

**GRAND COUNTY
Planning Commission
Monday, August 9, 2021
4:00 P.M. Regular Meeting**

****PLEASE NOTE: THIS MEETING WILL BE HELD REMOTELY****

REGULAR PC MEETING:

Join via Zoom with Meeting ID: 873 5613 9967 Password: 467049

Or call in to meeting: **(669) 900-6833** and when prompted, enter meeting ID and password.

<https://us02web.zoom.us/j/87356139967?pwd=L0VtOUZaZ0pLdnRpTEVFc1dza1JLQT09>

Send written comment to planning@grandcountyyutah.net or call 435-259-1368.

Type of Meeting:	Regular Meeting	
Facilitator:	Chair Emily Campbell	
Attendees:	Planning Commissioners, interested citizens, and staff	
4:00 PM		
	Regular Meeting	<i>Chair</i>
	Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	<i>Chair</i>
	Ex Parte Communications and Disclosures	<i>Chair</i>
Action Item (Administrative)	Approval of Meeting Minutes from July 26, 2021	<i>Chair</i>
Discussion Items		<i>Vice-Chair</i>
	County Commission Update – Trish Hedin	<i>County</i>
	- Commission meeting action items update	<i>Commission Liaison</i>
	1. Status update on filling vacancy in PC	
	2. Interpreting the intention of the Scenic Resource Protection District and recapping the Small Area Plan process -- implications for future development.	<i>Staff</i>
	3. August 4 th DRT update	
	4. Future Considerations (John)	
	Joint Commission meetings	
	1. City/County	
	2. GC County/SJ County	
	Potential subject areas	

1. Mutual planning - TMP, Land Use, Trails, Housing, Enforcement, Economic development
2. Project discussion
3. Regional planning initiatives - General Plan and LUC updates
4. Housing study and workshop
5. Others?

Staff

And then our workshop for August - 23

1. Draft GP and documents
2. Strategic plan for County
3. Implementation strategies
4. Public engagement strategy
5. SC recommendations
6. Land Use strategy

5:00 PM

Citizens to be Heard – public comment opportunity for any item not listed as a public hearing

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DEFINITIONS:

Public hearing = a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public meeting= a meeting required to be open to the public pursuant to the requirements of Title 52, Chapter 4, Open and Public Meetings; the public may or may not be invited to participate.

Legislative act = action taken by the County Council or Planning Commission; amending ordinances, adopting general plan, Annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community.

Administrative act = action taken by the Planning Commission, County Council or staff interpreting ordinances and regulations, conditional uses, approving subdivision, site plans, issuing building permits; an administrative decision must satisfy the requirements prescribed under state law or the County Land Use Code, whichever is stricter.

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, July 26th, 2021 at 4:00pm

The Grand County Planning Commission held its regular meeting on the above date, with all attendees participating remotely via Zoom.

YouTube recording of meeting can be viewed at https://youtu.be/D_aqSMIn2w Recordings archived at www.grandcountyutah.net/AgendaCenter

In attendance: Planning Commissioners Emily Campbell, Robert O'Brien, Makeda Barkley, Josie Kovash. Planning & Zoning Director, John Guenther, Associate Planner Elissa Martin. Also in attendance was Laura Harris.

Commissioner Campbell officially calls the meeting to order at 4:06 pm.

Citizens to be Heard – None.

Ex Parte Communications and Conflict of Interest Disclosures - None.

Action Items (8 minutes):

Approval of meeting minutes from June 28th and July 12th.

Commissioner O'Brien moves to approve June 28th minutes. Seconded by Commissioner Barkley. All present voting in favor voting to pass minutes.

Staff report: Creekside Estates PUD Phase II Preliminary Plat PUD approval for clustered development. No access easement was deemed necessary for back lot, as the access is private within the flag lot boundary. There is a utility easement there as well.

Commissioner O'Brien motions to approve the Preliminary Plat for Phase II of the Creekside Planned Unit Development located at 3373 S Creekside Lane, parcel number 02-0CRK0008 with the following conditions: Final Plat will include all development stipulations from the approved PUD, Subdivision Improvement Agreement and Bonding for required infrastructure will be provided at Final plat, and Final approval of infrastructure including roads, water, and sewer will be contingent upon completion of improvements and upon inspection by the appropriate agency. Seconded by Commissioner Barkley. Vote unanimously approved by 4 present commissioners.

Commissioner Campbell entertains motion to approve July 12th workshop. Commissioner O'Brien motions to approve. Commissioner Barkley seconds. Vote is unanimous with 4 present.

