

**GRAND COUNTY, UTAH  
ORDINANCE \_\_\_\_\_, 2010**

**AN ORDINANCE AMENDING THE GRAND CONSTRUCTION STANDARDS  
AND  
THE GRAND COUNTY LAND USE CODE**

**WHEREAS**, the Grand County General Plan (General Plan) was adopted by the Grand County Council on August 5, 1996, by Resolution 2301 and updated April 6, 2004 by Resolution 2654;

**WHEREAS**, the Grand County Land Use Code (LUC) was adopted by the Grand County Council (County Council) on January 4, 1999 with Ordinance 299, and amended on February 19, 2008 with Ordinance 468 for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

**WHEREAS**, the Grand Construction Standards, which codifies the construction standards used by Grand Water and Sewer Service Agency (GWSSA), County Road Department and the Moab Valley Fire District was adopted by the Grand County Council on April 19<sup>th</sup>, 1999 by Ordinance 305, the Grand Water and Sewer Service Agency amended the Construction Standards on November 5, 2003 by Resolution 2003-2631;

**WHEREAS**, the title of the Grand Construction Standards is changed to Grand County Construction Standards;

**WHEREAS**, Grand County desires to adopt best management practices and regulations to provide clear guidelines and requirements for the development of lands within Grand County;

**WHEREAS**, the Planning Commission reviewed the Grand County Construction Standards and associated code amendments in a public hearing on February 10th, 2010, which was continued to February 24, 2010, March 10, 2010 and June 9, 2010 and recommends approval;

**WHEREAS**, due notice was given that the County Council would meet to hear and consider adoption of an ordinance to amend the Grand Construction Standards and associated Land Use Code, Article 7, Subdivision Standards and Section 6.7 Drainage, Section 6.8 Floodplains, Natural and Historic Drainages; and

**WHEREAS**, the County Council has heard and considered evidence and testimony presented with respect to these amendments, and has determined that adoption of the Grand County Construction Standards and Land Use Code Amendments by ordinance is in the best interests of the citizens of the Grand County, Utah and these amendments are consistent with LUC Sec. 1.5, Purpose.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COUNCIL OF GRAND COUNTY, UTAH, THAT** the Grand Construction Standards title has changed to Grand County Construction Standards and are adopted and attached hereto as Exhibit "A" and

**BE IT FINALLY ORDAINED BY THE COUNTY COUNCIL** to repeal and re-enact Section 6.7 Drainage of the Land Use Code; and Section 6.8 Floodplains, Natural and Historic Drainages; and Article 7, Subdivision Standards of the Land Use Code to read as follows:

**Sec. 6.7 Drainage**

Where drainage detention basin(s) are not provided by or as part of subdivision approval, all developers of multi-family and non-residential structures proposing the installation of more than 7,000 square feet of impervious surface shall mitigate the drainage impacts of such development, as follows:

**A. Drainage Detention Basin**

A detention basin shall be provided where necessary, to limit post development flows to pre-development flow rates. Such basin(s) shall be capable of handling the calculated difference between historic flows and the anticipated post-development 100-year frequency storms for maximum period of intensity over the entire drainage basin in which the proposed structure is to be located.

**B. Design**

Drainage improvements shall be designed in accordance with the Design Standards recommended by the Spanish Valley Master Storm Water Management Plan as amended and subject to the approval of the County Engineer:

- a. The County may require that a Utah-registered engineer design drainage improvements.
- b. Adequate provision for short- and long-term ownership, maintenance and operation of the storm water management system shall be required.
- c. Where water velocities may reasonably be expected to cause erosion problems, satisfactory means shall be provided to prevent such erosion. Culverts shall have concrete head walls and wing walls where conditions require.
- d. Water supply systems and sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters.

**Sec. 6.8 Floodplains, Natural and Historic Drainages****6.8.1 Purpose**

This section is intended to protect natural and historic drainage ways from alteration such that their primary function as storm water facilities shall be upheld and to regulate development in the 100-year floodplain to prevent the loss of life and property from flood events.

**A. Applicability**

This section applies to development areas in the 100-year floodplain boundary or in the natural or historic drainage ways.

