

Agenda

GRAND COUNTY Planning Commission

Tuesday, February 13, 2018
8:00 A.M. – 12:00 P.M. Commission Retreat
Grand County Courthouse
Council Chambers
125 E. Center St., Moab, Utah

Type of Meeting:	Commission Retreat
Facilitator:	Gerrish Willis, Chair
Attendees:	Planning Commissioners and staff

08:00 AM	Breakfast, welcome	<i>Chair</i>
08:15 AM	Review of Planning Commission Organizational Materials	<i>Staff</i>
	Review Commission Bylaws	<i>Staff</i>
	Review Robert's Rules Cheat Sheet	<i>Staff</i>
	Navigating the County and Department Website	<i>Staff</i>
	Navigating the online Land Use Code	<i>Staff</i>
	Other resources	
09:00 AM	Discussion/Brainstorm - Identifying 2018 Priorities	<i>Chair</i>
10:15 AM	Break	
10:30 AM	Discussion/Exercise - Identifying Next Steps to Address 2018 Priorities	<i>Chair</i>
11:30 AM	Lunch	
12:00 PM	ADJOURN	

*No formal decisions will be made during this retreat. It is intended to support strategic planning for the planning commission and staff in the community and economic development department.

Public hearing = a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public meeting = a meeting required to be open to the public pursuant to the requirements of Title 52, Chapter 4, Open and Public Meetings; the public may or may not be invited to participate.

Legislative act = action taken by the County Council or Planning Commission; amending ordinances, adopting general plan, Annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community.

RESOLUTION 2998 2013

**A RESOLUTION OF THE GRAND COUNTY COUNCIL
ESTABLISHING BYLAWS FOR THE GRAND COUNTY PLANNING COMMISSION**

WHEREAS, the Grand County Council adopted Ordinance No. 472, dated June 6, 2008 establishing a process for the adoption of bylaws for Grand County Boards, Commissions and Committees;

WHEREAS, pursuant to the provisions of 17-27-2 Utah Code Annotated, 1953, as amended, the Board of County Commissioners were authorized and empowered to appointed an unpaid County Planning Commission;

WHEREAS, Grand County adopted a Resolution on March 13, 1972 formally establishing the Grand County Planning Commission;

WHEREAS, the Council Administrator and County Attorney's Office reviewed the proposed bylaws of the Grand County Planning Commission, as required by Ordinance 472, to ensure that such bylaws do not conflict with Grand County ordinances or codes;

WHEREAS, the Grand County Planning Commission reviewed the subject bylaws in a public meeting on January 9, 2013 and forwarded a recommendation for approval;

WHEREAS, Ordinance No. 472 requires the Grand County Council to approve bylaws by resolution to be maintained in the County Clerk's Office for purposes of historic recordkeeping and reference;

WHEREAS, the County Council hereby resolves to formally approve, by resolution, the bylaws of the Grand County Planning Commission attached as Exhibit A.

APPROVED by the Grand County Council in open session this 19th, day of February, 2013, by the following vote:

Those voting aye: Ciarus, Paxman, Holyoak, Jackson, Ballantyne, Tubbs, Nyland

Those voting nay: _____

Absent: _____

ATTEST

Diana Carroll
Diana Carroll, Clerk/Auditor

Grand County Council
Gene Ciarus
Gene Ciarus, Chair

EXHIBIT A

BYLAWS FOR THE GRAND COUNTY PLANNING COMMISSION

GRAND COUNTY PLANNING COMMISSION BYLAWS

Grand County, Utah

ARTICLE I

Authority

The Grand County Planning Commission is authorized by the Utah Code Annotated 17-27a-301 and 17-27a-302 and by Grand County Ordinance 299 (1999), Section 8.1 of the Grand County Land Use Code. The Planning Commission exercises authority and assumes responsibilities delegated to it under these authorities.

ARTICLE II

General Provisions

II.1. Applicable State Statues, County Ordinances, and Policies

The Grand County Planning Commission, hereinafter referred to as "the Commission," shall be governed by State statues and County ordinances and policies including the following:

- a. State statues applying generally to public boards, members, and officials
- b. State statutes governing the activities of County Planning Commissions
- c. Grand County Ordinances and Resolutions
- d. The Grand County Land Use Code
- e. The bylaws of the Grand County Planning Commission as set forth herein. These bylaws are not adopted by Ordinance and do not have the force of law. They are advisory guidelines only. Consequently, should the Commission waive, suspend, or otherwise deviate from these bylaws during the course of a meeting, such deviation shall not be grounds for invalidating a hearing held during such meeting or any decisions made at such meeting.

II.2. Familiarity with State Statutes, County Ordinance and Resolutions, and Rules Affecting the Commission Upon taking office, all members of the Commission shall familiarize themselves with applicable statutes and rules, ordinances and resolutions, and while in office, shall maintain such knowledge, including knowledge of amendments and additions, and shall be strictly governed thereby in the conduct of Commission affairs.

