

**GRAND COUNTY
Planning Commission
Monday, September 13, 2021
4:00 P.M. Regular Meeting**

****PLEASE NOTE: THIS MEETING WILL BE HELD AS A HYBRID MEETING****

REGULAR PC MEETING:

In Person Location: County Commission Chamber 125 E Center St. Moab, UT 84532
- OR - 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=L0VtOUZaZ0pLdnRpTEVfd1dzaJLQT09>

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 August 23, 2021	<i>Chair</i>
Discussion Items		
	County Commission Update – Trish Hedin - Commission meeting action items update	<i>County Commission Liaison</i>
	1. Overnight Accommodations Overly (OAO) Workshop 2. Future Considerations a. FLAP Grant public meeting	<i>Staff</i>
5:00 PM		
	Citizens to be Heard – public comment opportunity for any item not listed as a public hearing	
ADJOURN		

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, August 23rd, 2021 at 4:00pm

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

YouTube recording of meeting can be viewed at https://youtu.be/D_aqSMIIn2w Recordings archived at www.grandcountyutah.net/AgendaCenter

In attendance: Planning Commission Chair Emily Campbell, Planning Commissioners Robert O'Brien, Rick York, Josie Kovash, Makeda Barkley, Steve Evers, Planning and Zoning Director John Guenther, Laura Harris, Elissa Martin, Mary Hofhine. County Commissioner Trisha Hedin. Interviewees Tony Mancuso and Brent Northrup.

Commissioner Campbell officially calls the meeting to order at 4:09 pm.

Citizens to be Heard (outside of scheduled public hearings) – None.

Ex Parte Communications and Conflict of Interest Disclosures - None.

Action Items (1 minute): Approval of meeting minutes from August 9th commission. Commissioner O'Brien moves to approve. Seconded by Commissioner Evers. Motion passes unanimously.

Motion to amend schedule to bring planning commission vacancy to the first part of the agenda. Commissioner O'Brien moves to approve. Commissioner Evers seconds. Motion passes unanimously.

Discussion (2 hours, 7 minutes):

Planning Commissioner vacancy interviews

- PC will make a recommendation after interviews to the County Commission for approval.

Applicant 1: Tony Mancuso

Applicant 2: Brent Northrup

Commissioner Barkley motions to approve recommendation to move Tony Mancuso to the County Commission. Motion seconded by Commissioner O'Brien. Motion passes unanimously 6-0.

County Commission Update - County Commissioner liaison Trisha Hedin

- Strategic Plan Workshop 3 occurred last week: overall vision and value systems
- Michael Skarda from Namaste Rock rezone was a Citizens to be Heard
- Presentation on Public Lands Bill about small extension to Arches National Park
- Unanimously approved letter that supported 30 day mask mandate in school grades K-6
- Unanimous proposal for Land Use Strategy changes
- Postponed article 9 and amending article 10 of the Land Use Code
- 2 new members adopted to the Thompson Springs water board
- Discussion on Title 17, use of public land. Pertained to slacklining ordinance prohibiting slacklining on public infrastructure. Vibrant discussion when brought up.

General Plan Workshop #2:

Biggest needs/outcomes from today's conversation for staff:

- Look at planning currently adopted/formerly implemented
- What plans need attention to inform priorities of General Plan process

1. Reference the updated matrix list of plans and reference groups and highlight important actions over the next 3 months.

- Land Use Discussion:
 - **Regional Planning** - Looking at what our neighbors have planned, growth analysis, what are they doing?
 - Sector plans as high priority to have other stakeholders involved
 - **Transitional housing** (moving through the housing continuum), public lands study overlaps, **growth studies**

- Open space, natural resources, public lands preservation, interested in strengthening where Moab is already developed.
- Coordination with other organizations, which is a current weakness in the Moab community
- Using indicators to hone into the LUC with the most prominent concerns, rather than addressing everything at once.
- Mixed use zoning analysis for the economy is important

- Decision making Discussion:
 - Comment from Commissioner Chair: Interest in a Growth Resiliency/Management strategy
 - What is the reasonable assessment of how much of this we can take on?
 - What is the natural sequence of this? How are these matrices being used as a road map?
 - 1. Develop strategic plan 2. Public engagement
 - What's the best regional decision making framework to move forward?
 - Lots of input with representative voices from many backgrounds, public participation opportunities
 - Imperative to know the general vision of what people want
 - **Address 4 main areas: Risk, opportunities, values, foundations.**
 - What does this mechanism look like?
 - Very specific, tactical priorities on an issue with the regional partners.
 - Brainstorm regional threats, present to them. Assert a direction.
 - Work with the city on finding agreements first with LUC changes. Pick 2-3 discrete items to find parallels to work with.

