles ensure that growth is fiscally, environmentally and socially responsible and recognizes the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.

Stream includes any of the following that is proven to provide fish habitat:

- (a) a watercourse, whether it usually contains water or not;
- (b) a pond, lake, river, creek or brook;
- (c) a ditch, spring or wetland that is hydraulically connected by surface something referred to in paragraph (a) or (b).

Sustainability identifies the triple bottom line of impact assessment - economic, social and environmental and needs to clarify human efforts that reorganize living conditions (e.g. eco-villages, eco-municipalities and sustainable cities), reappraise economic sectors (green building, sustainable agriculture), or work practices (sustainable architecture), using science to develop new technologies (green technologies, renewable energy), and adjustments in individual lifestyles.

Sustained Prosperity means the steady state condition where the county has achieved economic wellbeing that successfully serves its social and cultural elements without requiring ongoing physical growth that compromises the natural environment.

Terrestrial Ecosystem Mapping (TEM) means a system of dividing the landscape into similar ecological units, according to a combination of ecological features, primarily climate, physiography, surficial material, bedrock geology, soil and vegetation.

Transect refers to the varieties of land use from an urban core to a rural boundary. General New Urban transect classifications (from highest to lowest density) are: urban core, urban center, general urban, suburban, rural and natural.

Triple Bottom Line means the integrated approach that intertwines economic, environmental and social accountability in all aspects of community with the overarching objective of sustainability.

Urban Growth Area means the targeted lands for urban growth, enabling the community to move towards fulfilling economic, social, land use and environmental goals while maximizing a community's financial and infrastructure resources.

Visitor means an individual that visits and is not a resident and may include short term tourist or second homeowners.

Watercourse means any stream.



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Wayfinding means the user experience of orientation and choosing a path within the built environment, and it also refers to the set of architectural and/or design elements that aid orientation.

17.2 - SUSTAINABILITY CHECKLIST

Sustainability Checklist

Sustainability Review

1. Comment on direct employment created by this project during construction: number and duration of jobs (full time, part time), types of jobs (e.g., construction design) and income range of jobs.)

2. Are there any number of components of economic sustainability (e.g., suitability of units for home based businesses) advanced by this proposal? Yes / No

Built Environment

Comment of the following site planning components:

3. Walking distance to: bus stop (in miles) _____; trails, greenways, cycling routes (in miles) _____.

4. Is the proposed development located in the county's prime developable lands? Yes / No

5. Provides additional support for alternative transportation use (check all that apply):

- variance received to provide less parking than required
- bicycle storage change rooms
- designated parking for car share spaces
- high occupancy vehicles (e.g., carpool, vanpool)
- incorporates Transportation Demand Management (TDM) measures
- other, describe:

6. Describe on site stormwater management (e.g. green roof treatment, permeable paving on- site detention/retention drainage, fish or aquatic habitat protection, oil, chemical separator drains)

7. Floodplain mitigation (note: this is a requirement in floodplain areas) Yes / No



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8. Will site remediation be part of the development process? Yes / No / Not Applicable If yes, briefly outline proposed remediation approach:

9. Mitigation of lighting pollution (e.g. spill lighting and off-site glare avoided) Yes / No If yes, describe:

10. Does the project provide enhanced waste diversion facilities (e.g., on-site recycling, on-site composting, bear proof containers)? **Yes / No**

If yes, describe:

11. Comment on inclusion of energy reduction methods:

12. Comment on proposed methods for suitable use and reuse of materials and resources:

a. Management of construction wastes (e.g. reuse of existing buildings or building materials during construction, demolition, remade/recycled content, best management practices).

13. Comment on the inclusion of strategies to improve indoor environment quality:

14. If new streets or lanes are constructed as part of the development, are they designed to reduce stormwater runoff?



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15. If the property is adjacent to existing park space, open space, paths or trails, is a visual and pedestrian connection provided?

16. Do any of the County's policies or regulations currently prevent you from implementing identified Smart Growth initiatives?