Discussion Items (31 minutes):

County Commission Update - John Guenther on behalf of Trish Hedin

- County Commission met last week for a Strategic Plan workshop which provided great guidance on the writing of the Strategic Plan that will be included in the General Plan.
- Part time Public Engagement Specialist position unanimously approved for Planning Department and General Plan.
- 130 ft cell phone tower at Old Spanish Trail Arena did not pass through CC for a number of reasons - dark skies ordinance, aesthetic, property rights. Will most likely be reviewed again in the future.
- Bill Byrd proposed a highway commercial zone which would apply to a split-zone area currently on the south end of Highway 191. Public Hearing is open until Wednesday July 28th.

County Commission Action Items Report

Commissioner Chair Campbell questions to staff on the issue of split-zone areas - will this continue to be an issue? John states that this will start to be addressed within the staff department and further Land Use changes.

Formalized debrief of past DRT meetings:

- Last month's DRT proposed a four story apartment residential building located off of 191 by USU property. Within the city annexation boundary so there has been conversation with Nora about annexation - will be in touch with county after talk with council and commission members. If it doesn't go to the city, will have to look at an overlay district near the campus to allow higher density housing.
- CFI Environmental Camp expansion proposal near Castle Valley - largest issues are water, sewage, drainage requirements but doable with improvements.

Comments/questions for staff: Would be great to keep PC updated on longer range projects for every meeting, as well as DRT meeting updates.

DRT meeting updates - especially residential apartment housing and how this will be working with or without the city. More generally, conversations with SITLA and USU collaboration.

Future Considerations:

- Next DRT meeting will be the Kane Creek Development project proposal, with up to 500 units.
- Housing workshop with HASU to discuss the housing continuum and the question of OAO vs. HDHO; use vs. density.
- RFP for a land use strategy being drafted currently by staff to continue working on these changes in the Land Use Code.
- Commissioner O'Brien will be on point on behalf of the Land Use Code for the Planning Commission, based on previous experiences and work.

- Brief thoughts: individual projects such as tiny homes, trailer usage, and others that the Land Use Code might make more difficult to make these happen, which should be addressed within the changes.
- Update on split-zone area concerns on southern section of 191 and Kane Creek.
- Update on cell tower discussion after staff meets with Emery CEO later this week.

Citizens to be Heard (5:00pm opportunity): None

Adjournment (1 minute): Commissioner Barkley moved to adjourn meeting. Commissioner O'Brien seconds. Vote unanimously passes with adjournment at 4:46pm.

4. Any other appropriate action for unlawful detainer, injunctive relief or damages.

[Ord. 591, 2019.]

4.7.12 Repeal/Savings Clause

Ordinance No. 584, enacted January 15, 2019, is hereby repealed; provided, however, that Ordinance No. 584 shall remain in force to authorize the arrest, prosecution, conviction, and punishment of a person who violates Ordinance No. 584 prior to the effective date of the ordinance codified in this section. [Ord. 591, 2019.]

4.8 Scenic Resource Protection District Revised 3/21

4.8.1 Purpose Revised 3/21

The Scenic Resource Protection District (SRPD) is an overlay district intended to accomplish one or more of the following purposes:

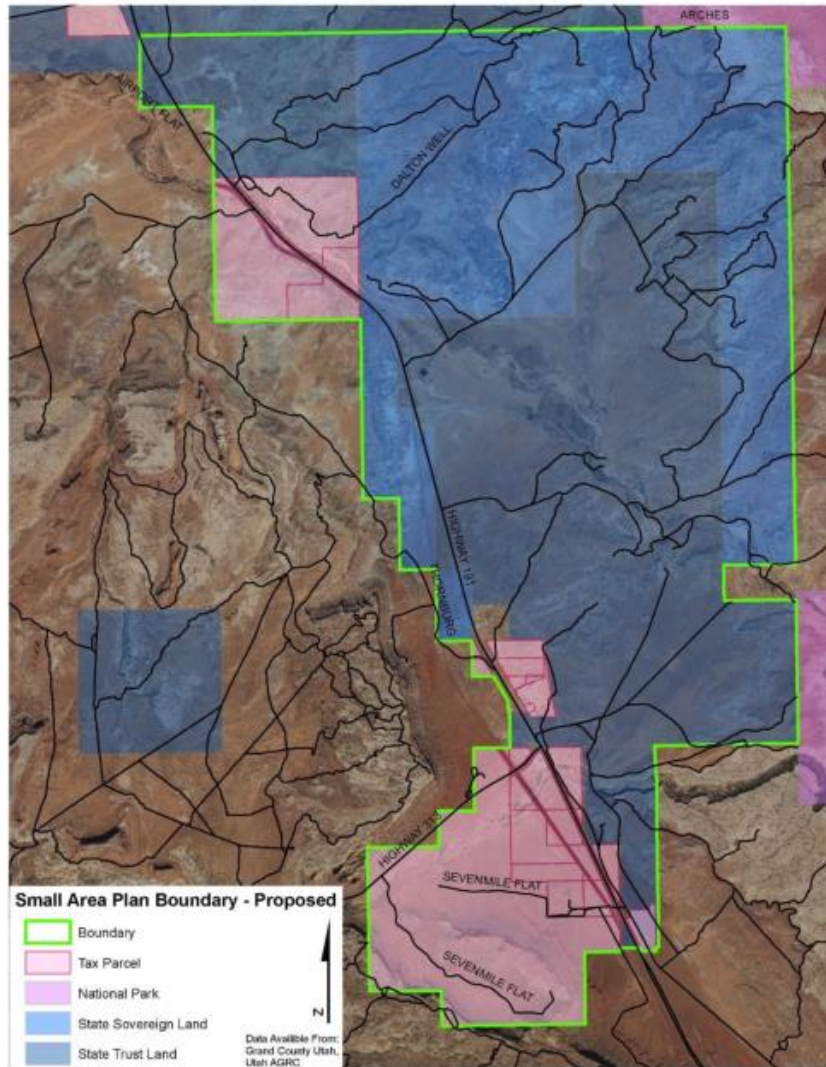
- A. Prioritize the preservation of the natural beauty and ecological quality of the gateway to Moab and facilitate the use and enjoyment of the area while providing opportunities for development that enhances the character of the area while not impeding its scenic value;
- B. Recognize this area as a gateway to the valuable scenic amenities of the greater Moab area, and as an introduction to the character and outdoor ethics of the community;
- C. Protect and preserve the recreational and conservation uses of the area;
- D. Preserve and support the natural and ecological quality of the area including night skies, water quality and quantity, native vegetation and biome, natural quiet, and contiguous open space used as habitat by local wildlife;
- E. Support development that balances conservation, recreation, and ecological goals; and
- F. Fulfill the community vision for the area when the opportunity arises through smart redevelopment to protect and preserve the area for future generations to enjoy. [Ord. 621, 2021.]