ARTICLE III

Officers and Election

III.1. Officers

The Officers of the Commission shall be a Chairperson and Vice-chairperson.

III.2. Election

- a. The Chairperson and Vice-chairperson shall be elected as the last item of business at the

first meeting of the year after the County Council appoints vacant seats. They shall serve for a term of one year or until their successors are elected. Their term shall start the meeting following the election.

- b. If the office of the Chairperson or Vice-Chairperson becomes vacant, the Commission shall elect a successor from its membership who shall serve the unexpired term of the predecessor.
- c. Nominations shall be by oral motion. At the close of nominations, the Commission shall vote by voice vote upon the names nominated for the office. If requested by the Chair, written ballots may be used for voting purposes.

III.3. Chair

The Chairperson has the following duties:

- a. The Chairperson presides at all meetings of the Planning Commission maintaining order and decorum, and insures that the procedures prescribed in the Grand County Land Use Code, Utah state code, and policies stated herein are followed.
- b. The Chairperson sets the agenda.
- c. The Chairperson may call special meetings at any time and in accordance with applicable state and County codes.
- d. The Chairperson may appoint up to three Commission members to serve on a committee as needed.
- e. The Chairperson shall inquire regarding potential conflicts of interest and ex parte communication, regarding agenda items, at the beginning of a public meeting or hearing.

III.4. Vice-chair

The Vice-chair performs the duties of the Chairperson in the absence of the Chairperson, or duties as delegated by the Chairperson. In the event of temporary absence of the Chairperson and Vice-chairperson, the remaining members present shall elect an acting Chairperson for that meeting.

ARTICLE IV Vacancies, Interviews, and Voting

IV.1. Vacancies

County staff shall notify the current Commission of those members whose terms will expire at the end of the calendar year. In cases where a vacancy is created during the middle of a board member's term (mid-term vacancy), County staff shall notify the Commission as soon as practically possible. County staff shall post a notice of Board vacancies, including mid-term vacancies, in a local newspaper of record.

IV.2. Candidate Interviews

The Commission shall interview qualified candidates and provide a recommendation to the County Council. At the start of each interview, candidates will be given three minutes to briefly introduce themselves and to provide relevant information as to background and experience. During the interview process Commissioners are encourage to ask questions which verify a candidate's experience and eligibility of meeting requirements of service. Commissioners shall ask the same questions of each candidate.

IV.3. Voting

The Commission shall vote upon the names of candidates in alphabetical order. Each Commissioner shall be entitled to one vote for each vacancy. Commissioners shall vote by voice or a raise of hands. If requested by the Chair, written ballots may be used for voting purposes.

Planning staff will tally the number of votes cast for each candidate and read this information back to the Commission. Planning Commission, by motion will forward this recommendation, including any findings, to the County Council for consideration.

IV.4. Recommendations to the County Council

The Chairperson, or Planning staff as directed by the Chairperson, shall present the Commission's recommendation, including any findings, to the County Council.

ARTICLE V Meetings and Organization

V.1. Open Meetings

All regular meetings, special meetings, workshops, and field trips of the Commission are open to the public and will be noticed in accordance with the requirements of The Open and Public Meetings Act.

V.2. Regular Meetings

Regular Commission meetings shall be twice a month unless there are mitigating circumstances, such as a lack of a quorum, lack of items to be discussed, holidays or other circumstances.

V.3. Annual Training

Commission members are required to attend an annual Open Meetings Training, as provided by Grand County and encouraged to attend the Citizen Planner Workshop, as conducted by the Utah League of Cities and Towns or other entity.

V.4. Special Meetings, Workshops, and Field Trips

Special meetings, workshops, and field trips for any purpose may be held at the call of the Chairperson or the Grand County Council.

V.5. Agendas

Agendas shall be set at the direction of the Chairperson. Agendas for regular meetings shall be provided by staff to all members at least three days prior to the meeting.

V.6. Meeting Materials

Planning Department staff shall provide meeting materials to Commission members by 5:00PM the Friday before the Planning Commission meeting date unless extenuating circumstances exist. Meeting materials will be available for review by the public in the Planning Department at 125 East Center Street, Moab, UT 84532 and at the Grand County Library.

V.7. Written Citizen Comment

Any citizen wanting to submit written information to the Planning Commission for inclusion in the Planning Commission meeting materials packet shall provide written comments to the Planning

Department by 5:00 PM the Thursday before the Planning Commission meeting date. All documents, including electronically transmitted material, should be submitted directly to the Planning Department. Materials sent to individual Commission members will not be considered.

V.8. Minutes

The recording of minutes of all Commission meetings shall be the responsibility of Planning Department staff. In the event staff is absent from any meeting, the Planning Department may send a designee.

V.9. Rules of Order

In the event a question over procedures arises, Robert's Rules of Order shall prevail.