17. Is the proposed residential, commercial or institutional development within a ten minute walk (approximately 800 meters) from:

- neighborhood store or other shopping **Yes / No**
- schools **Yes / No**
- community services (e.g., library community centre) **Yes / No**
- child care facility **Yes / No**
- health services (e.g., hospital, doctor's office) **Yes / No**
- parks or trails **Yes / No**
- bus stop **Yes / No**
- other amenities **Yes / No**

18. Type of heating/cooling system:

Natural Environment

19. Was an environmental assessment of the property completed prior to the commencement of design work?

20. Is the proposed development in an environmentally sensitive area?

- significant trees **Yes / No**
- natural grassland areas **Yes / No**
- riparian areas **Yes / No**
- wildlife (red or blue listed species) **Yes / No**
- wildlife habitat **Yes / No**
- wildlife corridors **Yes / No**
- Has the preservation and/or enhancement of the areas listed above been incorporated in the proposed project? **Yes / No / Unknown**



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21. Are there environmental features present on the property? If yes, describe:

22. Provision of green space and trees on and off site (includes retention of existing trees). Note and show calculations for:

- Amount of green space in square feet: _____
- Amount of usable open space in square feet: _____
- Number and percentage of existing trees to be retained on site: _____
- Number of trees removed: _____
- Number of trees to be planted: _____

23. Are there any significant existing environmental features that are to be maintained or enhanced on the site (e.g. tree and/or shrub preservation or daylighting or a stream)?

Social Sustainability

24. Anticipated price range of units (note price for both commercial and residential units, if applicable)

Average price per square foot: \$_____

25. Does the proposed development include non-market housing units (affordable housing)?

- a. number of units: _____
- b. as percentage of total units: _____
- c. form of tenure (e.g., rental, co-op, owner): _____
- d. targeted population, if applicable (e.g., seniors, family): _____

26. Does the project include rental housing units? Yes / No

- a. Number of units: _____
- b. Expected average rent for a one bedroom unit \$_____
- c. Expected average rent for two bedroom unit \$_____

27. If the project includes lot or medium density residential, are the housing units ground oriented (i.e. does a door have direct outdoor access to a street or courtyard as opposed to a corridor)?

- a. Number of units: _____
- b. As a percentage of total units _____

28. Does the project incorporate features to enhance adaptability and accessibility within the proposed housing units for people with disabilities (e.g. wider door openings, reinforced walls in bathrooms for future installation of grab bars, ground oriented entrances)?



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29. Actions proposed to mitigate noise from external sources such as traffic, railways, industry, commercial uses, patrons, etc. Yes / No

30. Does the project enhance local identity and character (e.g. through architectural style, landscaping, colors, project name, forms based design)?

31. Describe the existing neighborhood character (i.e. historic, single family mixed use, etc.) and how the proposed development will enhance the adjacent neighborhood.

32. Does the project contain a mix of uses (e.g. residential, commercial) or introduce a new community serving land use type to the neighborhood (e.g. new housing from, commercial service)? Yes / No

33. Does the project contribute to heritage revitalization through the reuse, relocation or rehabilitation of an existing structure or feature? Yes / No

If yes, describe:

Public amenities provided by the development (check all that apply):

- public art
- child care facility
- walking/biking trails

other - describe:

34. Does the development incorporate space for public gathering and activities (e.g. courtyards, communal gardens, play areas)? Yes / No

If yes, describe:

35. Does the proposed development enhance the streetscape?

36. Are private amenities provided with the development (e.g. meeting rooms, outdoor space)?



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37. Is there something unique or innovative about your project that has not been addressed (e.g. creation of a new zone, other sustainable features, and contributions to the community)? Yes / No

If yes, describe:

38. How does the development enhance public safety in terms of fire, policing and emergency services?

17.3 - STORMWATER MANAGEMENT

Specific guidelines for stormwater management as directed by *The Environmental Protection Act (EPA)*.

Stormwater Quality

Numerous studies have indicated that there can be significant pollution in receiving waters due to stormwater runoff. The pollutant loading from urban/rural runoff may be similar to that of wastewater effluent and industrial discharges and have significant impacts on potable water supply, aquatic habitat, recreation, agriculture and aesthetics. Stormwater runoff is usually high in suspended solids and organic matter that exert oxygen demand in the receiving waters.

