

SMALL AREA PLAN for 313/191

Schedule and Summary

The Planning Commission and CED Staff have been tasked with drafting a Small Area Plan for the Highway 313 / 191 node by the Grand County Council, ideally with an adoption date prior to 2021. This document should include guidance for development in the area, including *VISION, GOALS, and IMPORTANT ELEMENTS (such as visual impact, density, types of uses, water, etc)*. These should be defined as specifically or loosely as the Planning Commission and County Council see fit. The small area plan should be a combination of visuals and text, designed to be clear and readable. The plan should include a combination of public input and staff, Planning Commission, and Council guidance.

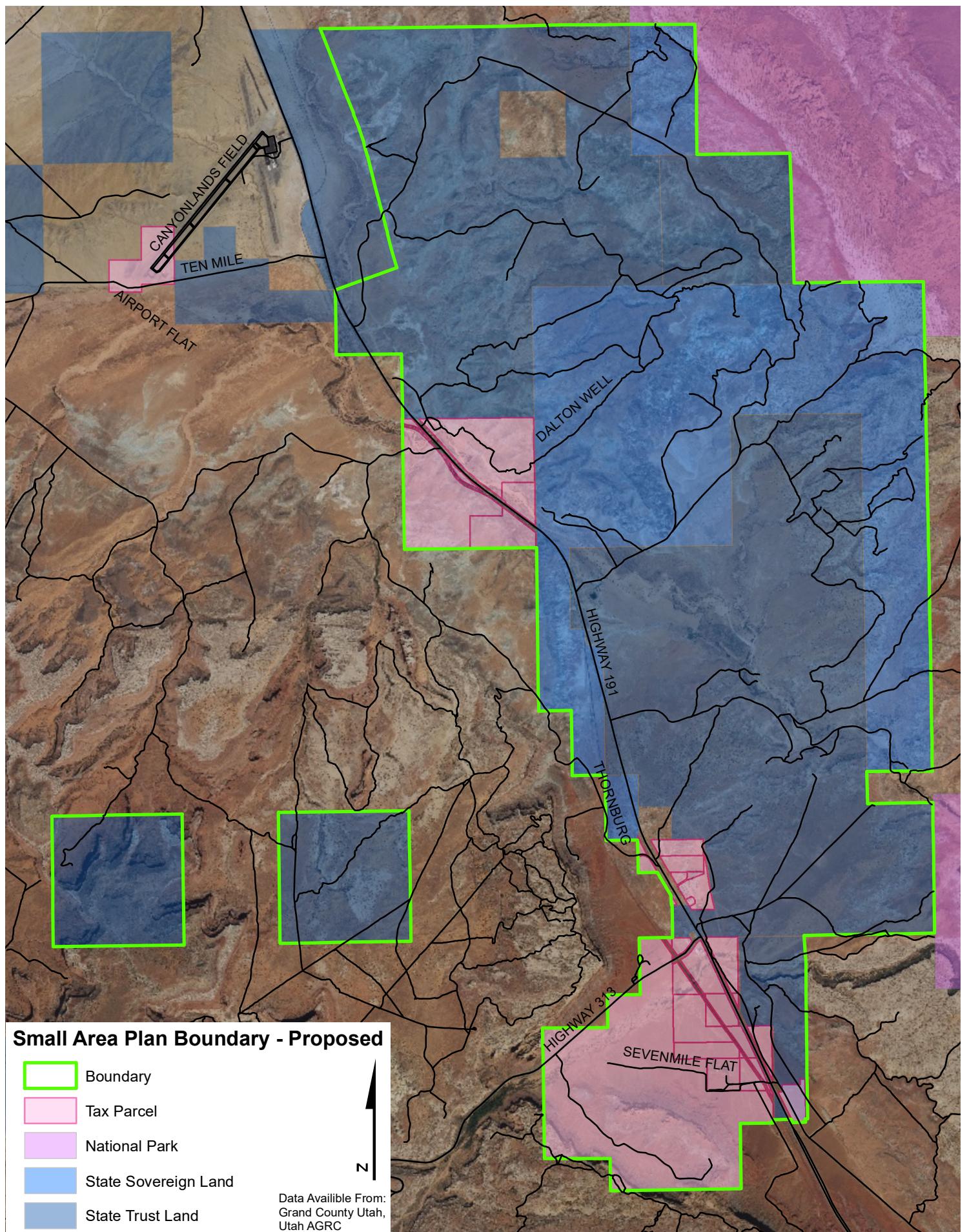
Planning efforts began at the June 8th, 2020, Planning Commission meeting with a discussion of questions for the public to solicit input, a draft definition of boundaries, and a rough timeline.