V.10. Voting

Commission members shall make a good faith effort to become knowledgeable on matters before the Commission. A quorum of the Commission shall consist of four members and the affirmative vote of at least four members in attendance shall be necessary to pass any motion.

V.11. Motion

All decisions of the Commission shall be made in a public meeting by motion, made and seconded, and by voice vote. Any Commissioner may make or second a motion. If there is any ambiguity on any vote or if the nature of the application or petition warrants, the Chairperson may conduct a roll call vote.

Motions should be supported by reason and include findings. The person making the motion is encouraged to state the reasons and finding(s) supporting the motion at the time the motion is made. Any conditions for approval must be stated in the motion. The motion may refer to the staff report for details of the conditions for approval if the person making the motion desires to do so.

V.12. Conduct During Public Meetings

During all meetings and hearings, persons providing testimony shall proceed without interruption except by members of the Commission at the discretion of the Chairperson. All comments, arguments, and pleadings shall be addressed to the Chairperson and there shall be no debate or argument between individuals in the audience. There shall be no debate or argument between individuals. The Chairperson shall maintain order and decorum, and, to that end may order removal of disorderly or disruptive persons.

Any member of the Commission, Counsel to the Commission, or the Commission staff, upon recognition by the Chairperson, may direct any questions to the applicant, witness, or any person speaking from the audience for the purpose of eliciting relevant facts. The Chairperson or Commission members may call for relevant facts from staff and make appropriate comments relevant to the matter.

V.13. Time Control

The Chairperson may control the time for debate on any issue. Care should be taken to insure fairness in the hearing process. Those speaking in support and opposed should have substantially equal time. The Chairperson may stop debate once he or she believes the issue has been adequately and fairly heard.

V.14. Citizen, Applicant, and Other Participation by Real-Time Telecommunication

Participation by Citizens, Applicants, and Others may be allowed by real-time telecommunication at the discretion of the Chairperson.

V.15. Commissioner Participation by Real-Time Telecommunication

Commissioner participation by real time telecommunication shall be limited to discussion only. No Commission member shall vote on any matter unless such member is physically present at the meeting when a vote is taken.

V.16. Request to Withdraw or Amend Applications or Petitions

Upon request from the applicant, petitioner, or authorized agent, an application or petition may be withdrawn at any time before the Commission makes a decision on the same.

An applicant, petitioner or authorized agent may amend applications or petitions in any lawful manner on written request delivered to the Commission not less than 14 days prior to the scheduled public meeting. The purpose of this requirement is to assure that the amendment is properly evaluated and addressed in the staff report. In the event that an amendment to an application or petition is received less than 14 days before the public meeting addressing the same, the staff will orally report to the Commission at the public meeting the nature of the amendment. The Commission shall determine whether the nature of the amendment is such as to require reexamination by the County attorney or staff. If reexamination of the amendment is deemed necessary, the Commission may proceed with the hearing or may continue it to a future date until it has received sufficient information and analysis to make the appropriate findings and conclusions associated with the amended application or petition.

ARTICLE VI Ethical Considerations

The following ethical principles shall guide the actions of the Commission and its members.

VI.1. Serve the Public Interest

The primary obligation of the Commission and each member is to serve the public interest.

VI.2. Support Citizen Participation in Planning

The Commission shall ensure a forum for meaningful citizen participation and expression in the planning process, and assist in the clarification of community goals, objectives and policies.

VI.3. Conflict of Interest

Planning Commission members shall adhere to Grand County policy as stated in Ordinance 462 regarding conflicts of interest. A member with a conflict of interest shall be required to disclose such conflict prior to consideration of the matter by the Planning Commission. A member with a conflict of interest may not attempt to influence other members or appointed staff outside the meeting. A member with a conflict of interest shall be required to recuse herself or himself from participating in, commenting on, or voting on the matter in which such conflict exists.

VI.4. Ex Parte Communication / Ensure Full Disclosure at Public Meetings

Each case shall be decided on the basis of the evidence placed in the record in a public meeting. Ex parte information on any application received by a Commissioner, whether by mail, telephone, or

other communication should be avoided. When such communication does occur it must be made part of the public record by the Commission member. The purpose of disclosing ex parte communication is to get all information on the record so it can then be addressed, confirmed or refuted, by evidence presented by the parties during a meeting.

VI.5. Maintain Public Impartiality

Commission members may seek information from other Commission members, the counsel to the Commission, staff serving the Commission, or the staff of other departments or agencies advising the Commission. Each member of the Commission has an ethical duty to avoid making public statements for or against the merits of any application before the Commission hearing is concluded and a decision or recommendation has been rendered.

VI.6. Faithful Attendance and Performance

Should circumstances arise where a Planning Commission member is unable to attend a scheduled meeting, the member shall be responsible for notifying the Chair or Planning Department staff as soon as possible. If circumstances prevent faithful attendance and performance of Planning Commission member duties, the member should resign from the Planning Commission.

