

Grand County Planning Commission Minutes

October 12, 2011

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

Members Present: Chair Kalen Jones, Ed Bridges, Dave Tubbs, Dave Stolfa, Mike Duncan, Pam Hackley and Dave Cozzens.

Members Absent:

Staff Present: Krissie Killoy and Mary Hofhine

County Council Liaison: Gene Ciarus was absent

The Chair called the meeting to order at 6:00 PM and introduced the members of the Commission and staff. The Chair requested all cell phones be turned off or silenced.

The Chair asked if there were any exparte or conflicts of interest with items on the agenda. Dave Cozzens stated that he has been working with the applicant on percolation tests on the Moab Giants Dinosaur Park property **and he is not planning any future work with the company.**

Citizens to be heard – Mary Beth Fitzburg stated that the current draft General Plan dated 10-7-11 does not have the phrase from the last matrix **referring to the water shed protection area above Castle Valley** also would like to incorporate the current River Road Corridor Plan dated 1999 by reference. The 1999 plan emphasizes protections for sensitive lands and a guide to development, the current draft General Plan has left out.

Ed Bridges asked that the Planning Commission limit the citizens to be heard items to matters not on the agenda, considering we will be discussing the General Plan later in the evening. The County Council does their citizens to be heard to only items not on the agenda.

Public Hearing – Puesta del Sol Preliminary Plat review. The Chair opened the public hearing and turned the time over to staff. Staff read into the record the General Plan as amended to date, the Land Use Code as amended to date and the staff report for tonight's meeting.

Ronald and Joyce Robertson (Applicants) have submitted a request for combined preliminary and final plat approval for Puesta Del Sol. The property is located off of Westwater Drive and Salida del Sol. The property consists of approximately 46.3 acres and is zoned Small Lot Residential (SLR), Planned Unit Development (PUD).

The amended preliminary plat and final plat Phase VI was reviewed and approved by the Planning Commission in 2008, the applicant didn't record the final plat by a recommendation of their financial advisor due to the downfall of housing boom. Preliminary Plat approvals are valid for 12 months during which time an Applicant must either submit an application for final plat (for either all or a portion of the project) or request an extension of the preliminary approval. As no final plats were recorded or requests for extensions granted, the Applicant is re-submitting the 2007 preliminary plat for re-approval.

No changes have been made to the 2007 preliminary plat. The subject application conforms to earlier approvals, consisting of the following:

- 45 single-family dwelling units, ranging from 9,200 square feet to approximately 3 acres per lot
- 8 attached / duplex units.

The applicant is also seeking Final Plat of Phase VI, which will consist of three lots in this phase. All required improvements have been reviewed, approved, and constructed. Bonding was provided in 2008 for the required infrastructure for Phase VI. The Homeowners Association has been established for the maintenance of infrastructure.

Pam Hackley had questions regarding the preliminary plat. Staff explained that the proposed preliminary plat and final plat meets the requirements of the Land Use Code, water and sewer requirements, the final administrative fees have been paid, and bonding of infrastructure is still in place.

Dave Tubbs moved to approve the Puesta del Sol PUD Preliminary Plat and Final Phase VI(a) as submitted. Dave Cozzens seconded.

Discussion: The Chair asked if there was discussion on the application. There was none and the Chair called for the vote.

All voted in favor.

The Chair closed the public hearing.

Moab Giants Dinosaur Park - Conditional Use. The Chair opened the public hearing - Staff read into record the General Plan as amended to date, the Land Use Code as amended to date and staff report.

This application is submitted by Jeff Pillus of Russell Planning and Engineering and is the agent for the property owners. The Applicant is requesting site plan and conditional use permit approval for an "outdoor recreational use" for an open-air dinosaur tracks museum. The subject property consists of approximately 43.5 acres and is located approximately seven miles north of Moab at the intersection of Highway 191 and State Road 313.

The application is being processed in accordance with the use specific standards outlined in Sec. 3.2.3(J). Additional pertinent land use code provisions include the Resort Special (RS) building and site design, signage, and general development standards.

