

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

**AN ORDINANCE AMENDING THE GRAND COUNTY LAND USE CODE (LUC) BY AMENDING ARTICLE 3 (USE REGULATIONS) TO CLARIFY AND ORGANIZE SUB-SECTIONS, TO ESTABLISH USE SPECIFIC STANDARDS RELATED TO BUSINESSES PRODUCING NOISE, AND AMENDING ARTICLE 4 TO ESTABLISH AN OVERLAY DISTRICT FOR OUTFITTER GUIDE BUSINESSES (CATEGORY 2), AND AMENDING ARTICLE 6 (GENERAL DEVELOPMENT STANDARDS) TO ESTABLISH NOISE MITIGATION REQUIREMENTS**

**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 County desires to amend LUC Article 3, Use Regulations, Article 4, Special Purpose Overlay Districts and Article 6, General Development Standards to address impacts on the public health, safety and welfare due to noise producing commercial uses which are incompatible with adjacent residential zoned parcels or existing use, including schools, churches, parks and playgrounds;

**WHEREAS**, the County desires to update LUC Section 3.1 Use Table and 3.2 Use-Specific Standards to improve and clarify the sub-sections, as well as to include new use-specific standards for businesses producing noise;

**WHEREAS**, the County desires to update LUC Article 4 to establish a new Special Purpose

Overlay District for Outfitter Guide business who offer “U-drive” or “Follow Behind” motorized tours with street legal all terrain or utility vehicles in order to permit these businesses in appropriate locations near off-road trailheads;

**WHEREAS**, the County desires to update Section 6.10, Compatibility Standards, to establish Noise Mitigation requirements for businesses that produce noise, are either a permitted use or require a conditional use permit and are located adjacent to residentially zoned parcels;

**WHEREAS**, on September 12, 2022, after a public hearing, the Planning Commission forwarded a favorable recommendation to amend LUC Article 3, 4 and 6 with suggested changes;

**WHEREAS**, on \_\_\_\_\_ 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 interest of the public to update LUC Article 3, 4 and 6 to ensure the public health, safety and welfare;

**NOW, THEREFORE, BE IT ORDAINED** that the Grand County Commission does hereby amend Article 3, 4 and 6 of the Grand County Land Use Code 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

**Disclaimer:** This is a draft version of the LUC Code update to Article 3 Use Standards – Further revisions may be warranted during the public meeting. A final version will be posted after the public meeting.

### 3.2.3 Commercial Use Standards

All proposed commercial uses require a Site Plan Application, per Section 9.16.

#### A. Restaurant

Restaurants shall comply with the following standards:

- 1) Drive-up, drive-through facilities shall provide at least 4 vehicle stacking spaces. In addition, there shall be at least one (1) temporary vehicle stopping space after the delivery window so motorists may prepare themselves for a safe exit onto the public roadway.
- 2) Designated outdoor eating areas accessory to restaurants, such as in a courtyard or on a roof or deck, shall be added to the gross floor area of the building for purposes of computing off-street parking requirements. Outdoor eating areas shall not be designated in required parking areas.

#### B. Adult Entertainment Establishment

- 1) An adult entertainment establishment shall be located a minimum of 1,000 feet, as measured in any direction from property line to property line, from any existing adult entertainment establishment.
- 2) An adult entertainment establishment shall be located a minimum of 1,500 feet, as measured in any direction from property line to property line, of any residentially-zoned property, place of worship, school, park, government-owned or managed building open for public assembly.
- 3) Any display, device or sign that depicts or describes specified sexual activities or specified anatomical areas shall be out of view of the public way and surrounding property.
- 4) Such use shall abut a collector or greater classified street.

#### C. Bar, Nightclub or Tavern

- 1) A Bar Nightclub or Tavern is considered a Business Producing Noise and as such shall comply with Section 6.10.3(C) , Noise Mitigation Standards;
- 2) Submit all such documentation requested by the County demonstrating compliance with applicable state laws regarding storage and service of alcohol.

#### D. Indoor Recreation Use

1. Amusement and other indoor recreation uses shall be conducted within a completely enclosed building ~~except for which shall have no openings, other than stationary insulated glass windows, or required existing openings, facing any adjacent residentially zoned or developed property.~~
2. If adjacent to residential zoned parcels, Indoor Recreation Uses are subject to requirements in Section 6.10.

