

# Grand County Planning Commission Minutes

June 24, 2009

A regular meeting of the Grand County Planning Commission convened on the above date at 6:00 PM at the Grand County Center, Conference Room #4.

**Members Present:** Vice-Chair Ed Bridges, D.L. Taylor, Mike Duncan, Dave Stolfa, Kalen Jones and Dave Cozzens. Jean Binyon was absent. Council liaison – Gene Ciarus.

**Others Present:** County staff Krissie Killoy, Mary Hofhine, and Mark Wright and other concerned citizens.

The Vice Chair called the meeting to order at 6:00 PM and requested that all cell phones be turned off.

The Vice Chair asked the Commission if there were any conflicts of interest or ex parte communication that needed to be disclosed in regards to the agenda; there were none offered.

The Chair explained the process for the public hearings; staff will give their presentation, the applicant will get 5 minutes to make a presentation and the public will have 3 minutes to speak on the subject. The second public hearing is a presentation of the Affordable Housing Plan, which will be allowed the time needed for the presentation by the Committee.

**Public Hearing** – Amendment to the General Plan for the Grand County and City of Moab Housing Study and Affordable Housing Plan.

Craig Hibberd introduced the task force members. The presenters are Audrey Graham, Chris Baird, Craig Hibberd, and Krissie Killoy. Other task force members present include Donna Metzler and Ken Davey. Sarah Bauman, Lance Christie, Karena Gholson, Sommar Johnson, and Jeff Reinhart are not present. Mr. Hibberd explained the reason for the affordable housing plan and a brief history of the process. The plan is not a building plan but a plan to assist the housing authority and government agencies in developing the methods needed to acquire grants and other sources of funding for the construction of affordable housing.

Krissie Killoy defined affordable housing as well as explained the needs assessment and income limit categories.

Audrey Graham explained the five year goals and objectives and the barriers and impediments to affordable housing. Not all affordable housing needs to be subsidized by federal or state program; private developers can provide affordable housing.

Chris Baird explained the 5 year action plan that includes action steps, partners, funding sources, and target dates.

Discussion by the Commission included the following:

- Reorganizing the plan's layout to fit the format of the County General Plan;
- If the Commission can make changes to the plan does it go back to the taskforce committee;
- How it will be implemented into the General Plan;
- Prioritizing the goals of the plan;
- Joint meetings with the City and the task force committee.

The Vice Chair recommended to the Council to postpone the decision until the July 8<sup>th</sup> meeting and leave the public hearing open.

D.L. Taylor moved to postpone the decision until July 8<sup>th</sup> and leave the motion open, Dave Cozzens seconded. The Vice Chair called for the vote and all voted in favor.

The Vice Chair asked if there was discussion on the motion or an amendment to the motion.

Kalen Jones asked if the Commission decides to adopt the plan can it be amended later. It was explained that if the plan was adopted it could be amended in the same way it was implemented, through the public process, much like the General Plan updates.

With no other discussion on the Affordable Housing Plan the Vice Chair opened the next public hearing.

**Public Hearing – Conditional Use application for Thayne Enterprise Inc. for an outfitter guide service.** Staff read into the record the General Plan as amended to date, the Land Use Code as amended to date and staff memo and attached relevant material.

This application is submitted by Mark Thayn, property owner representative for the applicant Thayn Enterprise Inc. (La Sal Mountain Outfitters) and Canyonlands Natural History Association (CNHA). The applicant is requesting site plan approval and an “outfitter, guide service and facility” conditional use permit (Sec. 3.1 Use Table). The applicant currently is leasing the building from CNHA and proposes an archery pro-shop and range and booking office. This lot was recently subdivided and the drainage report was approved at that time.

The property is located at 3031 South Highway 191 and is zoned Highway Commercial (HC). Adjacent properties are zoned HC; Utah Department of Transportation owns a 400 foot right-of-way (Highway 191) to the west.

Outfitters, guide service, and facilities are a conditional use in the Highway Commercial zone district. Conditional Use Permits shall be approved where the County determines that there will be no significant negative impact upon residents of surrounding property or upon the public. Staff explained the criteria for consideration is in the staff packet and the applicant has met the criterion.

The site plan includes parking, signage, cut sheets for lights and fencing.

The Vice Chair opened the public hearing – with no comments from the public the public hearing was closed and the Vice Chair called for a motion.

Kalen Jones move to recommend approval for the Conditional Use Permit to the County Council with the following condition:

1. Outdoor storage is required to be screened from view with an 8 foot sight obscuring fence, Sec. 3.2.3K Use Specific Standards.

Dave Stolfa seconded.

The Vice Chair opened up the discussion with the Commission – Kalen Jones remarked that on his site visit he noticed lights on the building that will not meet code and would like to amend the motion to include:

2. All outdoor lighting shall be shielded from view off-site as required by Land Use Code, Sec. 6.6 Outdoor Lighting.

Dave Stolfa accepted the amendment.

The Vice Chair reread the motion as follows:

Kalen Jones move to recommend the Conditional Use Permit to the County Council with the following conditions:

1. Outdoor storage is required to be screened from view with an 8 foot sight obscuring fence, Sec. 3.2.3K Use Specific Standards; and
2. All outdoor lighting shall be shielded from view off-site as required by Land Use Code, Sec. 6.6 Outdoor Lighting.

This was seconded by Dave Stolfa; the Vice Chair called for the vote. All voted in favor.

**Approval of Minutes** - The Commission accepted the June 10, minutes with corrections (the Commission had asked to include the draft slope amendment to the minutes.)

**Community Development Updates** – The Construction Standards are being reviewed and revised as needed by the different departments. As soon as the revisions are accepted the document will be ready for review by the Planning Commission.

**County Council Update** – Gene Ciarus – gave a brief synopsis of the Council meeting of June 16<sup>th</sup>. With no other items on the Agenda the Vice Chair called for adjournment.

**Adjournment:** The meeting was adjourned at 8:25 P.M.