Other pollutants or physical conditions associated with urban/rural runoff that are harmful to receiving waters include nitrogen/phosphorus, temperature, pathogens, metals, hydrocarbons, organics and salt.

Significant impacts on receiving waters associated with stormwater discharges include:

- water quality changes (short-term) during and after storm events including temporary increases in the concentration of one or more pollutants, toxins or bacteria levels;
- long-term water quality impacts caused by the cumulative effects associated with repeated stormwater discharges from a number of sources; and
- physical impacts due to erosion, scour and deposition associated with the increased frequency and volume of runoff that alters aquatic habitat.

Pollutants frequently found in stormwater runoff, their source and the impact on receiving waters are summarized in Table 2.



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Table 2. Summary of Main StormWater Pollutants, Sources, Effects, and Related Impacts

Pollutant	Sources	Effects	Related Impacts
Nitrogen/ Phosphorus (Nutrients)	Urban landscape runoff (fertilizers, detergents, plant debris, sediments, dust, gasoline, tires); agricultural runoff (fertilizers, animal waste); failing septic systems.	Phosphorus is the limiting nutrient in most freshwater systems. Nitrogen is the limiting nutrient in most saltwater systems, but can be a concern in streams as well.	Algal growth; reduced clarity; lower dissolved oxygen (DO); release of other pollutants. Nutrients can limit recreational values (swimming, boating, fishing and other uses), reduce animal habitats and contaminate water supplies.
Suspended solids	Construction sites; other disturbed and non-vegetated lands; eroding banks; road sanding; urban runoff.	Increased turbidity and deposition of sediment.	Increased turbidity; lower DO; deposition of sediments; smothered aquatic habitat.
Pathogens (bacteria/viruses)	Animal waste; urban runoff; failing septic systems.	Presence of bacterial and viral strains. Bacteria levels are usually high in summer when warm temperatures are beneficial to reproduction.	Human health risks via drinking water supplies; contaminated shellfish- growing areas.
Metals	Industrial processes; normal wear of automobile brake lines and tires; automobile emissions and fluid leaks; metal roofs.	Increased toxicity of runoff and accumulation in the food chain.	Toxicity of water column and sediment; bioaccumulation in aquatic species and through the food chain.
Hydrocarbons (oil and grease, Polycyclic Aromatic Hydrocarbons (PAHs))	Industrial processes; automobile wear; automobile emissions and fluid leaks; waste oil.	Degraded appearance of water surfaces; limiting water and air interactions (lower DO). Hydrocarbons have a strong affinity for sediment.	Toxicity of water column and sediment; bioaccumulation in aquatic species and through the food chain.
Organics (pesticides, polychlorinated biphenyl/PCBs, synthetic chemicals)	Pesticides (herbicides, insecticides, fungicides, etc.); industrial processes.	Increased toxicity to sensitive animal species and fishery resources and accumulation in the food chain.	Toxicity of water column and sediment; bioaccumulation in aquatic species and through the food chain.



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Salt (sodium, chlorides)	Salting of roads and uncovered salt storage.	Toxicity to organisms, reduction of fishery resources and increased levels of sodium and chloride in surface and groundwater. Could stress plant species respiration processes through their effect on soil structure.	Toxicity of water column and sediment. Salt can cause the loss of sensitive animal species, plant species, and fishery resources and contaminate surface and groundwater.
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17.4 - COMMUNITY INDICATORS

CULTURAL

- Sport tourism

DEMOGRAPHIC

- Total population
- Absolute population growth
- Percent population growth
- Annual population growth rate
- Average annual population growth
- Population growth from net migration and net natural increase
- Share of 5-year population growth and cumulative percentage of population
- Percentage of new and cumulative population and dwelling unit
- Growth located within the core and within the other centers

ECONOMIC

- Percentage of labor force
- Job/population balance
- Percentage of population within walking distance of all commercial services required for daily living
- Consumer Price Index for shelter
- Number of existing and new rental units (including condo units rented)
- Living wage
- Poverty
- Unemployment rate
- Share of employment growth
- Total and percentage share of employment that is full-time, part-time, full-year and part-year
- Number of businesses by size of firm in the municipality
- Percentage income distribution of households
- Number and percentage of persons in private households falling below the low-income cut-off level