#### E. Outdoor Recreation Use

Outdoor recreational uses shall comply with the following standards:

- ~~1. 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.~~
2. Improvements shall be audibly insulated, sited and designed so as to minimize visibility from residential areas, developed property, public use areas and public rights-of-ways.
3. Colors used in improvements shall be of low reflective value so as to not draw undue attention to such uses.
4. Food service and retail uses are permitted only as accessory uses, in accordance with Section 3.4.
5. A reclamation bond shall be required sufficient to ensure restoration of the site to a reasonably natural or pre construction state should the use cease in the future for any reason.
6. If adjacent to residential zoned parcels, Outdoor Recreation Uses are subject to requirements in Section 6.10

#### ~~Recreational Vehicle/Travel Trailer Park~~

~~See Section 4.6, Overnight Accommodations Overlay. [Ord. 607, 2020.]~~

#### ~~Residential Units Used for Overnight Accommodations~~

~~See Section 4.6, Overnight Accommodations Overlay. [Ord. 607, 2020.]~~

#### ~~Bed and Breakfast~~

~~See Section 4.6, Overnight Accommodations Overlay. [Ord. 607, 2020; Ord. 569, 2017; Ord. 548, 2016.]~~

#### ~~Dude Ranch or Destination Resort~~

~~See Section 4.6, Overnight Accommodations Overlay. [Ord. 607, 2020.]~~

#### **F. Outfitters, Guide Services and Facilities - Outfitter A businesses shall:**

1. Comply with Section 6.10.3(C) , Noise Mitigation Standards for Businesses Producing Noise; Be located on and accessed from a Principal Arterial Highway, as defined in the Unified Transportation Master Plan;
2. Install and maintain all-weather, dust-proof surfaces for all Motor Vehicle storage, parking, loading, and unloading areas;
3. Locate all washing and vacuuming facilities on site under a roofed area with at least 2 walls; and
4. Screen all equipment stored onsite, other than Motor Vehicles, from view offsite pursuant to Section 6.3.4(F) or Section 6.10, whichever is applicable;
5. All conditional use permits approved under this Section shall be subject to the annual statement of compliance requirements and review set forth in Section 9.10.6(C).

~~ATV~~ An ~~ATV~~ Outfitter, guide service, and rental businesses may sell used **Motor Vehicles** ~~ATVs~~ as part of maintenance of their ~~ATV~~ fleet without being classified as “~~ATV~~ **vehicle** sales” or “ATV sales.”

#### **G. Outfitters, Guide Services and Facilities - Outfitter B**

See [Section 4.10 Outfitter B Special Purpose Overlay District](#).

#### **H. Outfitters, Guide Services and Facilities - Outfitter C & D**

~~Except as provided in Section 3.2.3(K)(2),~~ Outfitters, guide services and facilities C& D shall comply with the following use-specific standards:

1. ~~Screen~~ all outdoor storage from view off site **pursuant to Section 6.3.4(F) or Section 6.10,** whichever is applicable;
2. Install and maintain all-weather, dust-proof surfaces for all Motor Vehicle storage, parking, loading, and unloading areas;
3. Locate all washing and vacuuming facilities on site under a roofed area with at least 2 walls. ~~with an eight-foot sight-obscuring fence; (2) Be prohibited from using ATVs in their business activity.~~

#### **I. Auto Repair Garage - Auto Repair Garages shall comply with the following Development Standards:**

1. Comply with Section 6.10.3(C) Noise Mitigation Standards for Businesses Producing Noise, unless within the Heavy Industrial zone;
2. **Be located along and accessed from a Principal Arterial Highway, as defined in the Unified Transportation Master Plan, unless within the Heavy Industrial zone;**
3. **Install and maintain all-weather, dust-proof surfaces for all Motor Vehicle storage, parking, loading, and unloading areas;**
4. **Locate all washing and vacuuming facilities on site under a roofed area with at least 2 walls;**
5. **Screen all equipment stored onsite, other than Motor Vehicles, from view offsite pursuant to Section 6.3.4(F) or Section 6.10, whichever is applicable;**
6. All conditional use permits approved under this Section shall be subject to the annual statement of compliance requirements and review set forth in Section 9.10.6(C). ~~Each Auto Repair Garage shall:~~