**ARTICLE VII
Resignations and Removal of Membership**

VII.1. Resignations

Any member of the Commission must submit a signed letter of resignation specifying the effective date on which the member's service will cease. The letter of resignation shall be submitted to the County Council Office as per County Resolution ____ (2013).

VII.2. Acceptance of Resignation

The County Council shall accept resignation upon receipt thereof.

VII.3. Removal from Commission

Planning Commission may request the resignation of a member for reasons of attendance and/or ethical considerations. County Council may remove a Commission member for cause prior to the expiration of the appointed term.

**ARTICLE VIII
Adoption, Review, and Amendment of Bylaws**

VIII.1. Annual Review and Amendment

The bylaws will be reviewed by the Commission at the beginning of each calendar year. Amendments will be recommended to the County Council for approval as per County Ordinance 472 (2008).

VIII.2. Waiving or Suspending Rules

A rule of procedure may be suspended or waived at any meeting by unanimous vote of the Commission members present unless such rule is set by state law or County ordinance.

ROBERTS RULES CHEAT SHEET

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Adjourn	"I move that we adjourn"	No	Yes	No	No	Majority
Recess	"I move that we recess until..."	No	Yes	No	Yes	Majority
Complain about noise, room temp., etc.	"Point of privilege"	Yes	No	No	No	Chair Decides
Suspend further consideration of something	"I move that we table it"	No	Yes	No	No	Majority
End debate	"I move the previous question"	No	Yes	No	No	2/3
Postpone consideration of something	"I move we postpone this matter until..."	No	Yes	Yes	Yes	Majority
Amend a motion	"I move that this motion be amended by..."	No	Yes	Yes	Yes	Majority
Introduce business (a primary motion)	"I move that..."	No	Yes	Yes	Yes	Majority

The above listed motions and points are listed in established order of precedence. When any one of them is pending, you may not introduce another that is listed below, but you may introduce another that is listed above it.

To:	You say:	Interrupt Speaker	Second Needed	Debatable	Amendable	Vote Needed
Object to procedure or personal affront	"Point of order"	Yes	No	No	No	Chair decides
Request information	"Point of information"	Yes	No	No	No	None
Ask for vote by actual count to verify voice vote	"I call for a division of the house"	Must be done before new motion	No	No	No	None unless someone objects
Object to considering some undiplomatic or improper matter	"I object to consideration of this question"	Yes	No	No	No	2/3
Take up matter previously tabled	"I move we take from the table..."	Yes	Yes	No	No	Majority
Reconsider something already disposed of	"I move we now (or later) reconsider our action relative to..."	Yes	Yes	Only if original motion was debatable	No	Majority
Consider something out of its scheduled order	"I move we suspend the rules and consider..."	No	Yes	No	No	2/3
Vote on a ruling by the Chair	"I appeal the Chair's decision"	Yes	Yes	Yes	No	Majority

The motions, points and proposals listed above have no established order of preference; any of them may be introduced at any time except when meeting is considering one of the top three matters listed from the first chart (Motion to Adjourn, Recess or Point of Privilege).

PROCEDURE FOR HANDLING A MAIN MOTION

NOTE: Nothing goes to discussion without a motion being on the floor.

Obtaining and assigning the floor

A member raises hand when no one else has the floor

- The chair recognizes the member by name

How the Motion is Brought Before the Assembly

- The member makes the motion: *I move that (or "to") ...* and resumes his seat.
- Another member seconds the motion: *I second the motion* or *I second it* or *second*.
- The chair states the motion: *It is moved and seconded that ... Are you ready for the question?*

Consideration of the Motion

1. Members can debate the motion.
2. Before speaking in debate, members obtain the floor.
3. The maker of the motion has first right to the floor if he or she claims it properly
4. Debate must be confined to the merits of the motion.
5. Debate can be closed only by order of the assembly (2/3 vote) or by the chair if no one seeks the floor for further debate.

The chair puts the motion to a vote

1. The chair asks: *Are you ready for the question?* If no one rises to claim the floor, the chair proceeds to take the vote.
2. The chair says: *The question is on the adoption of the motion that ... As many as are in favor, say 'Aye'. (Pause for response.) Those opposed, say 'Nay'. (Pause for response.) Those abstained please say 'Aye'.*

The chair announces the result of the vote.

1. *The ayes have it, the motion carries, and ...* (indicating the effect of the vote) or
2. *The nays have it and the motion fails*

WHEN DEBATING YOUR MOTIONS

1. Listen to the other side
2. Focus on issues, not personalities
3. Avoid questioning motives
4. Be polite

HOW TO ACCOMPLISH WHAT YOU WANT TO DO IN MEETINGS

MAIN MOTION

You want to propose a new idea or action for the group.

- After recognition, make a main motion.
- Member: "Madame Chairman, I move that _____."

AMENDING A MOTION

You want to change some of the wording that is being discussed.

- After recognition, "Madame Chairman, I move that the motion be amended by adding the following words _____."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words _____."
- After recognition, "Madame Chairman, I move that the motion be amended by striking out the following words, _____, and adding in their place the following words _____."

