

**RESOLUTION OF THE GRAND COUNTY COUNCIL
APPROVING AMENDMENTS TO THE RED CLIFFS GUEST LODGE PUD**

RESOLUTION #2003-2606

WHEREAS, Colin Fryer (hereinafter referred to as "Applicant"), submitted an application for the Red Cliffs Guest Lodge PUD, more specifically described as the following real property located in Grand County, Utah:

TAX PARCEL #04-022 – SEC 26 T24S R22E SLB&M LOTS 7-9 & SEC 35 T 24S R22E LOT 1, NW1/4 NE1/4 LESS: HWY R/W & 0.38 ACRE FOR CEMETERY 117.41 ACRES; AND

TAX PARCEL #04-022-0005 – SEC 35 T24S R22E SLB&M; N1/2 S1/2 NE1/4, N1/2 S1/2 NE1/4, S 52°20'W 69.8 FT. TO BEG 60.00 ACRES.

WHEREAS, the 177.41-acre Red Cliffs Guest Lodge PUD, is zoned RG, Range and Grazing;

WHEREAS, the Grand County Council granted initial conditional approved to the Red Cliffs Guest Lodge Preliminary PUD, following a public hearing on January 4, 1999, in accordance with Resolution #1999-2425;

WHEREAS, the Applicant has applied for an amendment per County Land Use Code Art. III.R.;

WHEREAS, primary changes proposed include:

1. Relocation of 30 proposed overnight units from along to river to the "Agricultural Area" across from main lodge – the configuration proposed for the relocated units includes 3 ten-unit buildings;
2. Change the configuration of the remaining 30 overnight units along the river to 30 individual, detached cabins;
3. Consolidate the previously approved 20 employee housing units into 2 ten-unit buildings to be located in the general area of the previously approved duplex employee housing; and
4. Addition of a new 80 square foot sign near the main entrance to the ranch.

WHEREAS, the Planning and Zoning Commission reviewed the Red Cliffs Lodge PUD Amendment at its regular meeting on February 5, 2003, and recommended conditional approval of the proposed changes, except for the proposed 80 square foot sign, which exceeds County sign standards and is therefore un-approvable;

WHEREAS, the County Council has considered all evidence and testimony presented with respect to the subject application in a public hearing on March 17, 2003.

NOW, THEREFORE, BE IT RESOLVED by the Grand County Council that it does hereby approve the "Amended Master Site Plan, Red Cliffs Adventure Lodge", dated January 10, 2003, and the Landscape and Screening Plan (2 sheets), dated January 3, 2003, shall become a permanent part of this approval subject to the following conditions:

1. Approved changes relative to the original approval are limited to:
 - a. Relocation of 30 proposed overnight units from along to river to the "Agricultural Area" across from main lodge – the configuration proposed for the relocated units includes 3 ten-unit buildings;
 - b. Change the configuration of the remaining 30 overnight units along the river to 30 individual, detached cabins;

- c. Consolidate the previously approved 20 employee housing units into 2 ten-unit buildings to be located in the general area of the previously approved duplex employee housing; and Use and occupancy of the 20 units of "Employee Housing", as designated on the Master Site Plan shall be exclusively restricted to Guest Lodge employees that are employed on site;
- 2. All other representations made with respect to this project and previously approved conditions of approval, as documented in that certain "Resolution of the Grand County Council Approving the Red Cliffs Guest Lodge PUD", dated Feb. 20, 2000, shall remain unchanged;
- 3. That certain "Amended Master Site Plan, Red Cliffs Adventure Lodge", dated January 10, 2003, and the Landscape and Screening Plan (4 sheets), dated January 3, 2003, shall become a permanent part of this approval;
- 4. All outdoor lighting on the subject property shall be low "yard-light" type, approximately 3 feet in height. The light source shall be fully shielded with the light directed down. Compliance shall be required prior to the issuance of certificates of occupancy.
- 5. The specific development plans illustrated on the Master Site Plan and described in notes shall be the only development permitted on the 177-acre ranch without the written approval of the Grand County Council;
- 6. All areas designated on the Master Site Plan as "Agricultural Area" shall be used solely for agricultural and open space purposes; and
- 7. The Master Site Plan shall be amended to delete all references to the proposed 80 foot sign, which is specifically recommended for disapproval.

PASSED, ADOPTED, AND APPROVED by the Grand County Council in open session this 17th day of March, 2003, by the following vote:


Those voting aye: 5

Those voting nay: 0

Those abstaining: 0

Those absent: McLeod, Langianese

GRAND COUNTY COUNCIL

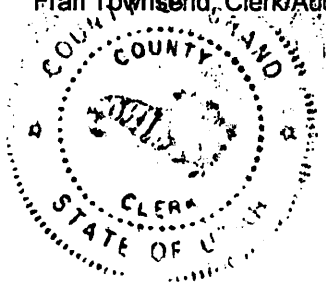


 Jim Lewis, Chairman

ATTEST:



 Fran Townsend, Clerk/Auditor



Sight PLANS

FOR Pages 115 & 116

See PLAT Cabinet

" RED CLIFFS RANCH "