B. NEXT STEPS:

Feedback of timeline from Planning Commission:

- Ambitious, but no objections
- Important to get General Plan draft early enough to Planning Commission and County Commission so they can review it
- May be useful to have a combined workshop between Planning Commission and County Commission
- Better to have more than one public workshop, more like 2-3 to involve more folks

C. MATRICES/ACTION PLAN/DECISION MAKING

- Suggestions welcomed in terms of Land Use ideas, Elissa and Bob will work together shortly to determine a list of most critical subjects.
- John will fine tune/calibrate matrices based on discussion from today
- Joint workshop between Planning Commission and County Commission
- During town hall meeting, have a specific segment for comment with south Spanish Valley residents due to possibility of annexation in the near future

Final thoughts:

- Isolating what aspects of regional partnering will actually influence our General Plan?
- Take into consideration, how do we advance communication with other entities when it is already somewhat cumbersome?
- Some sort of mechanism to private service providers (power, internet, etc). Who is going to provide these services with anticipated growth?

Citizens to be heard (5:00pm) - None

Future Considerations (6:16-6:22):

- Applications for OAOs in the northern corridor - redevelopment of OAOs
 - Citizen comments about changing zoning to allow glamping vs. camping
 - Revisiting Bed and Breakfasts

Adjournment (1 minute)

Motion proposed for adjournment by Commissioner O'Brien. Motion seconded by Commissioner Kovash. Adjournment passed unanimously at 6:23pm.



STAFF REPORT

PLANNING & ZONING DEPARTMENT

DATE: Monday, September 13, 2021

TO: Grand County Planning Commission

SUBJECT: Overnight Accommodations Overlay (OAO) Workshop

RESPECTFULLY SUBMITTED: Elissa Martin, Planner

A. STAFF RECOMMENDATION:

Planning Commission to consider advancing certain types of Over Night Rentals as opposed to others. Considerations for this workshop are as follows:

1. Overview of July 2019 OAO ordinance and background – review why it was important to adopt this policy.
2. Current status of Housing to overnight rentals ratio
3. Consideration of future potential for OAO districts being applied in the County going forward – is there a vision for overnight rentals in the long term?
 - a. The impact of different types of overnight rentals are not equal: Hotel -- B&B -- Airbnb -- Glamping – RV/Campground – what is their relative impact?
 - b. Can impacts be justified or mitigated for any of the overnight rental types?
 - c. Is there a need for one over the other?
 - d. Is there a general area where some overnight rentals are more appropriate and would be encouraged?
 - e. Are there areas where certain types of overnight rentals would be discouraged? Or are all overnight rentals not good for the County anywhere?
 - f. Would it be beneficial to assign underlying zone(s) to the OAO, by type? so as to guide overnight rental development to preferred zones? (maybe as part of General Plan Update and Future Land Use Plan):
 - i. RV/Campground
 - ii. Dude Ranch / Glamping
 - iii. B&B (traditional)
 - iv. AirBnB
 - v. Hotel (there may be no zone where another hotel is needed/wanted, but just to be fair, it is included in the list)

FLAP GRANT PUBLIC MEETING

Proposed Agenda

Format: Open house – drop in with presentation at 5 p.m.

Time: 3 – 6:30 p.m. September 14, 2021

Place: Grand Center Room 3 – Hybrid meeting

Purpose – To present a concept for the Kane Creek road extension that supports the Federal Lands Access Program Grant. The grant is for the construction of a public road and trail.

Invitees – Public and Stakeholders – National Conservancy, Trails groups, landowners, etc.

1. Introductions – John identify project, electeds, staff and contacts
 - a. Mary and Chris introduce Commission support
2. Project description and grant process – Bill
3. Displays and high level concepts – John and Bill
4. Public feedback mechanisms – verbal, written surveys, contacts – John
5. Questions and verbal comments -
6. Conclude and next steps

Tasks

1. Model the flood plain and impact and elevations in the area – hec ras modeling – Jeff
2. Feasibility analysis of location, road design and class – Jeff
3. Road design and classification – GC – Bill
4. Craig and involvement and funding for future development servicing agreement – GC – John Development Agreement proposal
5. Video document the presentation – GC - John to check with Travel council
6. Overview of layout of road sketch- road sections – Jeff
7. Develop stakeholder and invitee list – Laura – info from Jeff on landowners – Nature conservancy, etc.
8. CC and PC report on meeting – PC August 23, CC September 7
9. Develop questionnaire and sign in sheet - John and Laura
10. Matching funds for development not feasibility 1.3 million match if 20 million project – GC – Bill