**B. Basis for Establishing the 100-Year Floodplain**

The area of 100-year floodplain identified by the Federal Emergency Management Agency on a Flood Insurance Rate Map (FIRM) for the Grand County Utah, dated, is hereby adopted by reference and declared to be a part of this LUC. The FIRM is on file at the Building Department, Grand County Courthouse, 125 E. Center Street, Moab, UT 84532.

**C. Basis for Establishing Natural or Historic Drainage Ways**

The area of natural or historic drainage ways identified by Horrocks Engineers in the Spanish Valley Master Storm Water Management Plan, as amended, and is hereby adopted by referenced and declared to be a part of this LUC.

**D. Minimum Requirement**

Each builder in the 100-year floodplain or in a natural or historic drainageway shall agree on behalf of himself and his successors, assigns to pay his pro rata share of costs for the protection and upgrading of the Storm Water Management System at such time as said system shall be extended to service the structure or development for which the building permit is sought.

**E. General Standards**

The standards in this section shall apply to all Substantial Improvement(s), as defined in Sec. 10.2 of this LUC, in the 100-year floodplain or in a natural or historic drainageway:

1. Avoid development in 100-year floodplain or a natural or historic drainageway. Restrict development to area that is not within the 100-year floodplain or a natural or historic drainageway if such an area exists on a site.

2. Minimize development in 100-year floodplain or a natural or historic drainageway. If adequate area that is not within 100-year floodplain or a natural or historic drainageway exists on a site, the diversity of permitted uses in a zone district and permitted residential land use densities may be limited to minimize potential dangers to structures or persons.
3. Prohibit development in 100-year floodplain, natural or historic drainageway. If insufficient area that is not within 100-year floodplain, natural or historic drainageway exists on a site, development shall only be prohibited within 100-year floodplain or a natural and historic drainage ways where one (1) of the following conditions are met:
  - a. Site planning and engineering techniques cannot reasonably mitigate potential hazards to public health, safety and welfare;
  - b. Alteration will limit or reduce the primary function as storm water facilities; or
  - c. Development subjects persons or the County to dangers or expenses required to mitigate hazardous conditions, respond to emergencies created by such conditions or rehabilitate improvements and lands.

**F. Specific Standards**

This section identifies development standards applicable to development in within the 100-year floodplain, in addition to the general standards in Section E, above. Where development is proposed within 100-year floodplain, the developer shall comply with all of the following applicable standards:

**G. Anchoring**

1. All new construction and substantial improvements shall be anchored to prevent flotation.
2. All mobile homes and manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
3. Specific anchoring requirements may include:
  - a. Over-the-top ties be provided at each of the 4 corners of the mobile home or manufactured home, with 2 additional ties per side at intermediate locations, with mobile and manufactured homes less than 50 feet long requiring one (1) additional tie per side;
  - b. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points, with mobile and manufactured homes less than 50 feet long requiring four additional ties per side;
  - c. All components of the anchoring system be capable of carrying a force of 3,000 pounds; and
  - d. Any additions to the mobile and manufactured home be similarly anchored.

**H. Construction Materials and Methods**

1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.
3. For all new construction and substantial improvements, fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria:
4. A minimum of 2 openings having a total net area of not less than one (1) square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one (1) floor above grade. Openings may be equipped

with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

**I. Utilities**

1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system;
2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters;
3. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding; and
4. Electrical, heating, ventilation, plumbing, and air-conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

**J. Elevation**

New construction and substantial improvement of any residential structure shall have the lowest floor, including basement, elevated to 18 inches above base flood elevation.

**K. Certification**

A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction and shall certify that the design and methods of construction are in accordance with the provisions of this section; provided, however, a registered surveyor may certify 1st floor elevation at least 18 inches above the 100-year floodplain.

## Article 7 Subdivision Standards

### Sec. 7.1 Scope and Applicability

#### 7.1.1 Applicability

All plats and subdivision of land within the unincorporated portion of Grand County shall conform to the following rules and regulations.