REFER TO A COMMITTEE

You feel that an idea or proposal being discussed needs more study and investigation.

- After recognition, "Madame Chairman, I move that the question be referred to a committee made up of members Smith, Jones and Brown."

POSTPONE DEFINITELY

You want the membership to have more time to consider the question under discussion and you want to postpone it to a definite time or day, and have it come up for further consideration.

- After recognition, "Madame Chairman, I move to postpone the question until _____."

PREVIOUS QUESTION

You think discussion has gone on for too long and you want to stop discussion and vote.

- After recognition, "Madam President, I move the previous question."

LIMIT DEBATE

You think discussion is getting long, but you want to give a reasonable length of time for consideration of the question.

- After recognition, "Madam President, I move to limit discussion to two minutes per speaker."

POSTPONE INDEFINITELY

You want to kill a motion that is being discussed.

- After recognition, "Madam Moderator, I move to postpone the question indefinitely."

POSTPONE INDEFINITELY

You are against a motion just proposed and want to learn who is for and who is against the motion.

- After recognition, "Madame President, I move to postpone the motion indefinitely."

RECESS

You want to take a break for a while.

- After recognition, "Madame Moderator, I move to recess for ten minutes."

ADJOURNMENT

You want the meeting to end.

- After recognition, "Madame Chairman, I move to adjourn."

PERMISSION TO WITHDRAW A MOTION

You have made a motion and after discussion, are sorry you made it.

- After recognition, "Madam President, I ask permission to withdraw my motion."

CALL FOR ORDERS OF THE DAY

At the beginning of the meeting, the agenda was adopted. The chairman is not following the order of the approved agenda.

- Without recognition, "Call for orders of the day."

SUSPENDING THE RULES

The agenda has been approved and as the meeting progressed, it became obvious that an item you are interested in will not come up before adjournment.

- After recognition, "Madam Chairman, I move to suspend the rules and move item 5 to position 2."

POINT OF PERSONAL PRIVILEGE

The noise outside the meeting has become so great that you are having trouble hearing.

- Without recognition, "Point of personal privilege."
- Chairman: "State your point."
- Member: "There is too much noise, I can't hear."

COMMITTEE OF THE WHOLE

You are going to propose a question that is likely to be controversial and you feel that some of the members will try to kill it by various maneuvers. Also you want to keep out visitors and the press.

- After recognition, "Madame Chairman, I move that we go into a committee of the whole."

POINT OF ORDER

It is obvious that the meeting is not following proper rules.

- Without recognition, "I rise to a point of order," or "Point of order."

POINT OF INFORMATION

You are wondering about some of the facts under discussion, such as the balance in the treasury when expenditures are being discussed.

- Without recognition, "Point of information."

POINT OF PARLIAMENTARY INQUIRY

You are confused about some of the parliamentary rules.

- Without recognition, "Point of parliamentary inquiry."

APPEAL FROM THE DECISION OF THE CHAIR

Without recognition, "I appeal from the decision of the chair."

Rule Classification and Requirements

Class of Rule	Requirements to Adopt	Requirements to Suspend
Charter	Adopted by majority vote or as proved by law or governing authority	Cannot be suspended
Bylaws	Adopted by membership	Cannot be suspended
Special Rules of Order	Previous notice & 2/3 vote, or a majority of entire membership	2/3 Vote
Standing Rules	Majority vote	Can be suspended for session by majority vote during a meeting
Modified Roberts Rules of Order	Adopted in bylaws	2/3 vote

Planning Commission Resources

- [Robert's Rules](#) (Unofficial online guide); Official site: <http://www.robertsrules.com/book.html>
- PC Bylaws
- Planning organizations and trainings – [ULCT](#), [UAC](#), [APA](#), [APA-UT](#), U of U [City & Metro Planning](#), [USU Landscape Architecture](#), [Rocky Mountain Land Use Institute](#)
- GC Community & Economic Development Department [website](#)
- Staff: (1st letter of 1st name)(last name)@grandcountyutah.net [zlevine@grandcountyutah.net]

Planning: Process and Product

The Comprehensive Planning Process



- **General Plan, Including Future Land Use Plan (FLUP) Map**
 - What is it?
 - Advisory document – not binding
 - Combination of maps and narratives intended to guide future land use and growth
 - Brings together multiple “elements”– transportation, economic development, parks & rec, community vision, etc.
 - 1st adopted in 2004, several addendums in the decade that followed, and then updated in 2012

