

## Grand County Planning Commission Minutes

March 9, 2005

A regular meeting of the Grand County Planning Commission convened on the above date at 6:00 PM in the Council Chambers of the Grand County Courthouse.

**Members Present:** Chairman D.L. Taylor, Charley Every, Marcus LaFrance, Dave Cozzens, David Everitt, Tom Shellenberger, and Susie Harrington.  
County liaison Judy Carmichael.

**Others Present:** Mary Hofhine, County Councilmen Audrey Graham and Joette Langianese, and other concerned citizens.

**The meeting was called to order at 6:00 PM**

**Approval of minutes:** Tom Shellenberger moved to approve the February minutes as corrected, Marcus LaFrance seconded and all voted in favor.

**Public Hearing: Rezone request for property located at 2575 So. Hwy. 191 from GB to MFR and HC – Jacobson/Nightingale/McElahaney applicants** – Staff read into the record the General Plan as amended to date the Grand County Land Use Code as amended to date and the staff memo to the Commission.

This application is submitted by Gary & Jill Jacobson, and on behalf of Skip and Frankie Nightingale, Richard and Sharon McElahaney (Applicants). The subject property consists of approximately 32.4 acres, located between Highway 191 and Spanish Valley Drive. The application seeks to rezone that portion of the property currently zoned GB and RR district to MFR and HC district.

The subject property currently has the following;

The McKnight Subdivision has approximately 26 acres and 15 tracts the applicant is proposing to rezone 9 lots in the current subdivision to MFR, Multi-family Residential, the 2 lots that front on Highway 191 to HC, Highway Commercial and the other 4 lots will remain GB.

Lots # 21, 22, are approximately 5 acres and currently zoned GB, General Business and the proposal is to rezone to HC, Highway Commercial.

Lot 22.1 is approximately 1 acre and zoned RR with an attached commercial building. The proposal is to rezone it to HC in order to bring it in to compliance.

The McKnight Subdivision was approved in 1980 and only 5 tracts have sold. The following businesses have constructed businesses; Synergy, the Federal Building, Sheri Griffith River Expeditions, Wink Eyewear and Bob Hawks Sanitation and those tracts will remain in the GB District.

Lots 21 and 22 front on Highway 191 and are currently zoned GB, lot 21.1 is currently zoned RR, Rural Residential and has a commercial building on it.

The applicant explained that their desire is to build town home, or condominium style housing on the interior of the property. They would construct a road and provide all infrastructures to County Standards.

The Commission discussed the need for a future land use plan before rezoning the property, there is a need for infill but without a plan in place some of the Commission wouldn't feel comfortable rezoning without one. Susie suggested asking Richard Grice, the County's Contract Planner in for discussion of an area plan before the rezone.

There was discussion about adopting a zone that would modify the current MFR zone district; the current minimum lot density is too dense for the County there needs to be a different district or the density of the MFR District needs to be increased.

The Commission explained to the applicants that the rezone on the surface looks good, but they are concerned about the precedent that this would set.

Susie Harrington moved to table the request until an area plan and/or a new zone district is in place. Tom Shellenberger seconded and all voted in favor.

Susie Harrington moved to direct staff to bring in sample ordinances for review that would reflect a zone district that would allow for condo type housing at a more moderate density (4 to 5 thousand feet per unit) to discuss at our meeting on March 23<sup>rd</sup>. Dave Cozzens seconded and all voted in favor.

**Minor Subdivision – Jim Nyland Applicant** – This application was withdrawn – he will do a lot line adjustment instead.

**Public Hearing – Code amendment to provide for College Campuses in all zone districts as a Use on Review.**

Staff read into the record the General Plan as amended to date, the Land Use Code as amended to date and staffs memo to the Commission with today's date.

Staff relayed to the Commission that SB60 will be repealing special exception and this could reflect on the Use on Review section of the Land Use Code.

Tom Shellenberger stated that since there aren't any college campuses knocking on our door he would like to table the code amendment until staff has time to research the situation.

Tom Shellenberger moved to table the code amendment, Dave Cozzens seconded and all voted in favor.

**Public Hearing – Code amendment relating to roof slope in the SLR, LLR, and RR zone districts –**

Staff read into the record the General Plan as amended to date, the Land Use Code as amended to date and staffs memo to the Commission with today's date.

This amendment proposes modifying the Design Standards applicable to principal structures in the SLR-1, LLR, and the RR districts specific to the roof slope requirement. The code was written to provide the necessary design requirements for manufactured housing. This would provide for a "like standard" and houses in the districts would be substantially the same. The problem is that the code actually exempts "mobile homes" and the definition in the LUC would exempt all mobile homes and manufactured homes from the design standard so the only restrictions are for conventional construction, which was what was being protected.

The Commission relayed that they had suggested removing the reference to overhangs also.

David Everitt moved to send on to the Council with a favorable recommendation for the drafted roof slope ordinance with the removal of "d" the reference to minimum 1 foot roof eaves. Susie Harrington seconded and all vote in favor.

**Worksession Items**

**Signs** – The Commission decided that reviewing the sign ordinance amendment would be best served as a work session item on the second meeting of the month agenda.

**OK RV Park discussion** – Staff explained that the owner of the OK Corral RV camp park, located adjacent to the County Equestrian center had approached her for a rezone of the property so they could expand. The property is currently zoned GB, General Business and doesn't allow for RV parks. The Commission suggested a rezone to RR, Rural Residential as it allows for RV parks as a conditional use and fits the area better. Staff will relay that information to the applicant.

**General Plan Review** - David Everitt had requested that the review of the General Plan be reviewed as the LUC requires the Commission review the General Plan annually. The liaison for the Council, Judy Carmichael, relayed that the Council has discussed the need for implementation of the General Plan's needs, which would be reclassification of the County's zoning and clean-up policies. Discussion on how we could implement them and a need for an area plan

for the south corridor (closer to the City limits). Staff will contact our Contract Planner for help and see when he can make it to one of the meetings for discussion of these needs.

Brian Torgenson was introduced as the SITLA representative for the Moab area.

**Adjournment:** D.L. Taylor adjourned the meeting at 8:00 p.m.