Mr. Pillus gave a power point presentation showing the site plan in a three dimensional model, in order to demonstrate the effectiveness of the landscaping, trail alignments, building layouts, access, and structures.

SITE PLAN REVIEW

Parking - During previous reviews staff requested the number of parking spaces be reduced in order to limit impervious area and maximize screening efforts. The subject application has complied with this request. Parking spaces have been reduced to approximately 160 spaces total, which will meet the required parking.

Driveways and Access - Access is proposed from SR 313 and will include additional deceleration lanes from both directions. UDOT has provided preliminary approval.

Fences and Walls - Given the topography of the site, fencing and/ or walls are not likely the most effective screening method. The applicant has proposed a number of alternative screening methods including a native landscape screening plan, reduced parking and additional setback, utilization of existing topography, and additional grading / berming.

Screening - Sec. 2.12.4D requires developers to demonstrate how projects in the RS zone district protect the natural appearance of open desert views. Sec. 3.2.J requires that development in the RS zone district minimize visibility from high public use areas such as US Hwy 191 and SR 313.

Signage - An entrance sign is proposed in conformance with RS zone district standards.

Outdoor Lighting - Dark-sky compliant / full-cutoff lighting is proposed.

Drainage, Floodplain, and Steep Slopes - **Horrocks Engineering**, County Contract Engineer has reviewed and approved the drainage and Seven Mile Wash floodplain.

CONDITIONAL USE PERMITS

Conditional Use Permits shall be approved where the County determines that there will not be a significant negative impact upon residents of surrounding property or upon the public. The following shall be considered in the application review.

Effect on Environment

The location, size, design and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or

permanently injurious to neighboring property, nor cause substantial or permanent interference with the right to peaceful enjoyment of property.

Staff Finding: the location, size, design, and operation characteristics are not detrimental to the health, welfare, or safety of surrounding properties.

Compatible with Surrounding Area

The proposed site plan, circulation plan and schematic architectural designs shall be complementary with the character of the surrounding area with relationship to scale, height, landscaping and screening, building coverage, and density.

Staff Finding: The project has been designed in accordance with the Resort Special (RS) zone district standards. The RS zone district standards were designed and adopted to complement the character of the 191 North Corridor with relationship to scale, height, landscaping, screening, building coverage, and density.

External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the county through the creation of noise, glare, fumes and odors, dust, smoke, vibration, fire hazard, excessive light, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

Staff Finding: Existing uses in the area include the National and State Park as well as an RV Park / gas station. The applicant has adequately addressed visual impacts through open space, clustering, screening, and topography.

Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the county through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

Staff Finding: No negative impacts are anticipated on public infrastructure. Private water and sewer systems are proposed. Additionally, the applicant has complied with local fire district recommendations, and will comply with UDOT project access design requirements.

Consistent with LUC and General Plan

The proposed use will be consistent with the purposes of this LUC, the General Plan, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses otherwise permitted in the zone in which it is located.

Staff Finding: The proposed use is consistent with the General Plan / 191 North Corridor Area Plan and the Land Use Code / Article 3, use-specific standards. Additionally the applicant is complying with state statutes and policies as they pertain to public drinking water, septic, and state highway encroachment.

Parcel Size

The proposed use may be required to have additional land area, in excess of the lot area otherwise allowed by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

Staff Finding: The site plan provides approximately 35 acres of open space. No additional land area is required.

Pam Hackley moved to forward a favorable recommendation for the Moab Giants Dinosaur Park to the County Council subject to the following:

I. Conditions to be met prior to being placed on the Council agenda:

1. **Septic.** Final state review and approval of the proposed septic system.
2. **Cost Estimate.** County Engineer review and approval of a revised cost estimate.
3. **Bonding.** County Clerk and County Attorney review and approval of proposed bonding.