SOCIAL

- Percentage of new housing by structural type annually and cumulatively since baseline year
- Children's school readiness
- Homelessness
- Required average income to purchase an average starter home
- Rental vacancy rate
- Municipal crime rate



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- Number of social housing units
- Pedestrian, bicycle and vehicle crash rates

SUSTAINABLE ENVIRONMENT

- Average home-work trip distance
- Cycling and pedestrian mobility
- Annual and cumulative amount of park land that has been acquired for conservation
- Annual and cumulative amount and percentage of land area that has been acquired for conservation
- Total length and percentage of regional trail network that is completed
- Acquisition of lands in unprotected green space policy area for parkland
- Total and per capita annual transit ridership
- Total and per capita insured passenger vehicles
- Modal share for journey-to-work trips
- Percentage of travel by modes other than single occupancy vehicles
- (SOV) in the PM peak period (3 to 6 pm)
- Additional length and total length of cycling infrastructure by facility type
- Percentage of households within 1200 feet of transit services
- Per capita disposal of solid waste residential uses and non-residential uses
- Average per capita consumption of potable water for all uses and residential uses
- Air quality
- Average per capita consumption of energy (MBH/year) by fuel type, sector and geographic source
- CO2 equivalent emissions from energy used for transportation
- Percent of land area that has a watershed management plan in place
- Net change in land area of agriculture annually and cumulatively since baseline year
- Total value of gross farm receipts and productivity
- Annual share and cumulative share of new dwelling units
- Proximity of dwellings to a "center" or "village"
- Proximity of properties to multiple bus routes
- Proximity of properties to parks
- Solid waste generation annual share and cumulative share (from baseline year) of new dwelling units by structure type located
- Annual share and cumulative share (from baseline year) of new dwelling units by structure type
- Dwelling unit density within the urbanized portion
- Increase in urbanized area
- Net change in land area
- Lot size for new single family homes
- Land area that is serviced outside by water
- Land area that is serviced outside by sewer
- Waste diversion
- Water consumption

HEALTH

- Activity limitations
- Alcohol consumption
- Child respiratory admission rates
- Exposure to secondhand smoke
- Healthy eating
- Healthy weights
- High blood pressure
- Infant mortality



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- Injuries
- Life expectancy
- Life stress
- Low birth weight
- Percent of developmentally vulnerable children
- Physical activities
- Potential years of life lost
- Potential years of life lost to suicide, standardized Rate
- Preterm births
- Prevalence of diabetes
- Self-reported health status
- Smoking

17.5 - List of Studies and Plans

1. 2017 Resource Management Plan - <https://rmp.utah.gov/wp-content/uploads/Grand-County-RMP-FINAL-1.pdf>
 - a. Air tour management plan - <https://parkplanning.nps.gov/projectHome.cfm?projectId=102782>
2. Airport Master Plan - <https://www.grandcountyutah.net/DocumentCenter/View/3850/-2015-CNY-Airport-Master-Plan-165MB>
3. Arches National Park Management reference planning documents - <https://parkplanning.nps.gov/parkHome.cfm?parkID=25>
 - a. Air tour management plan - <https://parkplanning.nps.gov/projectHome.cfm?projectId=102782>
 - b. Transportation implementation plan - <https://parkplanning.nps.gov/document.cfm?parkID=25&projectID=14558&documentID=16798>
4. Climbing and canyoneering management plan - <https://parkplanning.nps.gov/document.cfm?parkID=25&projectID=31985&documentID=53859>
5. Canyonlands National Park reference planning documents – <https://parkplanning.nps.gov/document.cfm?parkID=37&projectID=22569&documentID=25826>
 - a. Climbing and canyoneering management plan - <https://parkplanning.nps.gov/document.cfm?parkID=25&projectID=31985&documentID=53859>
6. Colorado River Scenic Byways Corridor Management Plan – 2020 - <https://www.grandcountyutah.net/DocumentCenter/View/152/Scenic-Byways-Corridor-Management-Plan-PDF>
7. Construction Standards - <https://www.grandcountyutah.net/DocumentCenter/View/136/Construction-Standards-PDF>
8. County Commission Draft Strategic plan - <https://grandcountyconnects.com/>
 - a. Critiqued by Stanford University - <https://andthewest.stanford.edu/2018/the-short-life-of-the-blms-master-leasing-plans/>
 - b. Dead Horse Point – Resource Management Plan - https://stateparks.utah.gov/stateparks/wp-content/uploads/sites/26/2015/03/DHP_Plan.pdf
9. General Plan Update (PDF) - 2012 - <https://www.grandcountyutah.net/155/General-Plan>
10. Grand County Connection plan - <https://www.grandcountyutah.net/DocumentCenter/View/2423/UDOT-Grand-Uintah-County-Connection-Final-Feasibility-Study?bidId=>
11. Grand County Resource Needs Assessment (2012) - http://media.wix.com/ugd/9bdf1b_e8c09333a3474f9c92dee5533945d82e.pdf
12. Grand Water and Sewer Water Conservation and Management Plan - <http://www.riversimulator.org/farcountry/Water/GWSSAconservationPlanUpdate2009.pdf>
13. SITLA policies and rules - <https://trustlands.utah.gov/our-agency/board-of-trustees-members/board-policy-statements-resolutions/>