#### **J. Car Wash**

1. All Car Wash facilities are considered a Business Producing Noise and as such shall comply with requirements in Section 6.10.3(C) Noise Mitigation Standards;
2. **Be located on and accessed from a Principal Arterial Highway, as defined in the Unified Transportation Master Plan;**
3. **Provide parking** in the ratio of not less than three parking spaces for each washing stall, or five parking spaces for each automobile that may be accommodated on the washing line within a full-service building;

4. Face building surfaces with masonry, porcelanized steel, baked enamel steel or other material equal in durability and appearance;
5. Install and maintain all-weather, dust-proof surfaces for all Motor Vehicle storage, parking, loading, and unloading areas;
6. Locate all washing and vacuuming facilities on site under a roofed area with at least 2 walls and in the backyard;
7. Screen all stored equipment, other than Motor Vehicles, from view offsite pursuant to Section 6.3.4(F) or Section 6.10, whichever is applicable.

#### **K. Fuel Service**

Gasoline service stations, convenience stores and other fuel service uses shall comply with the following standards.

1. All gasoline service station dispensers shall be setback at least 20 feet from all property lines.
2. All light fixtures mounted on the lower surface of gas canopies must be fully shielded in-and-of themselves (canopy edges do not qualify as shielding).
3. Comply with all applicable state and federal standards, including EPA.

#### **L. Conference or Event Center**

Conference and event centers shall comply with the following standards.

1. All Conference and Event centers are considered a Business Producing Noise and as such shall comply with requirements in Section 6.10.3(C) Noise Mitigation Standards;

#### ~~**G. Flea Market**~~

~~Flea markets shall comply with the standards in this section.~~

~~4. A site plan, prepared in accordance with the requirements of Section 9.17 shall be approved and filed as part of the resolution of approval. Such required site plan and or resolution shall set forth the requirements for:~~

- ~~a. Ingress and egress to the property;~~
- ~~b. Location and dimensions of structures and signs;~~
- ~~c. Specific areas proposed for specific types of land use;~~
- ~~d. Parking spaces;~~
- ~~e. Rest rooms;~~
- ~~f. Topography;~~
- ~~g. Outdoor lighting;~~

- ~~h. Drainage plan (including calculation of pre and post development flows);¶¶~~
  - ~~i. Screening fence or wall (See Section 6.4.3F); and¶¶~~
  - ~~j. Landscaping and other development and protective requirements including maintenance considered necessary to create a reasonable transition to and protection of the adjacent property.¶¶~~
- ~~2. The sales or parking area shall be setback at least 300 feet from any residential zone district and from a lot or parcel containing a residential use.¶¶~~
  - ~~3. Adequate screening shall be required to screen the use from view of adjacent and nearby residential uses.¶¶~~
  - ~~4. Selling area and parking area shall be an all weather, dust proof surface and shall be maintained in a usable condition at all times.¶¶~~
  - ~~5. Adequate traffic access to the flea market shall be available via non-residential streets.¶¶~~
  - ~~6. Vendors shall hold a valid state sales tax permit.¶¶~~
  - ~~7. A flea market shall provide one (1) off street parking space for each employee (typical peak), in addition to off street parking otherwise required pursuant to Sec. 6.1, Off street Parking.¶¶~~
  - ~~8. Overnight lodging or overnight parking of RV's shall not be permitted.¶¶~~
  - ~~9. The County may regulate the hours in which outdoor lighting may be used.¶¶~~
  - ~~10. The County may impose any further reasonable conditions necessary to protect the health, safety or welfare of the public.~~

### [3.2.4 Industrial Use Standards]

#### 3.2.5 Other Use Standards

##### A. Animal Raising

The keeping of domestic, agricultural animals and livestock shall be considered a permitted use, provided that no more than 4 animal units (as defined in Article 10) per acre shall be allowed on parcels with more than one-half acre and less than 5 acres. These standards shall not be applicable to parcels larger than 5 acres.