- Process: draft maps, public workshops, sequential refinement
- **Grand County Land Use Code (LUC), Including Zoning Map**
 - What is it?
 - Binding document – regulatory framework for land development
 - Defines what owners in each zone district can and cannot do with their properties
 - Follows from FLUP
 - 1st adopted in 1978, updates codified in 1996, 1999, 2008, and amended as needed
 - Process: Owners/developers submit land use applications, staff reviews applications; Approvals or denials granted in public meetings (administrative) and public hearings (legislative)
 - When reviewing zone change requests, a major question is: Does the FLUP support the request?
- **Other important planning and technical documents**
 - Moab Area Affordable Housing Plan – Adopted 2009; Updated 2017
 - DRAFT Moab Area Economic Development Strategy & Action Plan – Adopt in 2018
 - DRAFT Assured Housing and High Density Development Overlays – Ongoing discussion
 - GC Resource Management Plan – Adopted in 2017 as per legislative mandate in HB 323
 - GC Construction Standards – Provides public infrastructure construction specifications
 - GC Transportation Master Plan – Transportation improvements for future growth
 - GC Trails Master Plan – Created by Trail Mix and adopted by the County; Adopted 2008; Updated 2011
 - GC Storm Drain Design Criteria & Storm Drain Master Plan – storm water management
 - GC Impact Fee Facilities Plan – Combines costs associated with certain infrastructure projects likely to be initiated in next six years and intended *to service new development*. Costs associated with dealing with infrastructure impacts distributed across new “Equivalent Residential Units” (ERUs).
 - International Code Council (ICC) Code Documents – Covers all building construction, fire protection, electrical, and plumbing regulations
 - WUI – Wildland Urban Interface – Regulations (buildings constructed at elevations above 6000 ft.
 - FEMA Floodplain Map & Regulations – Specifications for land and building development within and adjacent to floodways and floodplains

Recent Activity

Land Use Application	2016 (Major Changes/Developments Only)	No.	Status
Code Amendments	Heliport – private heliports as conditional use in the RG zone district Production Water – update ADU – update size to 1,000 square feet PUD – remove required open space Affordable Housing – update to implement Housing Plan Article 9 – streamline procedure Employee housing – allow RV as employee housing Bed and Breakfast – update Buffer – put back in after inadvertently taken out Site Plan as Administrative – procedural update 5-person BOA to single Hearing Officer	11	All were adopted
Subdivision	Canyonlands Commercial PUD Subdivision , Sage Creek Preliminary	2	
Preliminary	Watchman Estates 20 units – Final will happen in 2018		Under construction
Minor Subdivision	Hamblin (2), Widhalm (2), Lavato (3), Hutchins (3), Shumway (2)	5	Approved by Council
Conditional Use	two RV parks and one Day Care,	3	Approved by Council
Rezones	Thompson, Arroyo Crossing MFR Master Plan	2	Approved by Council
Site Plans	90 room Hyatt Motel, Day Trlr. Ct., Lost River expansion, McElhaneey Apts., 2 change of use	6	Administrative approval

Land Use Application	2017 (Major Changes/Developments Only)	No.	Status
Code Amendments	Junk, buffer, SF in HC, BB, BB moratorium	4	All were adopted
Subdivision	Rim Vistas 6 (48 units), Southgate (4 units), Juniper Cove (2 lots), Redstone (3 lots), Highland (4 lots), Puesta 9 (4 lots)	6	All have been approved by the Council
Minor Record Subdivision	Lammert (2 lots), Wagner (2 lots)	2	Approved by Council
Conditional Use	Red Sands RV Park, Jenkstar Ranch CG, Hauer Dude Ranch, Walker, McGean R&D Facility	5	Approved by Council
Rezones	Balsley, Pack Creek Campground, Nantz	4	Approved by Council
Site Plans	Millstream, McElhane/duplex	2	Administrative approval

Larger Subdivisions with phased yet incomplete build-outs

Rim Village PUD – First phases

The Rim Village PUD consists of a total of 104 multi-family dwelling units (4 units per building) in a condominium ownership regime, with a clubhouse, pool and other recreational amenities, on 21.33 acres.

Phase I	16 dwelling units & clubhouse (approved 2000)
Phase II	16 dwelling units
Phase III	16 dwelling units
Phase IV	16 dwelling units
Phase V	12 dwelling units
Phase VI	28 dwelling units (approved 2004)

Rim Vistas

Phase 1 & 2	12 multi-family & 18 SF home lots	Separate sub, approved in 2005
Rim Vistas After purchase of additional HC land.		
Phase III	16 multi-family units	Final Plat, approved 2007
Phase IV	32 multi-family units	Final Plat, approved 2014
Phase V	16 multi-family units	Final Plat, approved 2015
Phase VI	48 multi- family units	Proposed application
Phase VII - VII	12 units 72 units	Future
Total:	196 UNITS	

Puesta del Sol

Started subdividing in 1996 – four preliminary plat changes since that time.

No substantial changes have been made to 2011 preliminary plat. The preliminary plat is 43.3 acres and the application conforms to earlier approvals, consisting of the following:

- 45 single-family dwelling units, ranging from 9,200 square feet to approximately 3 acres per lot,
 - Phase I – 8 units townhomes,

- Phase II – 7 single family lots
- Phase III – 4 single family large lots
- Phase IV – 3 single family lots
- Phase V – 13.60 acres of open space, 1.19 acres for the drainage basin 12.51 acres deeded to the City of Moab for the protection of the city well on the property,
- Phase VI – 3 single family lots.
- Phase VII – 3 single family lots
- Phase VIII – 3 single family lots
- Phase IV – 4 single family lots

There are approximately 3.17 acres for future phases.

