



# HIGH DENSITY HOUSING (HDH) OVERLAY APPLICATION

Grand County Courthouse: 125 E. Center St. Moab, UT 84532; Phone: (435) 259-1343

**FOR OFFICE USE ONLY**

Date of Submittal: \_\_\_\_\_ Application Processing Fees: **\$750.00**

Submittal Received by: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Fees Received by: \_\_\_\_\_

**APPLICANTS ARE STRONGLY ENCOURAGED TO READ THROUGH SECTION 4.7 OF THE GRAND COUNTY LAND USE CODE AND MEET WITH STAFF PRIOR TO SUBMITTING AN APPLICATION TO RECEIVE THE HIGH DENSITY HOUSING (HDH) OVERLAY. APPROVAL OF AN HDH OVERLAY APPLICATION DOES NOT CONSTITUTE A PRELIMINARY PLAT, FINAL PLAT, OR SITE PLAN APPROVAL.**

**CONTACT INFORMATION**

**Property owner:** \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**Engineer** (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**Property owner representative** (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ cell: \_\_\_\_\_ fax: \_\_\_\_\_

Email address: \_\_\_\_\_

**PROJECT INFORMATION**

**Project name:** \_\_\_\_\_

General location of the property: \_\_\_\_\_

Underlying Zoning: \_\_\_\_\_ *district*

Surrounding land uses: \_\_\_\_\_

Size of property: \_\_\_\_\_ *acres*

Number of lots/units proposed: \_\_\_\_ (for sale) \_\_\_\_ (for rent)

Number of deed restricted HDHO units proposed: \_\_\_\_ (for sale) \_\_\_\_ (for rent)

**REQUIRED – Each of the following agencies will review for their ability to serve the proposed development through adequate existing and future easements, or provide a letter with detailed requirements for the proposed development. Applicants must consult each of the following agencies and obtain will serve letters or signatures on the attached sheet from each agency prior to submitting a development application. A will serve letter does not constitute a final approval of your development plans.**

- Moab Valley Fire Department
- Grand County Road Supervisor
- Grand Water and Sewer Service Agency
- Rocky Mountain Power
- FEMA Floodplain Administrator
- Dominion Energy

### **SUPPORTING MATERIALS**

Approvals of the High Density Housing (HDH) Overlay are considered legislative, discretionary decisions. They are reviewed in public hearings by the Planning Commission and County Council, with the County Council serving as the final land use authority (i.e. final decision-making authority). Approval of an HDH Overlay application **DOES NOT** constitute a preliminary plat, final plat, or site plan approval. HDH Overlay applications shall contain, at a minimum, the following supporting materials through the approval process according to the following submittal schedule:

- Survey.** The applicant shall submit a certified survey of land area to be rezoned. Such survey map shall require at a minimum the following information:
  1. Subject land area acreage
  2. Adjacent uses and predominant uses in the vicinity
  3. Existing zoning designation of the subject property and surrounding properties.
  4. A vicinity map.
  
- Applicant Statement.** In making its determination, the County Council shall consider the recommendation of the Planning Commission, staff reports, and the written and oral testimony presented. An Applicant statement shall address the following issues for consideration in Section 9.2.7. Because densities associated with the High Density Housing Overlays vary from those in the Future Land Use Plan of the County’s 2012 General Plan, Applicants are encouraged to address why a High Density Housing Overlay Development meets the legislative intent and the established standards of Section 4.7.
  
- Development Agreement.** The Applicant shall provide and enter into a development agreement with the County establishing the proposed means for assuring the continuing existence, maintenance and operation of the HDH development in compliance with standards set forth in Section 4.7 of the Grand County LUC.
  
- Master Plan.** The Applicant shall provide a Master Plan that shall govern the High Density Housing Overlay Development in accordance with Section 4.7 of the Grand County LUC.
  
- Conceptual Site Plan.** Shall include the information required under Section 9.17.3.A through N.

**Title Report.** A preliminary title report for each stage of the application process must be dated within three months of the application submittal date, from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the subject property.

**Covenants, Conditions, Restrictions.** Draft of any protective covenants where the developer/subdivider proposes to regulate land use or development standards in the subdivision.

**Taxes.** A statement from the County treasurer showing the status of all current taxes due on the parcel.

**Surrounding Property Owners.** A list of surrounding property owners and their legal mailing addresses within 1000 feet in any direction of the exterior boundary of the parcel proposed to be rezoned.

**Posting.** The Applicant is responsible for posting a sign noticing the public hearings. The Community and Economic Development Department will provide the physical signs. The Applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place within the front setback of each street to which the proposed subdivision fronts. The public hearing notices shall be posted at least 10 days prior to the public hearings and remain in place until the public hearing is completed.

**Application Fee.** The process / filing fee of \$750.00 shall be paid in full.

**APPLICANT CERTIFICATION**

I certify under penalty of perjury that this application and all information submitted as a part of this application are true, complete and accurate to the best of my knowledge. I certify that I am the owner of the subject property and that the authorized agent noted in this application has my consent to represent me with respect to this application. Should any of the information or representations submitted in connection with this application be incorrect or untrue, I understand that Grand County may rescind any approval, or take any other legal or appropriate action. I also acknowledge that I have reviewed the applicable sections of the Grand County Land Use Code and that items and checklists contained in this application are basic and minimum requirements only and that other requirements may be imposed that are unique to individual projects or uses. Additionally, I have reviewed and understand the section from the Consolidated Fee Schedule and hereby agree to comply with this resolution. I also agree to allow the Staff, or County appointed agent(s) of the County to enter the subject property to make any necessary inspections thereof.

Property Owner’s Signature: \_\_\_\_\_ Date: \_\_\_\_\_

State of Utah        )  
                          )   SS  
County of Grand    )

SUBSCRIBED AND SWORN to and before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_



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**REQUIRED – The representative signing below is acknowledging that they have reviewed plans submitted in conjunction with the proposed (project) \_\_\_\_\_. By providing a signature below, each agency is confirming their ability to serve the proposed development. It may be necessary for further collaboration with certain agencies to assure adequate existing and future easements are provided for, in such a case the agency will provide a letter with detailed requirements for the site.**

Moab Valley Fire Department \_\_\_\_\_  
46 South 100 East, Moab, UT 84532 (435) 259-5557

Grand County Road Supervisor \_\_\_\_\_  
3500 S. Hwy. 191, Moab, UT 84532 (435) 259-5308

Grand Water and Sewer Service Agency \_\_\_\_\_  
3025 E. Spanish Trail Rd., Moab, UT 84532 (435) 259-8121

Rocky Mountain Power \_\_\_\_\_  
308 N. 100 W., Moab, UT 84532 1-888-221-7070

(Provide site map if applicable)

FEMA Floodplain Administrator \_\_\_\_\_  
125 E. Center St., Moab, UT 84532 (435) 259-4134

(If applicable)

Thompson Springs Fire Dist. \_\_\_\_\_  
101 Firehouse Lane, Thompson, UT 84540 (435) 259-9919

(If applicable)

Utah Department of Transportation \_\_\_\_\_  
940 S. Carbon Ave., Price, UT 84501 (435) 650-1156

(If applicable)

Dominion Energy (Gas) \_\_\_\_\_  
246 S. 500 W., Moab, UT 84532 (435) 719-2491