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14. Spanish valley storm water master plan - <https://www.grandcountyutah.net/DocumentCenter/View/131/Storm-Drainage-Design-Criteria-PDF>
15. Spanish Valley transportation master plan - <https://www.grandcountyutah.net/924/Spanish-Valley-Transportation-Plan>
16. Storm water master plan - [Moab-Storm-Water-Master-Plan \(moabcity.org\)](#)
 - i. Strategic Plan - https://site.utah.gov/stateparks/wp-content/uploads/sites/13/2015/03/Strategic-Plan_Utah-State-Parks_Oct-2017.pdf
17. The Wilderness Plan (PDF) - <https://www.grandcountyutah.net/DocumentCenter/View/168/The-Wilderness-Plan-PDF?bidId=>
 - a. Transportation implementation plan - <https://parkplanning.nps.gov/document.cfm?parkID=25&projectID=14558&documentID=16798>
18. US 191 Corridor Preservation plan - <https://www.grandcountyutah.net/DocumentCenter/View/3288/US-191-Access-Management-Study-Report?bidId=>
19. Utah State Code - [Utah Code Chapter 17-27a](#)
20. Utah State Parks Plans –
 - a. Visitor use management plan - <https://parkplanning.nps.gov/projectHome.cfm?projectID=103740>
 - b. Water
21. Utah State Parks Plans –
 - a. Outdoor Recreation Plan - <https://site.utah.gov/stateparks/wp-content/uploads/sites/13/2019/01/UtahsOutdoorRecreationPlanSCORP2019.pdf>
 - i. Strategic Plan - https://site.utah.gov/stateparks/wp-content/uploads/sites/13/2015/03/Strategic-Plan_Utah-State-Parks_Oct-2017.pdf
 - b. Dead Horse Point – Resource Management Plan - https://stateparks.utah.gov/stateparks/wp-content/uploads/sites/26/2015/03/DHP_Plan.pdf
 - c. Raptor State Park documents - <https://stateparks.utah.gov/resources/gis-maps-and-data/>
22. Water distribution and storage master plan City of Moab - [Microsoft Word - FINAL - Moab Water Master Plan Report - 2020 Update.docx \(moabcity.org\)](#)
23. Water studies - <https://www.waterrights.utah.gov/distinfo/wuse.asp>
24. Wilderness Proposal Map (PDF) <https://www.grandcountyutah.net/DocumentCenter/View/169/Wilderness-Proposal-Map-PDF?bidId=>

17.6 - ILLUSTRATIVE PLANS

A concept worth noting that incorporates these ideas is that of the fused grid roadway network. The fused grid system enhances vehicular and pedestrian circulation by combining the conventional loop and cul-de-sac curvilinear pattern, which provides safety, sociability and efficiency with that of the traditional grid pattern, which provides connectivity and easy orientation.