#### 7.1.2 Creation of Building Site

No permit for the construction of a building or buildings upon any tract or plot shall be issued until a building site, building tract or building lot has been created by compliance with one (1) of the following conditions:

- A. The lot or tract and is part of a plat of record, properly approved by the Grand County Council and filed in the plat records of Grand County, Utah, in which event a Building Permit for only one (1) principal use conforming to all the requirements of this LUC; or
- B. The parcel, tract or lot faces upon a dedicated street and was separately owned prior to the effective date of the original subdivision regulations of Grand County in which event a Building Permit for only one (1) principal use conforming to all the requirements of this LUC may be issued on each such original separately-owned parcel without first complying with Section 7.1.2.

### Sec. 7.2 Building lots

#### 7.2.1 Lot Configuration

The lot size, width, depth, shape and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development and use contemplated and shall not be less than those specified as minimum standards by the zoning district. In addition, such lot configuration shall be in accordance with the General Site Planning Standards of Sec. 6.9. The depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street service and parking facilities required by the type of use and development contemplated.

#### 7.2.2 Side Lot Lines

Side lot lines shall be substantially at right angles to street lines unless otherwise approved by the Planning Commission.

#### 7.2.3 Street Frontage Required

Each lot or building tract shall front upon a public street.

#### 7.2.4 Double Frontage Lots

Double frontage lots shall be avoided, except where essential to provide separation of residential development from traffic or to overcome specific disadvantages of topography and orientation.

#### 7.2.5 Flag Lots

Notwithstanding other provisions of this LUC to the contrary, flag shaped or panhandle shaped lots may be created in any zone if all of the following requirements are met:

- A. The lot has at least 20 feet of frontage on a dedicated public street, which frontage served as access only to the subject lot or parcel.
- B. The "handle" portion of the lot is at least 20 feet in width, and not more than 250 feet in length.
- C. The body of the lot meets the lot area and lot width requirements of the applicable zone.

#### 7.2.6 Large Lots

Where the area is divided into larger lots than for normal County building sites and, in the opinion of the Planning Commission, any or all of the tracts are susceptible of being resubdivided, the original subdivision shall be such that the alignment of future street dedications may conform to the general street

layout in the surrounding area and so that the larger tracts may be later subdivided in conformance with the requirements of this LUC and the minimum standards specified by the zoning district.

## Sec. 7.3 Streets

### 7.3.1 Applicability

On and after the passage of these regulations, all developers shall be required to construct asphalt or bituminous asphalt (chip and seal) streets in accordance with requirements of the Grand County Construction Standards. Other materials may be substituted if approved by the County Engineer and Road Supervisor.

### 7.3.2 Street Layout

Unless otherwise approved by the Planning Commission, provisions shall be made for the extension of streets and in accordance with the requirements of the Grand County Transportation Plan and Grand County Construction Standards. All streets shall bear a logical relationship to the topography and to the location of existing or planned streets on adjacent properties. Adequate local streets shall be provided to accommodate the subdivision and provide access to lots. Where the layout of streets is not shown in the Grand County Transportation Plan, the arrangement of streets in a subdivision shall either:

- A. Provide for the continuation or appropriate projection to existing principal streets in surrounding areas; or
- B. Conform to a plan for a neighborhood or planned unit development approved by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable or where neighborhood design makes a varied plan appropriate.

### 7.3.3 Street Connections

The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivision; and where no adjacent connections are platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other subdivisions may connect therewith. Reserve strips of land controlling access to or egress from other property or to or from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes shall not be permitted in any subdivision unless such reserve strips are conveyed to the County in fee simple.

### 7.3.4 Half Right-of-Way (R.O.W.)

Half R.O.W. shall be prohibited except where essential to the reasonable development of the subdivision and where the County Engineer and Planning and Zoning Commission and recommendation by the County Engineer finds it will be practicable to require the dedication of the other half of a street when the adjoining property is subdivided. All proposed streets shall be constructed, in all cases, full width.

### 7.3.5 Street Intersections

More than 2 streets intersecting at a point shall be avoided, except where it is impractical to secure a proper street system otherwise and all intersections shall be as near 90 degrees as possible and in no case shall the intersection angle being less than ~~80-60~~ degrees.

### 7.3.6 Street Jogs

Non-intersecting streets with centerline offset of less than 125 feet shall not be approved.

