



PLANNED UNIT DEVELOPMENT APPLICATION

(Multi-family Residential zone change requests please see Zoning Administrator for additional forms)

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

FOR OFFICE USE ONLY

Date of Submittal: _____ Rezone Processing Fees: **\$750.00**
Submittal Received by: _____ Amount Paid: _____ Fees Received by: _____

CONTACT INFORMATION

Property owner: _____
Address: _____
Phone: _____ cell: _____ fax: _____
Email address: _____

Engineer (if applicable): _____
Address: _____
Phone: _____ cell: _____ fax: _____
Email address: _____

Property owner representative: _____
Address: _____
Phone: _____ cell: _____ fax: _____
Email address: _____

PROJECT INFORMATION

Project name: _____
General location of the property: _____
Size of the subject property: _____ acres Number of lots: _____
Surrounding land uses: _____
Current Zoning: _____ district

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

Zone change 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 property.
4. A vicinity map.
5. Proposed project conceptual plan

Master Plan. In approving a -PUD district development in accordance with Sec. 4.4 of the Grand County LUC, the County Council shall require a master plan of the development. Applicants shall provide a comparison of the proposed development with the standards of underlying zoning district and a statement describing how the proposed development provides greater benefits to the County than would a development carried out in accordance with otherwise applicable zoning and development regulations. The following items shall be required as part of the Master Plan submission:

1. A statement by the applicant describing how the proposed development provides greater benefits to the County than would a development carried out in accordance with otherwise applicable zoning and development regulations;
2. Identification of lands that include public drinking water supply watersheds (recharge areas for the aquifer in the Glen Canyon formation); floodplains and riparian habitats; slopes in excess of 30 percent, and significant geological, biological, and archeological sites (not all of these will apply to every parcel);
3. Identification of site planning features designed to ensure compatibility between on-site residential and nonresidential uses, and with the surrounding neighborhood and land uses;

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4. A narrative addressing the proposed development explaining and tabulating the land uses by gross acre, number of dwelling units by housing type, residential density and/or square footage of non-residential uses per gross acre, common area and open space acreage, potential traffic generation, overall character and architectural style, the relationship of the proposed development to existing development in the area and other related development features;
 5. A site plan prepared in accordance with the requirements of Section [9.17](#) shall be approved and filed with the findings of fact as part of the approval; including but not limited to, major roads, trails and trail connections, major utilities, existing and proposed land uses, common area, open space, landscaping plan, a conceptual drainage plan and entrance locations on existing roads;
 6. Dimensional standards to be modified within the -PUD district relative to the underlying base district standards;
 7. A statement of how the proposed development is consistent with the General Plan; and
 8. Other relevant information as may be requested by the Zoning Administrator

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.

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 of the exterior boundary of the parcel proposed to be rezoned.

Posting. The applicant is responsible for posting a sign noticing the public hearings (please see attached for a reduced size template and requirements). The applicant is responsible for wind and water proofing the sign as well as placing it in a prominent place on the land area proposed for subdivision with a notice of the hearing at least 10 days prior to the public hearings.

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 if 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: _____

***If the Applicant is not the property owner of record, a written and notarized authorization from the owner of record MUST be submitted alongside the application.**

GRAND COUNTY

Public Hearing Notice

(Planning Commission or County Council)

For: _____
(Action requested)

Applicant Information:

(Applicant name and property address)

To be held at the Courthouse, 125 E. Center St

On: _____ **2019** at _____
(Date of Hearing) (Time of Hearing)

**For more information contact the
Grand County Planning Department
Center & 100 East
Moab, Utah
435-259-1371**

Note: It is the Applicant's responsibility to ensure the sign is in a prominent location on the land area proposed for subdivision, weather resistant, and posted at least 10 days prior to the public hearing. Applicant **MUST** submit evidence to the Planning and Zoning Administrator that signage has been posted for at least 10 days prior to the public hearing.

The sign shall be at a minimum 17" x 22" (ANSI C printing option) in size.