PROPOSED TIMELINE

PC Approves Public Survey	June 22nd July 13
Public Input Begins, Webpage Created, Stakeholder Meetings	June 30th- July 20
Workshop with CC, PC Discussions, Public Comment Continues	July 21
Discussion at County Council Meeting	August 18
Workshop with CC	September 1
Draft of Small Area Plan	September 1 - 14
<i>Approval of Draft for Legal Review</i>	<i>September 14 Sept 28</i>
Legal Review (4 week minimum)	Sept 28 - ??
Notice for Public Hearing @ PC	October 12
Public Hearing & Recommendation by Planning Commission	October 26
Notice for Public Hearing @ CC	November 2
Public Hearing @ County Council	November 17
Adoption	December 1

	Open Space	Developments shall incorporate into their subdivision plat or site plan the following usable, functional open space together with a public access easement at the following levels based on the size of all parcels included in the development <u>and in accordance with the stipulations in Section 6.11:</u> a. Zero to one acre: five percent; all contiguous. b. One to two acres: 10 percent; at least half contiguous. c. Two to five acres: 15 percent; minimum 7,500 square feet of contiguous. d. Five or more acres: 25 percent; minimum 7,500 square feet of contiguous.
	Height	All developments shall be required to provide a viewshed analysis as part of their application, which analyzes the impact of the proposed height and siting of structures on the visibility of surrounding landscape features. Potential viewshed impacts, as determined by the viewshed analysis, shall be reasonably mitigated, which may include height and siting restrictions. All developments may be constructed to the maximum height allowed by the underlying zone district only if the viewshed analysis is determined to show no detrimental impacts on the visibility of surrounding landscape features. All developments shall be subject to the ridgeline standards in Section 6.9.8.
	Water	All developments shall install the largest feasible rainwater catchment system based on rooftop size, layout, and an analysis of average storm events, as demonstrated by a stamped engineering plan; provided, however, that developers shall not be required to install systems that would generate more water than is needed to satisfy a development's outdoor water/landscaping irrigation needs. All developments shall use the water for beneficial on-site uses such as reducing the use of culinary water for landscaping irrigation. Unless exempt, developers shall register their capture and storage of precipitation with the State of Utah Division of Water Rights prior to placing the water to beneficial use. All developments shall include greywater reuse systems for all shared or group shower or laundry facilities and use the greywater for beneficial on-site uses such as reducing the use of culinary water for landscaping irrigation. All developments shall utilize drought-resistant, water-wise, and xeriscape landscaping design principles. Turf grass may not exceed 10 percent of the landscaped area or 3,000 square feet, whichever is less. Turf grass shall not be permitted. To the maximum extent possible, all developments shall utilize bio-retention and bio-infiltration systems to manage storm water runoff.
<u>Grand County OAO Standards</u>	Site Configuration	Primary uses must face the fronting roadway. Where parcel or site configurations create challenges for meeting this standard, OAO developers shall present alternative use and design features that create an appealing and active interface with the fronting roadway. All development must fit the topography of the property. No mass grading or grading of a flat building envelope (building must step with terrain) is permitted. Additional off street parking may be required as necessary to mitigate impacts on adjacent land uses and neighborhoods as determined by the Zoning Administrator and County Engineer.
	Building Design	No facade or building wall shall exceed 60 linear feet. More than five feet shift in vertical and horizontal facade is required for each 30 linear feet. Building design shall vary between vertical facade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following: a. The proportion of recesses and projections; b. The location of the entrance and window placement, unless storefronts are utilized; c. Roof type, plane, or material, unless otherwise stated in the building type requirements. No rectangular area greater than 30 percent of a building story's facade, as measured from floor to floor, may be windowless, and no horizontal segment of a building story's facade greater than 15 feet in width may be windowless, unless otherwise approved. An exception may be considered if the wall area is to be used to display public art (not a sign) or <u>is necessary to take advantage of passive solar design principles</u> . Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully screened from view when unavoidable. Rooftop parking shall be shielded from view and integrated into the overall building design. Plastic or vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated. <u>Awnings must be of solar stabilized materials.</u> If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or other durable material.
	Materials and Colors	All developments shall be constructed of durable primary materials such as stone, brick and adobe-type materials; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; glass; or engineered stone. Aside from solar panels or other infrastructure related to energy efficiency and water use/reuse, OAO developments shall utilize nonreflective materials. All developments shall utilize earth tone colors that are complementary to the surrounding landscape and visual backdrops. Exceptions shall be allowed for public art.
<u>Grand County Ridgeline Standards</u>		Within the RR, Rural Residential and the RG, Range and Grazing Zone Districts, new structures, buildings, fences, or walls located within 2 miles of the centerline of US Highway 191, State Road 128, or Mill Creek Road, Spanish Valley Drive, shall be located so that the highest elevation of the base of the structure is at least 40 feet below the highest ridgeline of the property.
		However, if the only buildable site on a parcel is less than 40 feet, the average elevation shall be as far below the ridgeline as possible. This standard shall not apply to agricultural fences. For purposes of interpreting this provision, a ridge shall be defined as a line connecting the highest points on the property as viewed from the listed road.