### 7.3.7 Dead-End Streets

Dead-end streets, except for cul-de-sacs, shall be prohibited unless they are designed to connect with future streets on adjacent lands that have not been platted. In cases where these types of dead-end streets are allowed, a temporary turnaround with a minimum radius of 50 feet shall be constructed.

### 7.3.8 Cul-De-Sacs

Cul-de-sacs shall not exceed 1000 feet in length or serve more than 20 dwelling units and shall have a turnaround diameter of 100 feet, subject to the limitations of the Grand County Construction Standards. Ordinarily, cul-de-sacs are discouraged as they do not result in a continuation or conformance to existing

streets or streets pattern, and may be used only where unusual drainage or land ownership configurations exist that make other designs impractical.

7.3.9 Alleys

1. No new alleys shall be accepted into the County's maintained road system.
2. Alleys are to be privately maintained.
3. Alleys shall be as follows:
  - a. Right-of-way shall be a minimum of 20 feet and a maximum of 30 feet in width.
  - b. The intersection of an existing alley with a road shall provide adequate sight distance.
  - c. Alleys shall not intersect.
  - d. Pavement width shall be the full width of the right-of-way, except at intersections of roads, where curb returns with radii equal to the curb-to-property-line dimension shall be constructed.
  - e. ~~Pavement for alleys shall be portland cement concrete (P.C.C.).~~

7.3.10 Highway Access Permit

A Highway Access Permit must be approved by UDOT for each new subdivision with direct access to a state highway. Turn lanes, frontage road(s), curb and gutter may be required along the entire highway frontage if required by UDOT.

7.3.11 Street Design Standards

Street and alley widths, curves, grades design speed and centerline radius shall meet the Grand County Construction Standards, which is summarized, in part, as follows:

STREET DESIGN STANDARDS							
Design Features	Major Collector	Minor Collector	Local Type I	Local Type II	Private Lane	Private Access Tract	Alley
Number of lanes	4	2	2	2	2	2	2
Lane width (ft.)	12'	12'	11'	11'	11'	8'	10'
Surface width (ft.)	60'	50'	34'	24'	24'	20'	20 - 30
Rights-of-way width (ft.)	80'	66'	56'	56'	44'	24'	20 - 30
Design speed (mph)	35	35	25-30	20-30	20-30	10-15	10 - 15
Maximum grade (%)	8%	8%	10%	12%	12%	12%	12%
Min. centerline radius (ft.)	450'	450'	250'	150'	150'	75'	

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**A. Street Grade and Curves**

Streets may have a maximum grade of 8 to 12 percent, as specified in this subsection, above. The applicant shall provide justification for all proposed grades in excess of six percent.. All grades in excess of six percent require approval of the County Engineer and Road Superintendent. Centerline grade changes with an algebraic difference of more than 1 percent shall be connected with vertical curves of sufficient length to provide a minimum 200 feet of sight distance. No vertical curve shall be less than 200 feet in length.

**B. Street Curve Radii**

All collectors shall have a minimum horizontal radius per the Grand County Construction Standards. The applicant shall provide justification for all propose substandard curvature. All design exceptions require approval of the County Engineer and the Road Superintendent.

**C. Construction and Dedication of Internal Streets**

Streets shall be constructed by the developer and dedicated to the County, along with all necessary rights-of-way, with no pro-rata share from the County.

**D. Turn By-Passes and Turn Lanes**

Right-turn by-passes or left-turn lanes may be required at the intersection of collector streets if traffic conditions indicated they are needed. Sufficient rights-of-way shall be dedicated to accommodate such lanes when they are required.

**E. Street Names and Numbers**

All street names shall be as established subject to approval of the Planning Commission. When streets are in alignment with existing streets, any new streets shall be named according to the streets with which they correspond. Streets which do not fit into an established street-naming pattern shall be named in a manner which will not duplicate or be confused with existing streets within the County or its environs. Street numbers shall be assigned by the ~~Building Official~~ County Recorder.

