

## Grand County Planning Commission Minutes

August 8, 2007

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 Marcus LaFrance, D.L. Taylor, Jean Binyon Charley Every, Chris Baird, Dave Cozzens, and Ed Bridges  
County liaison – Gene Ciarus.

**Others Present:** County Staff, Richard Grice and Mary Hofhine, applicants and other concerned citizens.

### Regular meeting was called to order at 6:00 PM

The Chair asked the Commission if there were any conflicts of interest that needed to be disclosed on any of the agenda items. D.L. Taylor declared the Tim Keogh is working on a project of his within the City limits.

The Chair asked that all cell phones be turned off; if one goes off during the meeting you will be asked to leave.

**Acceptance of Minutes** – The Commission accepted minutes from July 11, 2007, without corrections.

**Final Plat – Blu Vista Casitas** - This application, submitted by Rex Tanner, Manager of Blu Vista Casitas, LLC (Applicant), is Phase 2 and last phase of the Blue Vista Casitas PUD Final Plat. Phase 2 includes 22 lots and an open space parcel of 3.91 acres.

The Blue Vista Casitas PUD includes the division of 35.3-acre parcel into 38 lots, each for single family use. The property is zoned RR, Residential District, which has a minimum lot area of one acre per dwelling unit or lot.

Staff further explained that there are no outstanding issues including the bond.

Charley Every moved to recommend approval to the County Council with the following conditions:

1. Compliance with any reasonable requirements of the County Engineer;
2. Submission of executed Subdivision Improvements Agreement; and
3. Submission of irrevocable pledge of money market account as financial guarantee for the required improvements to the County in an amount as determined by the County Engineer in the amount of \$209,728.00.

Chris Baird seconded and all voted in favor.

**Final Plat – Simpatica Subdivision** - This application is submitted by property owner Kyle Kimmerle (Applicant). The subject property is zoned LLR, Large Lot Residential, and includes a total of 3 acres. The property is located at the intersection of Plateau Drive and Starbuck Lane. The Applicant proposes division of the subject property into 6 residential lots. Surrounding properties are used for residential uses and zoned LLR, Large Lot Residential district.

Dave Cozzens moved to give a favorable recommendation to the County Council subject to the following conditions being met prior to getting on the County Council agenda:

1. Compliance with any reasonable requirements of the County Engineer including the plat note;
2. Acceptance of the HOA and CCR documents by the County Attorney;
3. Submission of executed Subdivision Improvements Agreement; and
4. Submission of irrevocable pledge of escrow account as financial guarantee for the required improvements to the County in an amount as determined by the County Engineer.

Charley Every seconded and all voted in favor.

**Sketch Plan – T&A Commercial Subdivision** - This application is submitted by property owner Tim Keogh, on behalf of property owners, himself and Alies Keogh (Applicant). The subject property is zoned according to the Highway Commercial (HC) District and includes a total of 1.2 acres located at 1401 Spanish Valley Drive. The Applicant proposes division of the subject property into 2 lots, each for commercial use.

We have no information regarding the availability of utilities. All utilities must be installed underground. Letters must be submitted with the preliminary plat application to indicate the availability of water and sewer service, gas and electric service, and the adequacy of easements proposed.

Both lots will have frontage on Spanish Valley Drive. Lot 1 will be a flag lot with 21 feet of frontage, and lot two will have 219 feet of frontage.

Sidewalks are required along the in the HC district within one mile of Moab City. An encroachment permit from the Grand County Road Department will be needed if sidewalks are proposed in the Right-of-way.

No information is available regarding fire protection.

A Drainage Report was submitted previously as part of the site plan review, but will need further review at preliminary.

The Planning Commission does not take formal action on sketch plans, but recommended the following items be addressed prior to review for Preliminary Plat;

1. Submission of letters of commitment and adequacy of the easements proposed from each utility providing service.
2. Provide submittals in conformance with the Land Use Codes general development and subdivision standards.

**Public Hearing Continued – Code Amendment** – Staff gave an overview of what has been discussed during the past 3 meetings.

Overnight rentals in the valley are still an issue; the Commission needs to decide where they feel the overnight rentals will be most appropriate. The current code amendment permits overnight rentals in the commercial and multi-family districts.

There are individual units or lots that have been lawfully issued business licenses and will continue under the non-conforming as allowed per code. The Commission has decided to produce an overlay map that will permit overnight rentals in specific districts; this map will be on display in the Courthouse for the month of August and will be further addressed at the public meeting on September 12<sup>th</sup>.

Staff explained the other issues in the code amendment including the density provisions, subdivision changes, overhaul of the zone districts, conditional use procedures, affordable housing elements, and other edits.

The Chair opened up the public hearing to the public for comment; the following comments were made.

**Rex Tanner** stated that essentially the code allows for 3 forms of subdivision; cluster, conventional, and conservation; does a conventional subdivision allow for a PUD with open space? Staff assured Mr. Tanner that the PUD process is still available. Another option of density for affordable housing with and incentive for developers in providing affordable housing.

**Lucy Curtis** – Expressed her concerns regarding overnight rentals in residential zone districts.

**Stephanie Dalstrom** – Asked about where overnight rentals will be applied. The Chair informed her that the Commission will address this issue at the September meeting.

**Steve Wang** – Expressed concerns that overnight rentals in residential districts is unfair competition for commercial uses. Commercial uses pay more taxes, insurance and land costs.

**Randy Day** – Had concerns on how open space relates to affordable housing with the current cost of land open space becomes a high cost. If developers are to provide the affordable housing then with affordable housing the County should give an incentive.

**Mike Suarez** – Would like to put a pitch in for inclusionary housing it works all over the country. Developers dedicate a certain portion of their land for affordable housing and spread the profit. People all over the country build affordable housing within their developments developers here will be able to provide affordable housing if it's required by the County.

**Barb Morra** – Attended the afternoon workshop and doesn't feel three minutes will provide her enough time to make comment and would like to provide written comment.

With no other public comment the Chair asked for comment from the Commission.

Charley Every stated that he is happy with the incentive based density increases, but we are trying to please every one and we may not be able to please anyone and would like to look at that section more. Maybe we could do a density incentive to give one or the other open space or affordable housing.

Jean Binyon stated that an alternative to building inclusionary affordable housing is for developers to deposit an amount per required housing unit in a fund that can then be used to buy land and build affordable housing elsewhere.

Dave Cozzens stated that no one has given us a number we need for affordable housing. The developers are not solely responsible for providing affordable housing.

**County Council update** – Gene Ciarus had the public hearings on the projects sent forward and will act on them at their next meeting. The code amendment for minor surveys was passed by the Council. Mr. Ciarus thanked the Commission for their work.

Jean Binyon moved to direct staff to provide a map and display it in the Courthouse for the short-term rental overlay districts and advertise the public hearing for the 12<sup>th</sup> of September. Charley Every seconded and all voted in favor.

**Adjournment:** The meeting was adjourned at 7:00 PM.

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Marcus LaFrance, Chairman