<u>Additional Standards</u>	Site Configuration	Development on parcels adjacent to Highway 313 and State Route 191 must be located as far away from the roadways as possible on the parcel, and, where existing, located adjacent to existing development. Where possible, development should be located such that it is the least visible from the road, using natural features to achieve this objective.
	Skyline	Physical development shall not, to the extent possible, penetrate the skyline on hillsides as seen from Highway 313 and State Route 191, unless there is no other siting alternative. If a development must penetrate the skyline, attempts to obtain variances of other regulations, such as setbacks, must be pursued first that would enable the proposed development to comply with skyline penetration prohibition. The mass of the development in the skyline must be broken into distinct, smaller forms, breaking facades and roof lines into smaller segments, and stepping the building to blend in with the surrounding landscape as much as possible.
	Physical Development	Roof overhangs may be used as a tool for deepening shadows and minimizing mass.
	Landscaping and Disturbance	Site grading limits of disturbance must be the minimum necessary for construction. Retaining walls must be terraced when vertical height of any cut or fill exceeds 6'; no terrace may be higher than 4' and must step back at 4' intervals. Native vegetation must be used for landscaping. Removal of existing vegetation must be minimized and site controls during construction to establish which vegetation to save shall be used. Limits of disturbance areas must be no greater than 20' from a building footprint and paved areas and must include all construction and be marked by a fence prior to grading beginning. Screening shall be required for all development within 100' of a road edge and may be either native vegetation and / or rock features designed to blend in with the surrounding landscape.
		All disturbed areas must be revegetated with native vegetation or other dust control measures.
		All developments must comply with lighting standards in Section 6.6 as well as the following Lightbulbs must be 2200K or below, be fully shielded, downward only directed fixtures. No unshielded lights will be allowed.
		All exterior lights must be turned off by 11pm or be on a motion sensor. No light may trespass off property boundaries.
		Visibility of nighttime lights from Hwy 313 or 191 will be considered in determining the amount of glass allowed in the part of the building facing the roadway. Lumens per acre regulations TBD



Resort Special Zone Use Table

Grand County LUC Section 3.1

Principal Uses by Zoning District

Use Category	Specific Use	Zone
Key: P = Permitted by right C = Conditional Use Permit Required N = Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)		
Residential Uses (Section 3.4.7)		
Household Living	Dwelling, single-family	P
	Zero lot line house	
	Alley-loaded house	
	Dwelling, two-family (duplex)	P
	Townhouse	P
	Dwelling, multi-family	P
	Manufactured home	P
	Manufactured home community	
	Upper-story residential	P
	All other household living uses	
Group Living	Group home	
	All other group living	
Public and Civic Uses (Section 3.4.8)		
Community Service	All community service	
Day Care	Day care, general	P
	Day care, limited	P
Educational Facilities	College or university	P
	Field Research Stations and Environmental Education Centers	P
	All other educational facilities	
Government Facilities	Detention center	
	County or state shop/ storage yard	
	Recycling Center	
	All other government facilities	C
Institutions	All institutions	
Medical Facilities	Hospital or clinic	
	All other medical facilities	
Parks and Open Areas	Golf course/country club	
	Cemeteries, columbaria, crematoria, mausoleums and memorial parks	
	All other park and open area	P
Passenger Terminals	Airport and heliport, emergency operations	
	Airport and heliport, private	
	Airport and heliport, public	
	Bus station or terminal	P
	Train passenger terminal	P
	All other passenger terminals	
Places of Worship	All uses	C
Utilities	Telecommunications tower and facility	
	Telecommunications tower and facility on existing tower/structure	P
	Telecommunications tower and facility in tower campus	
	Utility substation	C
	Transmission facility	C
	All other major utilities use	C
	All minor utilities use	P
Commercial Uses (Section 3.4.9)		
Eating Establishments	Restaurant, fast food	
	Restaurant, general	P
	Adult entertainment	
	Bar or lounge	P
	Theater	P

