



OVERNIGHT ACCOMMODATIONS OVERLAY (OAO) 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 SECTIONS 3.1.D, 3.2.3, AND 4.6 OF THE GRAND COUNTY LAND USE CODE AND MEET WITH STAFF PRIOR TO SUBMITTING AN APPLICATION TO RECEIVE A USE-SPECIFIC DESIGNATION OF THE OVERNIGHT ACCOMMODATIONS OVERLAY (OAO). APPROVAL OF AN OVERNIGHT ACCOMMODATIONS 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 short-term [<30 days] use) _____ (for long-term [>30 days] use)

Other uses proposed: _____

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 are encouraged to consult each of the following agencies prior to submitting a development application. Grand County Community and Economic Development staff will request approval letters or signatures from each agency after a complete application is submitted.

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

SUPPORTING MATERIALS

Approvals of the use specific Overnight Accommodations Overlays (OAO) 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 OAO application **DOES NOT** constitute a preliminary plat, final plat, or site plan approval. Overnight Accommodations 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 issues for consideration in Section 9.2.7. Applicants are encouraged to address why an Overnight Accommodations Development meets the legislative intent and the established standards of Section 4.6. More specifically, Applicants must provide 1) a clear statement of how the proposed development provides benefits to the community as compared to development carried out in accordance with the otherwise applicable zoning and development regulations, and 2) a description of the beneficial public services and goods the project provides to the community. This should include a description of the community benefit concepts, and specific documentation of the proposed types, amounts, locations and relationships of compatible uses provided within the development that provide beneficial public services and goods to the community. Examples of such uses may include mixed uses, residential uses, office, commercial and civic uses, public open space, and indoor/outdoor gathering spaces.

Development Agreement. The Applicant shall provide and enter into a development agreement with the County establishing the proposed development of the subject acreage, compliance with the standards of Section 4.6, and means for complying with the Assured Housing requirements of Section 6.15.

Master Plan. The Applicant shall provide a Master Plan that shall govern the High Density Housing Overlay Development in accordance with Section 4.6 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 100 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 \$500.00 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_____