**Sec. 7.4 Sidewalks and Trails**

**7.4.1 Applicability**

- A. This section is intended to ensure adequate pedestrian access is available to serve uses that need and benefit from such access. Subdividers shall be required to build sidewalks along both sides of all streets adjacent to building sites in the NB, GB, and HC districts and adjacent to building sites in all residential zone districts and in the NB, Neighborhood Business District, and the GB, General Business District,, except where the average lot size is more than ½ acre. In addition, subdividers shall be required to build sidewalks along both sides of Highway 191 in the HC, Highway Commercial District within one (1) mile of Moab City limits. Alternatively, the Planning and Zoning Commission may require trails in lieu of sidewalk requirements, where trails are more appropriate to serve the proposed use and site.
- B. A one-time expansion of the floor area of buildings on a lot or building tract not exceeding 25 percent of the existing floor area shall not be subject to the requirements of this section.
- C. If a builder or property owner believes that a proposed use does not need or benefit from pedestrian access, a written request for interpretation per 9.2.8, Interpretations of Text and Zoning Map, may be submitted to the Zoning Administrator describing the use and explaining why pedestrian access should not be required as a condition of the building permit for the proposed use.

**7.4.2 Sidewalks**

Sidewalks shall be 5 feet in width in the NB, Neighborhood Business District and in the GB, General Business District; or 6 feet in width if installed adjacent to a curb. Sidewalks built in all other districts shall be 4 feet in width. The construction specification of all sidewalks will conform to the Grand County Construction Standards (maintained in the office of the Grand County Engineer).

**7.4.3 Trails**

Trails in Grand County shall be designed as multi-use trails and shall conform to the following standards:

TRAIL DESIGN STANDARDS									
	X-Slope Range	Trail Width	R.O.W. Width	Clearing		Surface Materials			
				horizontal	vertical	natural	gravel	asphalt	concrete
Multi-use Trails	0-10%	8'	15'	+3'	10'	Pref.	Pref.	No	No

**Sec. 7.5 Street lighting**

The developer shall pay the costs of purchasing and installing all street lighting equipment. Street lighting design plans shall be subject to the approval of the County. The type of equipment, method of installation and location of the wiring and light poles shall meet the minimum standards and requirements of the electric company from which electricity is to be purchased. All street lighting shall be shielded and directed toward the ground so as to minimize horizontal view and visibility of the light source. All intersections with a major or minor collector street shall have at least one street light.

## Sec. 7.6 Easements

### 7.6.1 Utility Easements Required

Utility easements shall be provided in all residential areas unless otherwise approved by the Planning Commission and in commercial and industrial districts, except that the Planning Commission may waive the requirement where other definite and assured provision is made for service access consistent with and adequate for the uses proposed.

### 7.6.2 Minimum Width

The minimum rights-of-way width of each utility easement shall be 10 feet.

### 7.6.3 Utility Easements

Utility easements shall be provided of 10 feet in width on each side of all rear lot lines and 5 feet in width on each side of side lot lines. Where the rear or side lot lines abut property outside of the subdivision on which there are no rear or side lot line easements at least 5 feet in width, the easements on the rear and side lot lines in the subdivision shall be 10 feet in width.

### 7.6.4 Potable Water and Sewer Easements

Water and sewer easements shall be a minimum of 20 feet in width.

### 7.6.5 T-Intersections and Cul-De-Sacs

Easements 20 feet in width shall be provided in T-intersections and cul-de-sacs for the continuation of utilities or drainage improvements, if necessary.

### 7.6.6 Fire Lanes and Emergency Access Easements

Fire lanes and emergency access easements 20 feet in width shall be provided where required by the Fire Chief.

### 7.6.7 Drainage Easements

When a proposed subdivision is traversed by an irrigation ditch or channel, natural creek or stream or a proposed drainage easement, an easement shall be provided sufficient for drainage and to allow for maintenance of the ditch.

### 7.6.8 Trail Easements

When a proposed subdivision is traversed by a public trail shown on an adopted plan or when the Planning Commission finds that a trail easement can better serve the proposed development than a sidewalk, a 15 feet wide easement shall be provided sufficient for public trail construction, maintenance and access purposes in accordance with the provisions of Sec. 7.4.

### 7.6.9 Adjoining Areas

When easements in areas adjoining proposed subdivisions are necessary to provide adequate drainage thereof or to serve such subdivisions with utilities, the developer shall obtain such easements.