Pueblo Verde Subdivision – 28 single family lots approved in 2007

Tierra del Sol – 42 lots on 10.04 acres, zoned Planned Unit Development (PUD) with a Small Lot Residential (SLR) base zoning district. The project is being developed in three phases: Phase one and two are townhomes, overnight rental units. Phase III single family self-help homes.

- Phase I (approved July 18, 2006) includes 8 lots on 2.33 acres (with .33 acres of open space and common area).
- Phase II (approved March 6, 2007) includes 12 lots on 2.32 acres (with .18 acres of open space and common area.
- Phase III (self-help SF homes) = the subject application for the remaining 22 lots on 5.33 acres (with 1.75 acres of open space and common area. (Approved 2010)

Coyote Court – 16 town homes approved in 2004

Desert Wind – 20 condo units approved in 2007

Red Cliffs Condo –72 units in six, three story building – approved 2008 through 2015

Castillo de la Rocas – 18 condo units approved in 2000

Canyon Vista – 39 single family homes (self-help homes) approved in 2000 - 2002

3.1.1 Types of Uses

All of the use categories listed in the following use table summary are defined and described in Section 3.4. The following paragraphs serve as a key to the summary table and indicate how each specific use is treated. (See Section 2.1 for explanation of Zoning District abbreviations.)

A. Permitted Uses

Uses identified in a particular district column with a "P" shall be permitted in such District, subject to compliance with any applicable conditions and all other provisions of this LUC.

B. Conditional Uses

Uses identified in a particular district column with a "C" shall be permitted in such District only upon approval of a Conditional Use Permit by the County Council in accordance with the Conditional Use procedures and standards of this LUC.

C. Uses Not Allowed

A blank cell indicates that a use is not allowed.

D. Uses Not Listed

The Zoning Administrator shall use the criteria in Section 3.4.1 to determine how an unlisted use should be treated.

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL							Use-Specific Standards
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI	HI	
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
Residential Uses (Section 3.4.7)														
Household Living	Dwelling, single-family	P	P	P	P	P					P	P		
	Zero lot line house	P	P	P	P	P					P			3.2.1K
	Alley-loaded house	P	P	P	P	P					P			3.2.1A
	Dwelling, two-family (duplex)	P	P	P	P	P			P		P			3.2.1D
	Townhouse	P	P	P	P	P			P		P			3.2.1G
	Dwelling, multi-family				P				P		P			3.2.1C
	Manufactured home	P	P	P	P	P				P	P			3.2.1H
	Manufactured home community	C									C			3.2.1I
	Upper-story residential						P	P	P	P	P	P		3.2.1J
	All other household living uses				P									

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL							Use-Specific Standards
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI	HI	
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
Group Living	Group home	P	P	P	P	P					P			3.2.1E
	All other group living	C	C	C	C	C		P			P			3.2.1F
Public and Civic Uses (Section 3.4.8)														
Community Service	All community service	P				C	P	P			P	P	P	
Day Care	Day care, general	C	C	C	C	P	P	P	P	P	P	P		3.2.2B
	Day care, limited	P	P	P	P	P	P	P	P	P	P	P		3.2.2C
Educational Facilities	College or university			C	C	C	P	P	P	P	P	P		
	Field Research Stations and Environmental Education Centers					C								3.2.2E
	All other educational facilities	P	P	P	P	C		P			P			
Government Facilities	Detention center													
	County or state shop/ storage yard										P	P	P	
	Recycling Center			C		C							C	
	All other government facilities	P	P	P	P	P	P	P	P	P	P	P	P	
Institutions	All institutions					C		P			P			
Medical Facilities	Hospital or clinic	C		C		C		P			P			3.2.2D
	All other medical facilities	C		C		C		P			P			3.2.2D
Parks and Open Areas	Golf course/country club			C		C								
	Cemeteries, columbaria, crematoria, mausoleums and memorial parks			P		P								