##### B. Kennels and Dog Boarding Facilities

1. All Kennels and Dog Boarding facilities shall
  - i. Comply with the requirements in Section 6.10.3(C) Noise Mitigation Standards;
  - ii. Be located on a parcel of land no smaller than 1 acre in size per 15 animals;

- iii. Locate all cages, pens, sleeping, and grooming/washing areas indoors;
  - iv. Limit dogs being outdoors on the premises only during Non-Restricted Hours, as defined in Title 11, Noise Pollution;
2. Kennels shall have outdoor runs constructed of concrete, asphalt, or other nonporous material, with a slope to a drain or gutter of not less than one-fourth (1/4) inch per foot; such drain or gutter shall be connected to an approved sewerage system;
  3. Conditional use permits approved under this Section shall be subject to the annual statement of compliance requirements and review set forth in Section 9.10.6(C).

**CB. Apiculture**

1. The keeping of honey bees shall be considered a permitted use in accordance with Sections 3.2.5(B)(2) and 3.2.5(B)(3).
2. Migratory beekeeping operations of any size, south of Interstate-70, either permanent or temporary, will be prohibited.
3. No parcel of land, South of Interstate-70, shall have in excess of 25 established bee colonies at any given time.

**~~DG.~~ Barn, Stable, Coop, Animal Shed**

Barns, stable, coops, animal sheds or similar structures shall comply with the following standards:

1. A setback shall be maintained of at least 5400 feet from existing dwellings, 20 feet from any open waterway; and
2. Surface drainage from such structures shall not be permitted to drain into a natural stream or into a drainage way that drains into a natural stream.

# Article 6 General Development Standards

## 6.10 Compatibility Standards

### 6.10.1 Purpose



The compatibility standards of this section are intended to preserve and protect residential uses and neighborhoods by ensuring that new development and redevelopment is compatible with the character of the area in which it is located.

#### **6.10.2A. Applicability**

Compatibility standards shall apply to all multifamily residential and all nonresidential development when it occurs within 50 feet of the lot line of any property located in one of the following Protected Zone Districts: Small Lot Residential (SLR), Large Lot Residential (LLR), or Rural Residential (RR), **or as otherwise expressly required by the Code.**

#### **6.10.3 Development Standards**

##### **BA. Buffer and Screening Standards**

1. Nonresidential and multifamily residential development, including off-street parking areas associated with such development, shall be screened from property in a Protected Zone District pursuant to subsection **6.10.2A** of this section or that contains a single-family or duplex use. Such visual screening shall be accomplished through siting and layout, the use of opaque fences, vegetative buffers, and berm(s) or a combination of such techniques along the lot line that is adjacent to property in a Protected Zone District pursuant to subsection A of this section or that contains a single-family or duplex use.
2. Mechanical equipment and outdoor storage shall be completely shielded from view of property in a Protected Zone District pursuant to subsection **6.10.2A** of this section or that contains a single-family or duplex use by an opaque fence or wall that is at least one foot taller than the site feature being screened from view; provided, that this provision shall not be interpreted as requiring screening fences or walls to be taller than 10 feet. Fences, walls and buffers must comply with all other applicable zoning requirements.
3. **Buffer and Screening may be accomplished with a noise-reducing buffer, if required, per subsection 6.10.3 (C).**

##### **B. Dumpsters and Solid Waste Receptacles Setbacks**

Dumpster and solid waste receptacles shall be set back at least 20 feet from the lot line of property in a Protected Zone District pursuant to subsection A of this section or that contains a single-family or duplex use. Dumpsters and receptacles shall be completely screened from view of adjacent property in a Protected Zone District pursuant to subsection A of this section or that contains a single-family or duplex use by opaque fence or wall that is at least one foot taller than the dumpster or solid waste receptacle.

[Ord. 549, 2016.]

### C. Noise Mitigation Standards

Businesses Producing Noise which are either permitted or require a Conditional Use Permit in any zone other than Heavy Industrial, shall comply with the following general development standards in addition to any other relevant use-specific standards set forth in the Code.