4.8.2 Applicability Revised 3/21

The SRPD shall apply to the following real property:

- A. All real property leased to a private person, as defined in Section [10.2](#), or privately owned included in the following map ("Seven Mile Area"), for the purpose of protecting the views of the surrounding area, acknowledging the status of US Highway 191 and Utah State Route 313 as scenic byways, and protecting the view from Arches National Park into this area.

[Ord. 621, 2021.]



4.8.3 Allowed Uses [Revised 3/21](#)

Allowed uses are governed by the underlying zone district pursuant to Article 3. The preferred zone district for parcels within the SRPD with access adjoining US Highway 191 and Utah State Route 313 is Resort Special. The preferred zone district for parcels within the SRPD without access adjoining US Highway 191 and Utah State Route 313 is Range and Grazing. [Ord. 621, 2021.]

4.8.4 Development Standards [Revised 3/21](#)

A. Property Development Standards. The following development standards shall apply to all development of real property within the boundaries of the SRPD:

1. Height.

- Developments shall be required to provide a viewshed analysis as part of their application, which analyzes the impact of the proposed height and siting of structures on the visibility of surrounding landscape features.
- Potential viewshed impacts, as determined by the viewshed analysis, shall be reasonably mitigated, which may include height and siting restrictions.
- Developments may be constructed to the maximum height allowed by the underlying zone district only if the viewshed analysis is determined to show no detrimental impacts on the visibility of surrounding landscape features.
- Developments shall be subject to the ridgeline standards in Section [6.9.8](#).

2. Open Space.

a. Developments shall incorporate into their subdivision plat or site plan the following usable, functional open space together with a public access easement at the following levels based on the size of all parcels included in the development:

- (1) Zero to one acre: five percent; all contiguous.
- (2) One to two acres: 10 percent; at least half contiguous.
- (3) Two to five acres: 15 percent; minimum 7,500 square feet contiguous.
- (4) Five or more acres: 25 percent; minimum 7,500 square feet contiguous.

3. Water.

a. All developments shall install the largest feasible rainwater catchment system based on rooftop size, layout, and an analysis of average storm events, as demonstrated by a stamped engineering plan; provided, however, that developers shall not be required to install systems that would generate more water than is needed to satisfy a development's outdoor water/landscaping irrigation needs.

b. All developments shall use the water for beneficial on-site uses such as reducing the use of culinary water for landscaping irrigation. Unless exempt, developers shall register their capture and storage of precipitation with the State of Utah Division of Water Rights prior to placing the water to beneficial use.

c. All developments shall include greywater reuse systems for all shared or group shower or laundry facilities and use the greywater for beneficial on-site uses such as reducing the use of culinary water.

d. All developments shall utilize drought-resistant, water-wise, and xeriscape landscaping design principles. Turf grass shall not be permitted.

e. To the maximum extent possible, all developments shall utilize bio-retention and bio-infiltration systems to manage stormwater runoff.

