

# Grand County Planning Commission Minutes

September 12, 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 - absent

**Others Present:** County Staff, Richard Grice, Mary Hofhine, Mark Wright and Krissie Killoy 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; there were none.

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

The Chair introduced the newly hired County Planner and County Engineer. The further explained that the process for the public hearing.

During the afternoon workshop there were some changes made to Sec. 4.5 and the Chair gave a brief synopsis of the workshop changes.

**Acceptance of Minutes** – The Commission accepted minutes from August 8, 2007, with corrections.

**Public Hearing – Conditional Use** – San Arroyo Livestock LLC., located approximately 2.5 miles North of I-70 interchange #214.

Staff asked that this item be tabled; we are still waiting on some State regulation . The Chair called for a motion to postpone action pending the required paper work.

Chris Baird moved to postpone this application until the required paper work is available for review, Jean Binyon seconded and all voted in favor.

**Public Hearing** – Determination of Short-term rental districts on an overlay map. Staff gave a brief summary regarding the discussion from the afternoon workshop.

Change the name of the section to Overnight Accommodation District (OAO).

The overnight accommodation overlay map will modify the underlying zone district by permitting an additional use of overnight rental.

If there is a historic or lawful use of an overnight rental use it will be continued as a non-conforming use. The change the code amendment does is to have overnight accommodation uses to apply for the overlay district.

The Overnight Accommodation Overlay district is intended to designate subdivision and development within which short term rentals are permitted. There is a map that will show the current designated areas. All other developments will need to go through the public process to be included in the overlay district.

Other modifications reviewed at the workshop were that all OAO districts shall have direct access to an arterial or collector street.

Potential impacts upon the affected public water sources shall be reasonably mitigated.

The Chair opened the public hearing and asked that everyone identify themselves before speaking and please keep your comments to 3 minutes.

**Lucy Curtis** – The travel council has put Moab on the map as a destination and has turned many of the houses in our community into overnight rental areas. The General Plan needs to address the issues of overnight rentals and not to have them overrun our neighborhoods. We need designated areas that will stay agricultural.

**Bob Greenberg** – Thanked the Commission for the hard work on this particular item. He would like the addition of all overnight accommodations have business license and under a property management and likes the additions discussed this evening.

**Tim Smith** – Wish to commend the commission on their work. If the regulation is followed it will protect the residential areas. Excited with the progress.

**Stephanie Dahlstrom** – Thanked the Commission for all the hard work. Asked about how the general public will process the OAO? Encourage the process to be a public hearing. Concerns with getting contact information of the property management when problems arise.

**Tom Edwards** – Appreciate the efforts of the Commission the willingness to set standards and can live with them. It is upsetting to be rezoned without consultation. Asked that no overnight rentals happen in their neighborhood (All American Acres) to protect the integrity.

**Mike Suarez** – Also offered his appreciation of the work done on this. Support the comments of all other spoken before and uses discretion on use and consider the impacts on affordable housing.

**Gary Wilson** – Support all other comments at the meeting, be cautious of the agriculture/residential areas no place for overnight rentals due to traffic. Appreciate the time and effort of the Commission going the right direction.

Closed the public hearing with no other comments from the community.

Chair explained that any other project that wants on the OAO map will need to apply for the district as a over lay rezone. It will require the application to go through the public process, which will include public hearing.

The Chair asked if the Commission had any further comments we have discussed this at length this afternoon

Chris Baird asked if there was a definition of short term rentals and should we rename it to overnight accommodations? Also should we add the phrase properly licensed to do business in Grand County.

Staff stated that the change of short term rental to overnight accommodations will be made and that the license to do business in Grand County will be added.

The Chair asked if the Commission finds those changes acceptable; the Chair further stated that there have been 3 prior public hearings on this amendment.

A point of clarification – there will be a map, which is secondary to the code amendment with a text box on the map that will have a list of all OAO developments.

The Commission made other changes to the use table and some syntax and typos.

There have been 3 prior public hearings on this amendment and will be asking for a motion by the Commission tonight to move forward to the Council. If any one wants to make any other changes there will be another public hearing with the Council. We will continue to take written comments until the 26<sup>th</sup> and we can make addendums to the forwarded document.

The Chair entertained a motion by the Commission to forward on to the Council; Jean Binyon moved to recommend the draft amendment to the Council, Chris Baird seconded and all voted in favor.

Chris Baird commented that the study on the affordable housing will be finished by the end of the year and will need to make additional changes to the Code after the study is reviewed.

With no other comments the chair called for the vote – all voted in favor.

**Adjournment:** The meeting was adjourned at 8:00 PM.

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Marcus LaFrance, Chairman