1. The business activity and associated structures shall be setback at least \*200' from the parcel boundary directly adjacent to or across a street from a residentially zoned parcel, or from the nearest school, church, park or playground; or
2. the business activity and associated structures shall be setback at least \*50' from the parcel boundary directly adjacent to or across a street from a residentially zoned parcel or from the nearest school, church, park or playground, and the following shall apply:
  - a. For Outfitter A businesses ~~and Dog Kennels~~, a permanent noise-reducing buffer shall be installed, not less than eight feet (8') in height, constructed of impervious materials along the entire property line of the subject property adjacent to or across the street from a Protected Zone District, except as limited by Section 6.2.3 (Corner Visibility).
  - b. For all other businesses that produce noise, a permanent noise-reducing buffer shall be installed, not less than eight feet (8') in height and composed of either a wall constructed of impervious materials or a row of densely planted trees, per Section \_\_\_\_
  - c. Fencing or wall construction required herein shall be approved in advance by the Grand County Engineer.

\* as measured from the perimeter of the business activity and associated structures in a straight line to adjacent residential zoned parcel boundary(s), or to the closest point of an existing school, playground, park or church

3. Comply with Title 11 of the Grand County General Ordinances, as amended ("Noise Ordinance");
4. Operate the Business in a manner which does not create Noise, as defined in the Noise Ordinance, of such intensity or character due to sound pressure levels, intermittence, frequency or shrillness as to unreasonably interfere with the health, well-being or quality of life of the public;
5. Design and construct all Improvements in a manner that audibly insulates and eliminates emission of Noise, as defined in the Noise Ordinance;
6. Cease operation of the Business during Restricted Hours, as defined in the Noise Ordinance; and

7. Comply with other reasonable conditions deemed necessary by the County to protect the health, safety, or welfare of the public.

## **4.10 Outfitter B Overlay District**

### **4.10.1 Purpose**

The Outfitter B Overlay District is a special purpose district designed to permit Outfitter Guide businesses in appropriate locations within Grand County, where their impacts to surrounding neighborhoods are minimized.

Noise pollution can cause stress related illnesses, high blood pressure, speech interference, hearing loss, sleep disruption, and lost productivity among other health impacts. Noise pollution disproportionately affects unincorporated areas of the County because 1) hard surfaces such as rocks and canyons reflect noise which increases noise pollution; 2) noise has a larger acoustic impact in canyon country which has lower ambient noise and fewer absorptive landscape features, such as vegetation and trees; 3) visitor populations are large and often far exceed local populations; and 4) many trailheads are accessible only through residential neighborhoods. In addition, total vehicle noise, vibration, and frequency also increase with speed on County roads.

For these reasons, locating Outfitter B businesses in areas which require all-terrain vehicles to travel through residential areas to off-road trailheads is incompatible with the public health, safety and welfare .

### **4.9.2 Applicability**

Outfitter B businesses are not appropriate in all areas of the County and shall be limited to areas near off-road trailheads in order to reduce traffic congestion and noise from thru-traffic in residential neighborhoods.

Specifically, Outfitter B Overlay (OBO) Districts should be applied to parcels where appropriate and compatible with adjacent land uses and neighborhoods. The regulations set forth in this section may be applied to real property located within Grand County, codified in this section upon application to and approval by the County Commission pursuant to the provisions herein.

When approving or denying an OBO District application, the Commission shall consider and make findings according to the following criteria:

- A.** OBO districts shall be located near existing off-road trail systems, where access to the trailheads does not require travel through a residential area, which shall be defined as an area where residentially zoned parcels located along County roads;
- B.** OBO districts are prohibited in residential zones, commercial buffer zones, and along Scenic Byway SR 128;
- C.** Traffic impact - as a general rule, OBOs should be limited to parcels with main egress and ingress located on an arterial street per the Unified Transportation Master Plan, (see Exhibit A);
- D.** Compatibility with existing characteristics, land uses, or future land use designation;

Upon approval, and subject to all applicable zoning regulations, the Development Agreement and Master Plan shall control development of the applicable real property.

### **4.10.4 Identification on Zoning Maps**

Approved Outfitter B Overlay Districts and developments shall be indicated on the official Zoning Map, upon recordation of approving ordinance.