Figure 1. Curvilinear Street Layout

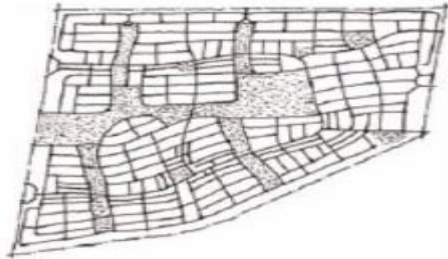
1. Conventional loop and cul-de-sac



- Hierarchical, with arterials, collectors and local streets
- Curvilinear at every level
- Discontinuous for pedestrian and vehicles
- Open space is located beyond walking distance for most residents

Figure 2. Traditional Grid

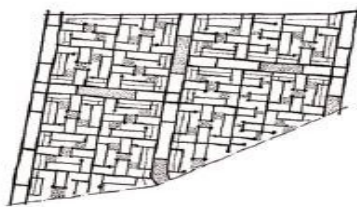
2. Traditional grid



- A modified grid
- No loops nor culs-de-sac
- The grid becomes discontinuous at the edge of each "neighbourhood"
- One collector-type road links site to regional arterials
- Most open space is located at the perimeter of "neighbourhoods"

Figure 3.

3. Residential quadrant



- A continuous, open grid of arterials
- A discontinuous grid of minor collectors and local streets
- A continuous, open network of pedestrian streets, spaces and paths
- No through traffic in residential quadrants
- Corridors of mixed-use zones
- Open space within each quadrant part of the path system

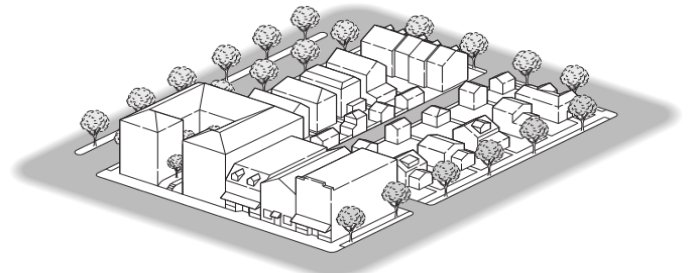
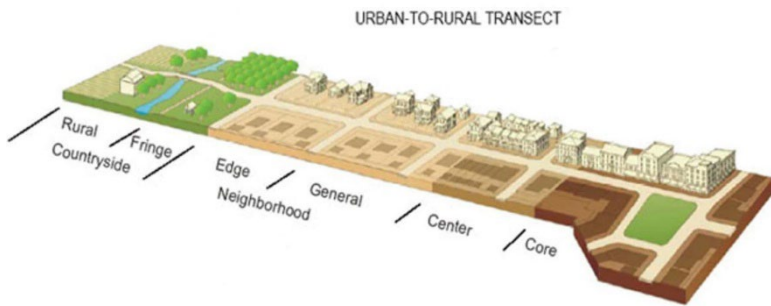
4. Smart growth examples

New Urbanism and Traditional Neighborhood developments consider the built environment in terms of development context - streets, walkability, aesthetic, parks, and open space. The process and coding is graphical and attempts to reduce density and use conflicts. The scope includes infill, neighborhood design, mixed use, commercial, industrial, and development nodes. Some pictorial examples follow:

a. Traditional Neighborhood Design (TND) – e.g. small lot residential



b. Mixed Use/Multi-family– Walkable – e.g. neighborhood nodes



c. Arterial – Service Road – Highway to Mixed Use or Neighborhood Nodes – e.g. Hwy 191





GRAND COUNTY GENERAL PLAN 2030

"Adventurous Small Town Spirit"

17.7 – Development Standards - Scenic Corridors

The Scenic Corridors indicated in the General Plan is designated to provide guidelines for the form and character of commercial, industrial or multi-family residential development.

Area

This section is designated as the major highways/arterials in the Scenic Corridor designations and the Ridgeline Protection Area (see Schedules 16.23 and 16.24).

Background

These corridors are the primary linkage roads through the County from all directions. As such, a major function of the roads is to lead the travelling public to the City, parks and other facilities. These areas should direct visitors to amenities and complement the historic aesthetic of the County.

