

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

**AN ORDINANCE AMENDING THE GRAND COUNTY LAND USE CODE BY  
AMENDING ARTICLE 4 (SPECIAL OVERLAY DISTRICTS) TO  
ESTABLISH CHAPTER 4.9, AN ALTERNATIVE DWELLING OVERLAY  
(ADO) DISTRICT PILOT PROGRAM**

**WHEREAS**, Utah Code § 17-27a-102 enables a county to enact all ordinances, resolutions, and rules and various forms of land use controls and development agreements that the county considers necessary or appropriate for the use and development of land within the unincorporated area of the county;

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

**WHEREAS**, from time to time the County adopts ordinances to modify its LUC and zoning map to improve the quality and order of land development and align the LUC with changing community conditions, public review noticing procedures, state law, contemporary planning concepts and streamlining land use reviews and permits;

**WHEREAS**, the cost of housing in the Moab Area has become increasingly unaffordable, as the median home listing price was \$792,000 in June 2022, trending up 85.5% year-over-year,<sup>1</sup> and the median home sales price as of May 2022 was \$694,000,<sup>2</sup> which is unattainable for the Grand County annual household median income of \$56,639<sup>3</sup>;

**WHEREAS**, in July of 2022, out of 293 known rental units (excluding senior housing) in the Moab area, only seven (7) were currently available to rent, and out of those, five were 3-bedroom homes averaging a rental rate of \$4,000/month, and there were at least 50 residents on waitlists for various apartment complexes;<sup>4</sup>

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<sup>1</sup> Utah Association of Realtors

<sup>2</sup> Utah Association of Realtors. Local Market Updates by County. (May 2022)

<sup>3</sup> Census.gov

<sup>4</sup> Moabhousing.com and Zillow

**WHEREAS**, as of August 2022, Grand County had an estimated 165 adults and 98 children experiencing homelessness at some point throughout the year;<sup>5</sup>

**WHEREAS**, the lack of attainable housing can result in homelessness, undesirable living conditions, lack of funds available for other basic needs, and a decrease in the quality of life for Grand County workers and their families;

**WHEREAS**, according to a survey conducted by the Grand County Economic Development Department in 2021, 82% of employers reported the lack of attainable housing limited their ability to fully staff their company, and 65% reported having lost employees due to the housing shortage<sup>6</sup>;

**WHEREAS**, many employers in Grand County are unable to hire and retain employees because of the lack of attainable workforce housing;

**WHEREAS**, the County desires to amend LUC Article 4 (Special Purpose Overlay Districts) to establish an Alternative Dwelling Overlay District as a pilot program for a period of one year from the date of adoption, or for up to 300 dwelling units, whichever comes first, in order to provide opportunities for workforce housing;

**WHEREAS**, on August 22, 2022, after a public hearing, the Planning Commission voted unanimously to forward a favorable recommendation to the County Commission to amend LUC Article 4 to establish an Alternative Dwelling Overlay District;

**WHEREAS**, on September 20, 2022, the County Commission held a public hearing to solicit public comment regarding the proposed amendments; and

**WHEREAS**, the Commission has determined it is in the best interests of the public to implement a pilot program to permit Alternative Dwelling Communities;

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<sup>5</sup> Moab Valley Multicultural Center data

<sup>6</sup> Grand County Economic Development Department, Moab Area Employee Housing Survey (2021)

**NOW, THEREFORE, BE IT ORDAINED** that the Grand County Commission does hereby amend Article 4 of the Grand County Land Use Code by adopting new Chapter 4.9 as follows:

*See Exhibit A*

**APPROVED** by Grand County Commission in a regular public meeting on \_\_\_\_\_, 2022 by the following vote:

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

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

*Those absent:* \_\_\_\_\_

**Grand County Commission:**

**ATTEST:**

\_\_\_\_\_  
Jacques Hadler, Chair

\_\_\_\_\_  
Gabriel Woytek, Clerk/Auditor