#### **4.10.5 Use Specific Standards:**

Outfitter B businesses shall:

- A. Comply with Section 6.10.3(C) , Noise Mitigation Standards for Businesses Producing Noise;
- B. Screen all outdoor storage from view off site pursuant to Section 6.3.4(F) or 6.10, whichever is applicable;
- C. Install and maintain all-weather, dust-proof surfaces for all vehicle storage, parking, loading, and unloading areas; and
- D. Locate all washing and vacuuming facilities on site under a roofed area with at least 2 walls.

Outfitter B businesses may sell used Motor Vehicles as part of maintenance of their fleet without being classified as vehicle sales” or “ATV sales.”

#### **4.10.6 Outfitter B Overlay District Application**

**A. Procedure.** An Outfitter B Overlay District application shall be reviewed and approved in accordance with the procedures of Section 9.2, Text and Zoning Map Amendments (Rezoning), and shall be considered to be a zoning map amendment.

**C. Application.** A developer or subdivider shall submit an Outfitter B Overlay District application with the information contained in Section 9.2.3 together with a development agreement and master plan as follows:

1. The development agreement shall include the following information:
    - a. Legal description of the property;
    - b. Narrative summarizing the proposed development location in relation to off-road trailheads, and access off a main arterial;
  2. The master plan shall include the following information:
    - a. Legal description of the property;
    - b. Building footprints of existing and proposed structures, with respective dimensions;
    - c. Distance from business activity to nearest residential zoned parcel, existing school, church, park or playground;
    - d. Setbacks, as required in underlying zone district;
- E. Storage areas and screening**

**D. Recordation.** The developer or subdivider shall record the development agreement and master plan in the real property records of Grand County, Utah, prior to recordation of a Site Plan approved hereunder or issuance of a building permit for any development activity approved hereunder. Once approved, the development agreement and master plan may not be amended or modified without reapplication to the County.

**E. Effect.** Review and consideration of an OBO District application is a discretionary legislative decision. Further, approval of an OBO District application does not constitute site plan, preliminary plat, or final plat approval. Rather, such approval shall be deemed approval of permission to develop under the standards of this section and the master plan.

**F. Lapse of Approval.** The OBO District approval shall automatically expire and be void unless the County approves and developer records a site plan for the OBO development in accordance with Sections 9.5 within 12 months of the date of OBO District approval.

**G. Conflict.** In the event of conflict between the provisions of Section 9.2 and this Section, this Section shall control.

**OUTFITTER A:** Business that trailers their street legal all terrain, utility vehicle, or dirt bike rentals to the trailhead as opposed to offering U-drive or Follow Behind tours originating from the business location; business that exclusively uses an all electric fleet of ATVs/UTVs or dirt bikes.

**Commented [1]:** CUP in RC and Permitted in HC, LI and HI

**OUTFITTER B:** Any business that offers U-Drive or Follow Behind Tours with street legal all terrain or utility vehicles originating from the business location, is deemed Outfitter B and may or may not rent or lease other types of Motor Vehicles.

**Commented [2]:** permitted in Overlay District

Examples: High Point, Moab Cowboy, Moab Tourism Company, Ride Moab.

Reason: The noise and congestion caused by vehicles in a line is incompatible with surrounding neighborhoods, so must be located adjacent to off-road trailheads..

**OUTFITTER C:** Any Outfitter Business that rents or provides tours exclusively with motorized vehicles that are NOT all terrain or utility vehicles, including those that offer Ride Along tours.