Entertainment	All other indoor recreational use	
	Flea market	
	All other outdoor recreational use	C
	All other entertainment	
Office	All uses	P
Overnight Accommodations <small>(See Use-Specific Standards. As per Ordinance)</small>	Bed and breakfast	(OAO)
	Dude ranch or destination resort	(OAO)
	Hotel or motel	(OAO)
	Recreational vehicle parks and campgrounds	(OAO)
	Residential units used for overnight accommodation	(OAO)
	All other overnight accommodation uses	(OAO)
Retail Sales and Service	Outfitter, guide service and facility	C
	All personal service-oriented uses	C
	Building materials, sales and yard	
	Greenhouse or nursery, wholesale or retail	
	All other sales-oriented uses	
	Repair services, general	
	Repair services, limited	
	All other repair-oriented uses	
Self Storage	RV and Boat Storage	
	All other self storage uses	
Vehicle Sales and Service	Auto repair garage	
	Car wash	
	Fuel Service	P
	Limited vehicle service	
	Vehicle sales, rental or leasing facility	
	All other vehicle sales & service uses	
Industrial Uses (Section 3.4.10)		
Heavy industrial	Railroad facilities, including shops and rail yards	
	Asphalt or concrete batch plant	
	Food processing	
	Manufacturing, hazardous/objectionable	
	Power plant	
	Woodworking and cabinet shops	
	Production Water Disposal & Recycling Facilities	
Light industrial Service	Freight, terminal and parking lot	
	Fuel product storage	
	Impound lot	
	Manufacturing and production	
	Truck stop	
	All other light industrial service uses	
Warehouse and Freight Movement	Warehouse, commercial	
	Stockpiling of sand, gravel, or other aggregate materials	
	All other uses	
Waste Related Services	Junk yard, salvage or auto salvage yard	
	Public land fill	
	Waste transfer stations	
	Waste storage, treatment and disposal	
	Waste transport	
	All other waste related uses	

Wholesale Trade & Contractor Services	All wholesale trade and Contractor Services	
<u>Other Uses (Section 3.4.11)</u>		
Agriculture	Animal raising	
	Kennel	
	Animal feed lot	
	Barn, corral, pen, coop or machinery shed	P
	Farm, orchard, vineyard or truck garden	P
	Feed mill	
	Fruit and vegetable stand	P
	Grazing	P
	Winery	
	All other agricultural uses	
Resource Extraction	Mining	
	Oil and gas drilling on private land	
	Oil and gas drilling on public land	
	Ore refining or processing	
	All other resource extraction uses	

VISION STATEMENT DRAFT LANGUAGE

SMALL AREA PLAN 313/191

September 28, 2020

This vision statement is intended to be the guide for legislative land use decisions that come before the County Commission, as well as a way for developers and property owners to understand what types of projects might be preferred. In addition, it sets a community vision and provides a benchmark for future development.

The Scenic Resource Protection Area (SRPA) designated around Hwy 313 / US 191 is intended to prioritize the preservation of the natural beauty and ecological quality of the gateway to Moab, facilitate the use and enjoyment of the area, while providing opportunities for development that will enhance the character and not impede the scenic value of the area.

The SRPA is intended to:

- Recognize this area as a gateway to the valuable scenic amenities of the greater Moab area, and as a gateway and introduction to the character and outdoor ethics of the community.
- Protect the views of the surrounding area from US Highway 191 and Utah State Route 313, acknowledging their status as Scenic Byways, and be mindful of the view from Arches National Park into this area.
- Protect and preserve the recreational and conservation uses of the area.
- Preserve and support the natural and ecological quality of the area including night skies, water quality and quantity, native vegetation and biome, natural quiet, and contiguous open space used as habitat by local wildlife.
- Support development appropriate for the area and in keeping with the goals of the SRPA, balancing conservation, recreation, and ecological goals.
- Fulfill the community vision for the area when the opportunity arises through smart redevelopment to protect and preserve the area for future generations to enjoy.

These intentions will be met through the application of the development standards and consideration of these intentions in legislative decision-making.