Principal Uses by Zoning District															
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL							Use-Specific Standards	
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI	HI		
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)															
	All other park and open area	P	P	P	P	P	P	P	P	P	P	P	P	P	Section 6.11
Passenger Terminals	Airport and heliport, emergency operations											P			3.2.2A
	Airport and heliport, private					C									3.2.2B
	Airport and heliport, public														Section 4.3
	Bus station or terminal							P				P	P	P	
	Train passenger terminal					C									3.2.4N
	All other passenger terminals														
Places of Worship	All uses	P	P	P	P	C	P	P	C	C	P	P			
Utilities	Telecommunications tower and facility					C		C			C	C	C	3.2.3P	
	Telecommunications tower and facility on existing tower/structure	P	P	P	P	P	P	P			P	P	P	3.2.3Q	
	Telecommunications tower and facility in tower campus					P								3.2.3R	
	Utility substation					C	C	C	C	C	C	C	C	3.2.3S	
	Transmission facility	C	C	C	C	C	C	C	C	C	C	C	C		
	All other major utilities use	C	C	C		C	C	C	C	C	C	P	P		
	All minor utilities use	P	P	P	P	P	P	P	P	P	P	P	P		
Commercial Uses (Section 3.4.9)															
Eating Establishments	Restaurant, fast food							P	P		P			3.2.3N	
	Restaurant, general						P	P	P	P	P			3.2.3N	

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL							Use-Specific Standards
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI	HI	
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
Entertainment	Adult entertainment											C	C	3.2.3A
	Bar or lounge							P	P	P	P	C	C	3.2.3C
	Theater						P	P						
	All other indoor recreational use							P						3.2.3I
	Flea market										C			3.2.3G
	All other outdoor recreational use			C		C			C	C	C			3.2.3J
	All other entertainment													
Office	All uses						P	P	P	P	P	P		
Overnight Accommodations	Bed and breakfast					P		P	P	P	P			3.2.3D
	Dude ranch or destination resort					C								3.2.3F
	Hotel or motel						P	P	P	P	P			
	Recreational vehicle parks and campgrounds								C	C	C			3.2.3L
	Residential units used for overnight accommodation							P	P	P	P			3.2.3M
	All other overnight accommodation uses													4.6.4
Retail Sales and Service	Outfitter, guide service and facility			C				C	C	C	C			3.2.3K
	All personal service-oriented uses						P	P	P	C	P	P		
	Building materials, sales and yard							P			P	P		
	Greenhouse or nursery, wholesale or retail										P			

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL						Use-Specific Standards	
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI		HI
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
	All other sales-oriented uses						P	P	P					
	Repair services, general										P	P		
	Repair services, limited						P	P			P	P		
	All other repair-oriented uses													
Self Storage	RV and Boat Storage										P	P		3.2.4I
	All other self storage uses							P			P	P		3.2.4J
Vehicle Sales and Service	Auto repair garage							C			P	P	P	3.2.3B
	Car wash							P			P	P	P	3.2.3G
	Fuel Service						C	C	P	P	P	P	P	3.2.3H
	Limited vehicle service										P	P	P	
	Vehicle sales, rental or leasing facility							P			P	P		
	All other vehicle sales & service uses													
Industrial Uses (Section 3.4.10)														
Heavy industrial	Railroad facilities, including shops and rail yards					C							C	3.2.4N
	Asphalt or concrete batch plant					C						C	P	3.2.4A
	Food processing					C		C			C	P	P	
	Manufacturing, hazardous/objectionable											C	C	
	Power plant												P	
	Woodworking and cabinet shops					C		C			C	P	P	

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL						Use-Specific Standards	
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI		HI
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
	Production Water Disposal & Recycling Facilities					C							C	3.2.4B
Light industrial Service	Freight, terminal and parking lot												P	
	Fuel product storage											C	P	3.2.4B
	Impound lot									C	C	C		3.2.4C
	Manufacturing and production						C			P	P	P		3.2.4L
	Truck stop										P	P		
	All other light industrial service uses										P	P		
Warehouse and Freight Movement	Warehouse, commercial									P	P	P		
	Stockpiling of sand, gravel, or other aggregate materials					C							P	
	All other uses													
Waste Related Services	Junk yard, salvage or auto salvage yard										C	P		3.2.4K
	Public land fill					C							P	3.2.4G
	Waste transfer stations					C							C	3.2.4N
	Waste storage, treatment and disposal					C							C	3.2.4N
	Waste transport					C							C	3.2.4N
	All other waste related uses													
Wholesale Trade & Contractor Services	All wholesale trade and Contractor Services							C			C	P	P	3.2.4P
Other Uses (Section 3.4.11)														

Principal Uses by Zoning District														
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL							Use-Specific Standards
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI	HI	
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)														
Agriculture	Animal raising		C	P		P								3.2.5A
	Kennel			C		P						C	C	3.2.30
	Animal feed lot					C								
	Barn, corral, pen, coop or machinery shed		C	P		P								3.2.5B
	Farm, orchard, vineyard or truck garden			P		P								
	Feed mill												P	
	Fruit and vegetable stand			C			P	P			P			
	Grazing			P		P								
	Winery			C		C					C	P	P	
	All other agricultural uses			P		P								
Resource Extraction	Mining					C								3.2.4D
	Oil and gas drilling on private land					C							C	3.2.4E
	Oil and gas drilling on public land					P							P	3.2.4E
	Ore refining or processing					C							P	3.2.4F
	All other resource extraction uses					C							C	

[Ord. 569, 2017; Ord. 560, 2017; Ord. 541, 2016.]