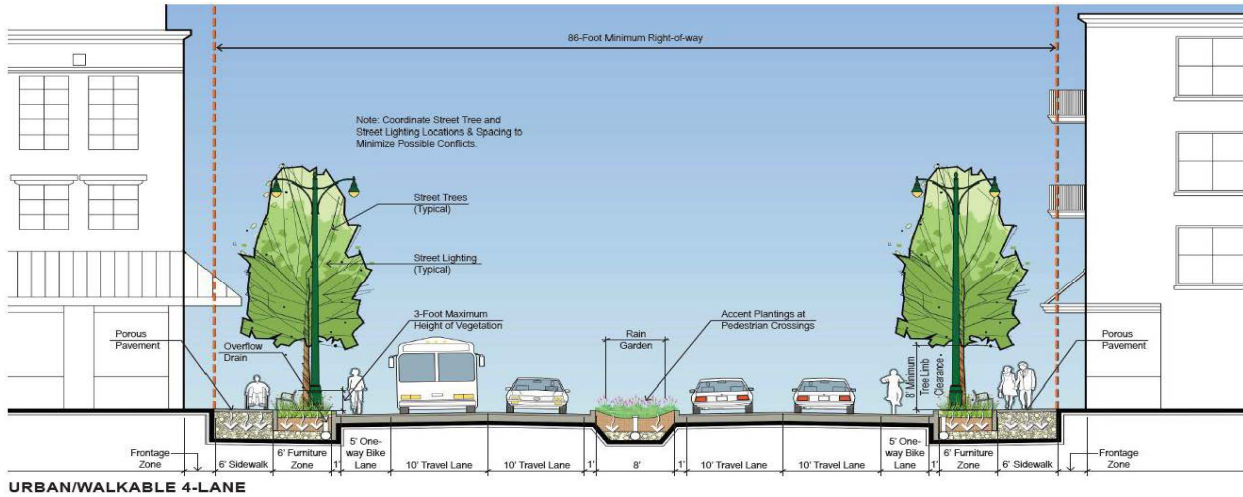
Policies

All works should require a land use permit and should comply with the following policies:

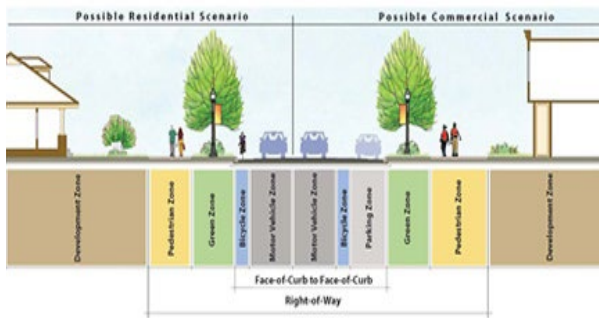
1. The form and character of new buildings and renovations to existing buildings should project a high quality image which compliments the historic features of the area. In terms of scale, massing, materials and colors, buildings should be integrated into their immediate land use context and be complementary to the historical features.
2. Development should minimize impacts to surrounding land uses, particularly existing single family residences. Use of shielded lighting, fencing, building orientation, underground parking, building variation, open space and other mechanisms need to maximize privacy and minimize adverse impacts.
3. Development should incorporate design elements which complement the scenery. Such elements may include building features and detailing such as cornices, parapets and canopies, site furnishings, lighting, noise mitigation, walkways, brick work, landscaping and other features.
4. Parking areas should not be located at the front of buildings. Underground parking and parking/service areas at the rear of buildings are strongly encouraged.
5. Parking areas and service areas should be screened and landscaped. Consideration should be given to ease of pedestrian access as well as vehicular access when designing parking areas.
6. Recycling and garbage bins should be screened from view and located in alleyways.
7. Soft landscaping (trees, shrubs, ground covers and flowers) should be of species compatible with Grand County's climate conditions, existing County maintained landscaping and the character of the existing features of the streetscape that reinforce continuity of character.
8. Where a development is proposed in an area designated Multiple Family Residential, conditions with respect to the form and character of the building can be imposed on a mixed use building to enhance the characteristics of the multi-family component.
9. All signage shall comply with the Land Use Code and the respective design guidelines .

17.8 - Complete streets – design parameters – see <https://www.transportation.gov/mission/health/complete-streets-policies>

d. Arterial



2. Residential Neighborhood



Neighborhood Greenway

Street water runs here

3. Neighborhood Node