**Commented [3]:** CUP in permitted in RC and permitted in HC and LI

Examples: Twisted Jeep, Jenn's, Dan Mick

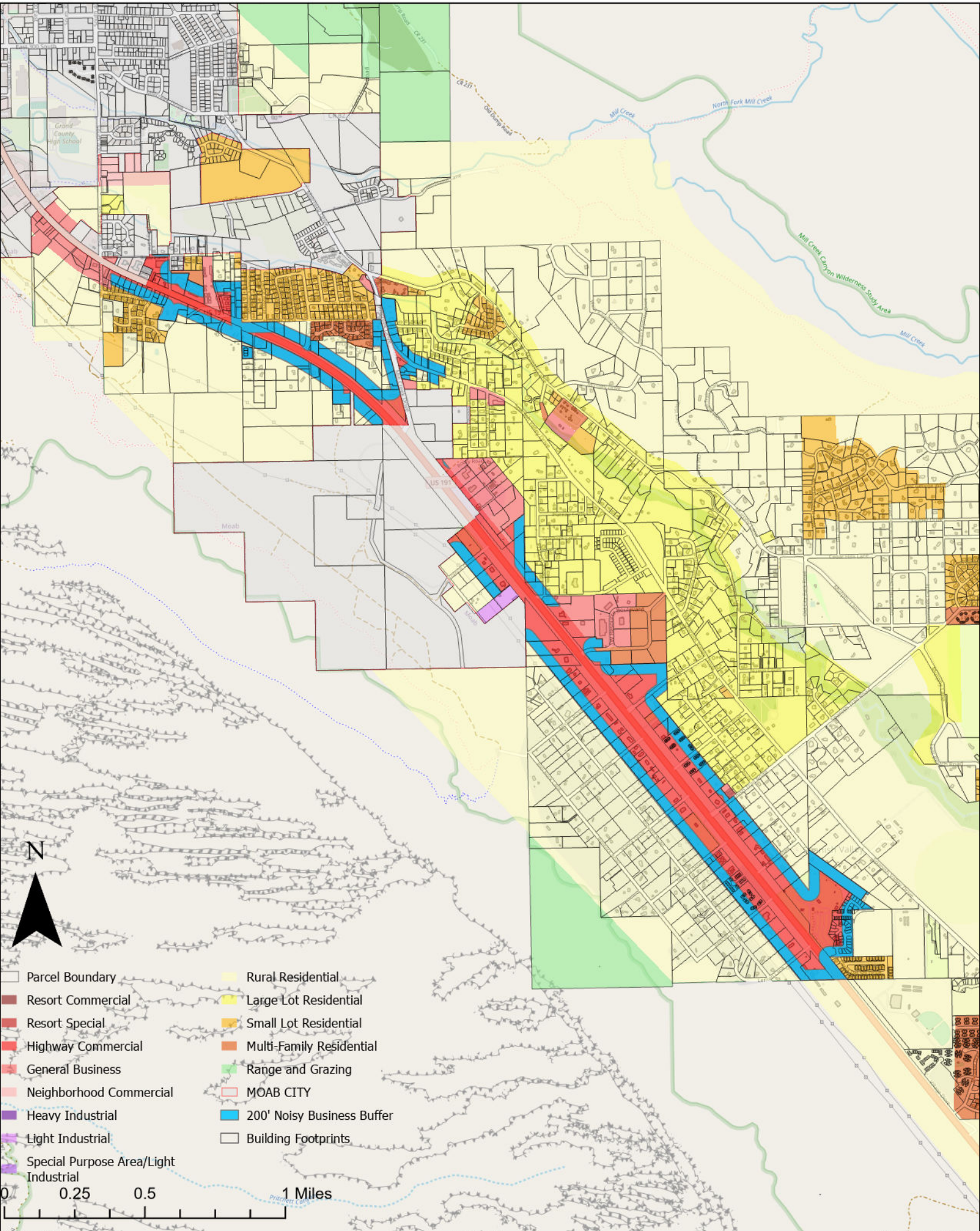
**OUTFITTER D:** Riding Horseback, Mountain Biking, Hiking/Backpacking, Canyoneering, Base/Skydiving, Paramotor, Sky Tours, River/Water tour companies that use shuttles/trailers in their operations

**Commented [4]:** CUP in GC, RC, RS and Permitted in HC and LI

Examples: SUP, Canyonlands by Day and Night, Moab Canyon Tours, Rim Cyclery, Escape Adventures, Skydive Moab



# Potential Noise Buffer



- Parcel Boundary
- Resort Commercial
- Resort Special
- Highway Commercial
- General Business
- Neighborhood Commercial
- Heavy Industrial
- Light Industrial
- Special Purpose Area/Light Industrial
- Rural Residential
- Large Lot Residential
- Small Lot Residential
- Multi-Family Residential
- Range and Grazing
- MOAB CITY
- 200' Noisy Business Buffer
- Building Footprints

0 0.25 0.5 1 Miles