

**GRAND COUNTY
Planning Commission
Monday, September 27, 2021
4:00 P.M. Regular Meeting**

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

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=L0VtOUZaZ0pLdnRpTEVfd1dzaJLQT09>

Send written comment to planning@grandcountyutah.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 September 13, 2021	<i>Chair</i>
Discussion Items		<i>Vice-Chair</i>
	County Commission Update – (TBD)	<i>County Commission Liaison</i>
	- Commission meeting action items update	
	1. Progress update on OAO data gathering & research	
	2. Future Considerations	<i>Staff</i>
	a. DRT projects	
	b. OAO applications coming forward	
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, September 13th, 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, County Commission Liaison Trisha Hedin, Steve Evers, Josephine Kovash, Rick York, Anthony Mancuso, Planning & Zoning Director John Guenther, Elissa Martin, Jenna Gorney, Laura Harris, Reed Pendleton, Paul Berg, Andy Fasig, Matt Kareus

Commissioner Campbell calls the meeting to order at 4:20pm

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

Ex Parte Communication and Conflicts of Interest - None

Action Items:

Approval of meeting minutes from August 23rd, 2021.

Commissioner Steve Evers moves to approve. Commissioner Josie Kovash seconds. Motion passes unanimously.

Discussion items:

County Commission update - Trisha Hedin

Commission meeting action items update -

September 7th, 2021 County Commission meeting info

- Discussion of work with Land Trust for funding opportunities
 - New Economic Development Director : August Granath
 - A support letter for mandatory face coverings for 30 days for K-12 passed unanimously
 - Motion made to approve budget for Moab Community Land Trust to hire Land Trust Director. Passed unanimously
 - Unanimous approval of purchase agreement for online platform, "Bang the Table" for General Plan Update use and any other outreach needs beyond
 - Thayne Minor Record Survey updates passed without issue
 - Land Use Code Article 9: Repeal & Replace was tabled
 - Motion made to change Johnston View drive to Johnston Place Avenue: Passed
- 4:3

- Some citizens have expressed concern that Spanish Valley survey has stalled
- Affordable housing brainstorm meeting needs to be organized: This will be part of the HDHO discussion planned as workshop with PC

1. Overnight Accommodations Overlay (OAO) Workshop

- As of 2019 Overnight Accommodations are no longer a permitted use by right. Now as an overlay
- History: Moratorium expired 6 months after adoption of the Ordinance
- At that time or Ordinance adoption, Impacts & cost to community way of life such as traffic, noise, utilities, and simple scale needed to be explored due to increase unchecked development of those uses,
- Outcome at that time: let existing allowances build out before permitting additional growth outside those areas
- New standards were created in the interim
- Missed: Mechanism & standards for the expansion of existing developments
- A need to evaluate how many vested projects are in the pipeline
- How do different types of OA developments affect the community: ex. RV parks vs hotels
- Q: existing status quo, standards, overlay maps?
- Q: No mechanism for updates such as: worker housing, upgraded energy efficiency standards and streamlining footprints and flow within the property
- Separation of Bed and Breakfast from condo-type overnight rentals
- Verify that any Assured Housing units are in fact being built in relation to Overnight accommodations requirements
- Additional research
 - # of vested units
 - # status of assured housing
 - how are diff uses separable
 - Expansion standards
 - Incentives or trade-offs ex: assured housing, etc.

Citizens to be heard:

Andy Fasig - How can distance from Moab City center potentially affect refining the OAO conversation. Developments 45 minutes outside of town have a different effect than those within.

Matt Kareus- Consider each application carefully in comparison to the new standards that have been written

Reed Pendleton - Hope is that each type of accommodation is addressed separately Hotel & Campground should not be grouped together

... cont. **Overnight Accommodations Overlay (OAO) Workshop**

- Staff tasked with defining each type of OA use: report back best practices including qualitative and quantitative impacts for each. Compare Telluride as an example
- Expansion: leverage for retroactive standards
- Local Ownership and Lower impact types of developments are more desirable
- Allowing residents to access possibility of making additional funds by renting out their home sometimes is important
- Staff directive to try to find a way to do the above.
- Distance from city center an important look
- What does community value mean and how is it defined. How can an investor prove the value with a proposal
- Is there a natural cap for these developments when it comes to water

Direction for Staff

3 main questions:

- Separation of types of uses/or consolidation (glamping, dude ranch, residential, etc.)
- Workforce Housing & Incentivization
- Mechanism & Standards for Expansion

Research considerations:

- Determine current state of residential vs other OA uses: how can we set varying reasonable parameters for each
- Look into the state of assured housing
- Quantitative and Qualitative measures of each type of use i.e., distance to city center, size of development compared to its value
- Evaluate the cost of enforcement
- Qualitative: is project likely to be owned by a local
- Question of workforce housing: research case studies from other communities
- Consideration regarding expansion: would existing footprint be required to fall under new standards or only net new development?
- Planning Staff also asked to update Commission on Climate Change impacts in relation to the creation of the General Plan

2. Future Considerations

- A. FLAP Grant public meeting
- Will be recorded for later review

Adjournment 6:20pm - Motioned by Commissioner Steve Evers. Motion seconded by Commissioner Anthony Mancuso