## Sec. 7.7 Drainage

### 7.7.1 Applicability

A subdivider shall provide, at his expense, drainage structures in accordance with the requirements of the Grand County Construction Standards, which will become integral parts of the existing street or roadway drainage system. The dimensions of all drainage structures must be approved by the County Engineer prior to installation. Design shall be based on environmentally sound site planning and engineering techniques. It is especially critical that storm water management systems be designed for an entire drainage basin rather than just for specific sites. If improvements are identified and necessary in the Grand County Storm Drainage Master Plan downstream of the proposed development to Pack or Mill Creek and no approved capital improvement plan exists to address the necessary improvement the developer shall be required to demonstrate that such existing drainage features are adequate to serve the anticipated development and to protect the public health, safety and general welfare at full build out under existing zoning. Where such demonstration is not made, the developer shall be required to install the necessary improvements as identified in the Grand County Storm Drainage Master Plan.

### 7.7.2 Minimum Standards

**A. Natural and Historic Drainage Ways**

1. All historic flood and drainage ways as outlined in the Spanish Valley Master Storm Water Master Plan shall be protected from alteration such that their primary function as storm water facilities shall be upheld.
2. Each subdivider shall agree on behalf of himself and his successors, assigns to pay his pro rata share of costs for the protection and upgrading of the Storm Water Management System at such time as said system shall be extended to service the structure or development for which the plat approval is sought.

**B. 100-Year Storm**

All drainage and flood control facilities shall be designed in accordance with the Grand County Storm Drain Master Plan as amended and at a minimum to handle the calculated difference between historic flows and the anticipated post-development 100-year frequency storms for maximum period of intensity over the entire drainage basin which the subdivision serves, and they shall be made in accordance with the approved improvement plan. The "100- year storm" referred to herein shall mean that storm run-off is calculated on the basis of a fully developed watershed.

**C. Exception**

Outside the Spanish Valley and the drainage basins that are tributary to Pack Creek or flow directly into the Spanish Valley, all drainage and flood control shall be based on a 100-year frequency storm.

**D. Erosion**

Where free fall of water occurs, satisfactory means shall be provided to prevent erosion of soil. Culverts 48 inches and larger shall have concrete head walls and wing walls.

**E. Catch Basins**

Catch basins shall be constructed in accordance with the Grand County Construction Standards.

**F. Engineered Design**

All drainage improvements shall be designed by a Utah registered engineer.

## Sec. 7.8 Water Supply

**7.8.1 General**

New development shall provide water supply that is sufficient in terms of quality, quantity and dependability for the proposed development. [Where private water systems are proposed, water rights information and water system design and capacity shall be provided.] In making its determination as to whether the proposed water supply meets this standard, the decision-making body shall give substantial weight to the recommendations of the Grand County Health Department; the State Engineer; the Department of Environmental Quality, Southeast Utah Division; service provider(s); the County Engineer and other County staff. All water systems in the unincorporated portion of Spanish Valley shall be provided by or through the Grand Water and Sewer Service Agency and meet all applicable requirements of the Grand County Construction Standards.

**7.8.2 Culinary Water Authority**

The Grand Water and Sewer Service Agency is hereby designated as the Culinary Water Authority. The written approval of the Culinary Water Authority shall be required prior to the approval of any subdivision plat within the Grand Water and Sewer Service Agencies service area.

**7.8.3 Municipal and District Water Systems**

If all or part of a proposed development is within 1320 feet of an approved public water system, then the applicant must obtain a written certification from the public water service provider stating that it is able to provide an adequate supply of drinking water with adequate quantity, quality and sufficient pressure to meet the needs of the proposed development based on the projected water usage of the development. Individual or common wells or other private water systems shall be permitted only when the subdivision boundary is more than 1320 feet from the nearest approved public water system able to serve the development.

## Sec. 7.9 Fire Protection

### 7.9.1 General

All subdivisions (except Minor Record Surveys), planned unit developments, commercial developments and industrial developments shall comply with the fire protection standards of this section. New development shall provide fire protection that is sufficient in terms of quality, quantity and dependability for the proposed development. In making its determination as to whether the proposed fire protection system meets this standard, the decision-making body shall give substantial weight to the recommendations of the ~~Moab Valley Fire Marshal, the Grand County Fire Marshal, Castle Valley Fire District Local Fire District~~ service provider(s), the County Engineer and other County staff.