4. Will-Serve Letter. Submission of an updated commitment letter from Rocky Mountain Power.

5. Site Plan Notes. Incorporation of the following site plan notes:

- a) Be placed on a slab-on-grade or perimeter foundation.
- b) Have a minimum 24 feet horizontal wall dimension on at least 2 non-opposite sides; i.e., other than directly opposite sides of the structure.
- c) Utilize indigenous, regional architectural styles and materials for all structures – use of standard corporate image architecture is prohibited. The architectural style of all structures shall be complementary to that of other structures in the area or vicinity.
- d) Exhibit a unity of design for buildings within multi-building complexes through the use of similar elements such as rooflines, materials, window arrangement, sign location, and details.
- e) Incorporate, within all walls over 100 feet in length, at least 4 recesses, off-sets, balconies, angular forms and other features within each 100 foot length to provide a visually interesting shape.
- f) Utilize earth tones and non-reflective materials on all structures, including roofs, to minimize contrast and blend with the surrounding natural landscape without calling undue attention to the development.
- g) Provide an irrigation system for the maintenance of proposed landscaping.

6. Division of Drinking Water. Provide final approval from the Division of Drinking Water for detailed plans and specifications for the construction of the drinking water system.

7. Plaza Drainage. Provide final approval from Horrocks, **County Contract Engineer**, for the proposed plaza storm-water runoff design.

II. Conditions of final approval (to be documented in the Resolution):

1. Provide UDOT final approval for 313 access and deceleration lanes prior to issuance of building permit.
2. Bonding to include the cost of proposed landscaping and screening subject to review and release after 5 years.

Seconded by Dave Stolfa

Discussion - the Chair asked if there was further discussion, with none the Chair called for the vote.

All voted in favor of the motion to forward a favorable recommendation with conditions.

The Chair closed the public hearing.

Action Item - Discussion of the Draft Grand County General Plan Update. Staff contacted Gabe Preston by telephone.

Staff explained that the purpose of the meeting is to review the final draft that will be forwarded to Council. Staff provided copies of the matrix used for tracking changes to the document. The Commission discussed the following:

- The Scenic by Way plan is also a part of the Dinosaur Diamond. The Scenic By Way plan will be adopted by reference and the **River Road Corridor** sub area plan will be incorporated into the General Plan.
- Include the Spanish Valley Fill Aquifer in Ecology, Water and Air in Goal 1 strategy D. and referenced in Chapter 5 stating there is a Spanish Valley Fill Aquifer and provide a paragraph to explain what it is.
- Take the Moab Annexation Plan out of the adopted by reference table - needs a reference but not adopted.
- On Page 38 strategy C unclear what the liaison role would be. This is the liaison representative from the Moab Business Center.
- Check on the commercial property on Kane Creek.
- Discussion regarding whether or not to adopt the River Road Corridor sub-area plan by reference. The Commission asked staff to provide a matrix showing what has been incorporated into the draft General Plan and implemented into the Land Use Code.
- Figure 4.13 check designations of BLM Wilderness Study Areas for accuracy.
- Figure 4-11 check the water source protection zones. Staff explained they are well head protection zones that came from the state, but will check.

- Figure 4.12 discussed the water source protection zones, the colors on the map are off due to the transparency of the layers. The Commission requested that the wells be labeled. Gabe explained that this may make the map unreadable. He suggested that the well names be listed rather than labeled.

Discussion – Pam Hackley has other comments, but would like to submit them to staff in written form, due to the lateness of the meeting.

Pam Hackley move to table discussion of the revised general plan document until the next meeting pending staffs direction on BLM areas, well head protection names, and the River Road Corridor matix. Dave Stolfa seconded.

Dave Tubbs, Ed Bridges, Kalen Jones, Dave Stolfa, and Pam Hackley voted aye. Mike Duncan and Dave Cozzens opposed.

Approval of Minutes – September 6, 2011 minutes were approved **with** minor corrections.

Future Considerations: nothing at this time.

County Council Update – none

Adjournment: The meeting was adjourned at 9:00 P.M.