4. Site Configuration.

a. Primary uses must face the fronting roadway. Where parcel or site configurations create challenges for meeting this standard, developers shall present alternative use and design features that create an appealing and active interface with the fronting roadway.

b. All development must fit the topography of the property. No mass grading or grading of a flat building envelope (building must step with terrain) is permitted.

c. Additional off-street parking may be required as necessary to mitigate impacts on adjacent land uses and neighborhoods as determined by the Zoning Administrator and County Engineer.

5. Building Design.

a. No facade or building wall shall exceed 60 linear feet. More than five feet shift in vertical and horizontal facade is required for each 30 linear feet.

b. Building design shall vary between vertical facade divisions and from adjacent buildings by the type of dominant material or color, scale, or orientation of that material and at least two of the following:

- (1) The proportion of recesses and projections;
- (2) The location of the entrance and window placement, unless storefronts are utilized;
- (3) Roof type, plane, or material, unless otherwise stated in the building type requirements.

c. No rectangular area greater than 30 percent of a building story's facade, as measured from floor to floor, may be windowless, and no horizontal segment of a building story's facade greater than 15 feet in width may be windowless, unless otherwise approved. An exception may be considered if the wall area is to be used to display public art (not a sign).

d. Air conditioning units and similar mechanical requirements should be avoided on rooftop locations, and fully screened from view when unavoidable. Rooftop parking shall be shielded from view and integrated into the overall building design.

e. Plastic or vinyl awnings are not permitted. Awning types and colors for each building face shall be coordinated. Awnings must be of solar-stabilized materials.

f. If installed, shutters, whether functional or not, shall be sized for the windows. If closed, the shutters shall not be too small for complete coverage of the window. Shutters shall be wood or other durable material.

6. Materials and Colors.

a. Developments shall be constructed of durable primary materials such as stone, brick and adobe-type materials; wood lap siding; fiber cement board lapped, shingled, or panel; metal siding; glass; or engineered stone. Aside from solar panels or other infrastructure related to energy efficiency and water use/reuse, developments shall utilize nonreflective materials.

b. Developments shall utilize earth tone colors that are complementary to the surrounding landscape and visual backdrops. Exceptions shall be allowed for public art.

7. Site Configuration.

a. Development on parcels adjacent to Highway 313 and State Route 191 must be located as far away from the roadways as possible on the parcel, and, where existing, located adjacent to existing development.

b. Where possible, development should be located such that it is the least visible from the road, using natural features to achieve this objective.

8. Skyline.

a. Physical development shall not, to the extent possible, penetrate the skyline on hillsides as seen from Highway 313 and State Route 191, unless there is no other siting alternative.

b. If a development must penetrate the skyline, attempts to obtain variances of other regulations, such as setbacks, must be simultaneously pursued that would enable the proposed development to comply with subsection A.8.a of this section.

c. The mass of the development in the skyline must be broken into distinct, smaller forms, breaking facades and roof lines into smaller segments, and stepping the building to blend in with the surrounding landscape as much as possible.

9. Physical Development.

a. Roof overhangs may be used as a tool for deepening shadows and minimizing mass.

10. Landscaping and Disturbance.

a. Site grading shall be limited to the minimum area of disturbance necessary for construction.

b. Retaining walls must be terraced when vertical height of any cut or fill exceeds six feet; no terrace may be higher than four feet and must step back at four-foot intervals.

c. Native vegetation must be used for landscaping.

d. Removal of existing vegetation must be minimized and site controls during construction to establish which vegetation to save shall be used.

e. Limits of disturbance areas must be no greater than 20 feet from a building footprint and must include all construction and be marked by a fence prior to grading beginning.

f. Screening shall be required for all development within 100 feet of a road edge and may be either native vegetation and/or rock features designed to blend in with the surrounding landscape.

g. All disturbed areas must be revegetated with native vegetation or other dust control measures.

11. Night Skies.

- a. All development must comply with lighting standards in Section [6.6](#) as well as this section.
- b. Lightbulbs must be 2200K or below, be fully shielded, downward-only directed fixtures. No unshielded lights will be allowed.
- c. All exterior lights must be turned off by 11:00 p.m. or be on a motion sensor.
- d. No light may trespass off property boundaries.
- e. Visibility of nighttime lights from Highways 313 and 191 will be considered in determining the amount of glass allowed in the part of the building facing the roadway.

[Ord. 621, 2021.]

4.8.5 SRPD Development Plat and Site Plan Approval [Revised 3/21](#)

A. Application Procedure. Review of an SRPD subdivision plat or site plan is an administrative decision, which shall be consistent with this section.

B. SRPD Development Site Plan. Each developer of a parcel located within an SRPD shall submit and the County shall review a site plan application in accordance with Section [9.17](#), Site Plan Review, and this section.

[Ord. 621, 2021.]

[Mobile Version](#)