#### A. In The Moab Valley Fire Protection District

All potable water lines, fire hydrants and appurtenances shall be designed and constructed to meet the Grand County Construction Standards. Fire hydrants shall be provided to serve new subdivisions in the Moab Valley Fire Protection District sufficient to maintain a Class 5, or current, fire rating by the Insurance Service Office ("ISO").

#### B. Outside the Moab Fire Protection District

Whenever installation of fire hydrants is not practical, as determined by the Grand County Fire ~~Marshal Warden~~, the applicant shall agree to an alternate fire protection plan. An alternate fire protection plan (i.e., plans other than fire hydrants and fire protection district service) shall be subject to the approval of Grand County and the Grand County Fire ~~Marshal Warden~~. The County may approve an alternate fire protection plan that is comprised of an adequate combination of fire prevention, notification and suppression measures including, but not limited to, the following:

1. A mutual aid agreement with a nearby fire district;
2. Special service districts;
3. Plat note warnings to consumers; e.g., "fire protection may not be available";
4. Class A or B roof coverings;
5. Non-combustible or fire-resistant siding materials;
6. ~~Emergency water supplies of 1,000 gallons per minute for 2 hours per dwelling with up to 3600 square feet; Shall provide adequate water supply pursuant to the current adopted Utah Wildland-Urban Interface Code, Section 404.5 Adequate Water Supply.~~
7. Fire sprinklers in all living areas, garages and mechanical (furnace) rooms;
8. Fire extinguishers and equipment;
9. Spark arrests (12 gauge welded or woven wire mesh up to ½" wire mesh) on chimneys and flues;
10. Local fire fighting forces; and/or,
11. Clustered development, surrounded by a clear zone (fuel break) of at least 100 feet.

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## Sec. 7.10 Sewage Disposal

### 7.10.1 General

New development shall provide sanitary sewage disposal that is sufficient in terms of quality, quantity and dependability for the proposed development. In making its determination as to whether the proposed sewage disposal plan meets this standard, the decision-making body shall give substantial weight to the recommendations of the Grand County Health Department, service provider(s), the County Engineer and other County staff.

### 7.10.2 Sanitary Sewer Authority

The Grand Water and Sewer Service Agency is hereby designated as the Sanitary Sewer Authority. The written approval of the Sanitary Sewer Authority shall be required prior to the approval of any subdivision plat within the Grand Water and Sewer Service Agencies service area.

### 7.10.3 Municipal and District Sewer Systems

Ordinance # \_\_\_\_, 2010

Adopted \_\_\_\_\_

If all or part of a proposed development is within 1320 feet of an approved public sewer system, then the applicant must obtain a written certification from the public sewer service provider stating that it is able to provide sewer service to meet the needs of the proposed development. Individual septic tank systems, or other private sewage systems, shall be permitted only when the nearest point of the subdivision boundary is more than 1320 feet from an existing approved sanitary sewer system, except that no septic systems shall be permitted within the boundaries of the Valley Aquifer Impact Zone. All sanitary sewer service and facilities in the Spanish Valley provided by or through a sewer improvement district or a municipal system shall comply with all applicable requirements of the Grand Construction Standards or municipal service requirements, as appropriate.

**Sec. 7.11 Underground utilities**

All utilities shall be placed underground, except transformers, switching boxes, and terminal boxes.

**PASSED, ADOPTED, AND APPROVED** by the Grand County Council in open session this \_\_\_\_\_ day of \_\_\_\_\_ 2010, by the following vote:

*Those voting aye:* \_\_\_\_\_

*Those voting nay:* \_\_\_\_\_

*Absent:* \_\_\_\_\_

Grand County Council

\_\_\_\_\_  
Audrey Graham, Chairman

**ATTEST:**

\_\_\_\_\_  
Diane Carroll, County Clerk

Ordinance # \_\_, 2010

Adopted \_\_\_\_\_

DRAFT

