

**GRAND COUNTY, UTAH**  
**RESOLUTION NO. \_\_\_\_\_ (2022)**

**APPROVING A CONDITIONAL USE PERMIT FOR  
RIDE MOAB INDUSTRIES: OUTFITTER, GUIDE SERVICE  
AND FACILITY WITH RETAIL**

**WHEREAS**, the previously named Grand County Council (“County Council”) adopted the Grand County General Plan (“General Plan”) on April 6, 2004, with Resolution No. 2654, as amended by Resolution No. 2976;

**WHEREAS**, the County Council adopted the Grand County Land Use Code (“LUC”) on January 4, 1999 with Ordinance No. 299, as amended by Ordinance No. 468 on February 19, 2008 for the purpose of regulating land use, subdivision and development in Grand County in accordance with the General Plan;

**WHEREAS**, Tracy Balsley (“Owner”) is the owner of record of real property known as Parcel No. 02-0SWE-0009 located in Grand County, Utah and described specifically as follows:

Lot 9 Block A, Plat A, WESTWOOD ACRES SUBDIVISION, according to the official plat thereof. LESS AND EXCEPTING therefrom that portion deeded to the Utah Department of Transportation in the Warranty Deeds recorded August 20, 2003 in Book 609 at page 20 and in Book 609 at page 22 described as follows: A parcel of land in fee for a safety improvement known as Project No. 9999, being part of an entire tract of property, situate in Lot 9, Block A, Westwood Acres Subdivision Plat A, a subdivision in Lot 3 of Section 7, T.26S., R.22E., S.L.B.&M.. The boundaries of said parcel of land are described as follows: Beginning at a point in the southwesterly right of way line of State Route 191, which is the Northwest Corner of said Lot 9; and running thence Southeasterly 9.98 feet along the arc of a 4,971.20 foot radius curve to the left (Note: Chord to said curve bears S. 58°32'25" E. for a distance of 9.98 feet) and along said southwesterly right of way line to a point 60.00 feet radially distant southwesterly from the centerline of State Route 191 of said project at Engineer Station 200+91.91; thence S. 60°46'13" W. 9.81 feet to the westerly boundary line of said Lot 9 and a point 45.28 feet perpendicularly distant easterly from the control line of 400 East Street of said project at Engineer Station 298+90.92; thence N. 00°15'00" E. 10.00 feet along said westerly boundary line to the point of beginning as shown on the official map of said project on file in the office of the Utah Department of Transportation. The above described parcel of land contains 43 square feet.

**WHEREAS**, the property consists of approximately 0.50 acre of commercial land located at 1040 Highway 191, in Grand County, Utah;

**WHEREAS**, the subject property is zoned General Business (GB) as more specifically described in LUC Section 2.9;

**WHEREAS**, the Owner’s representative has submitted a conditional use permit application for an Outfitter, guide service and facility or related category designated in LUC Section 3.1, as amended through December 31, 2022;

**WHEREAS**, a vacant unit within the existing structure on the subject property is proposed for use by the guide and rental business, which shares a wall with an existing retail business in the structure;

**WHEREAS**, the Owner’s representative has met the requirements of the LUC for the GB zone district, the Conditional Use Permit criteria, including provisions to mitigate potential detrimental impacts per LUC Section 9.10.6 Conditions of Approval, as well as the use-specific standards for Outfitter, guide service and facility per Section 3.2.3 (K.1), as submitted;

**WHEREAS**, the County Commission has considered evidence and testimony presented with respect to the subject application, including possible detrimental impacts and how to mitigate them.

**NOW THEREFORE BE IT RESOLVED**, that the Grand County Commission hereby approves the Conditional Use Permit for Ride Moab Industries Business as illustrated on the Site Plan dated August 2<sup>nd</sup>, 2022, attached as *Exhibit A* with the following conditions of approval:

1. Permittee/Owner agrees to comply with the Commercial Use Standards set forth for Outfitters and Guide Services in LUC Section 3.2.3, as amended through December 31, 2022;
2. CUP review is required each year for compliance, on the anniversary of approval, per LUC Section 9.10.
3. A dedicated ingress/egress along Jackson street shall be required. This measure may be temporary in nature until after spring 2023 drainage work in the right-of-way is completed. At that time, Permittee/Owner or property owner shall discuss with the Grand County Roads Supervisor a permanent solution to block the open access along the entire property boundary with Jackson street, which creates a hazard.

**APPROVED** by the Grand County Commission in open session this 20th day of September, 2022 by the following vote:

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

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

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

**Grand County Commission**

**ATTEST:**

---

Jacques Hadler, Chair

Gabriel Woytek, Clerk/Auditor

Exhibit A: Site Plan