

Agenda

GRAND COUNTY Planning Commission

Tuesday, November 13, 2018
5:30 P.M. Regular Meeting
Grand County Courthouse
Council Chambers
125 E. Center St., Moab, Utah

Type of Meeting:	Regular Meeting
Facilitator:	Gerrish Willis, Chair
Attendees:	Planning Commissioners, interested citizens, and staff

5:00 PM	Citizens to be heard	<i>Chair</i>
Presentation	Spanish Valley Transportation & Planning Initiatives Moab Transit Authority Study Committee	<i>Michael Liss, Chair</i>
Discussion	Lighting Ordinance	<i>Staff</i>
Action Item	Review of Sandstone Cliffs Subdivision, a 24.4-acre parcel zoned Rural Residential, located off Munsey Drive	<i>Staff</i>
Action Item	Approval of October 23, 2018 Meeting Minutes	<i>Chair</i>
	Future Considerations	<i>Chair</i> <i>Staff</i>
	County Council Update – Mary McGann	<i>Council Liaison</i>
	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.

Agenda Summary
GRAND COUNTY PLANNING COMMISSION
November 13, 2018

TITLE:	Spanish Valley Transportation & Planning Initiatives
FISCAL IMPACT:	N/A
PRESENTER(S):	Michael Liss, Moab Transit Authority Study Committee

Prepared By:
MICHAEL LISS
MOAB TRANSIT
AUTHORITY STUDY
COMMITTEE

FOR OFFICE USE ONLY:
Attorney Review:

N/A

A DISCUSSION OF TRANSPORTATION AND PLANNING ISSUES FOR SPANISH VALLEY

1. DEFINE THE URBAN BOUNDARY
2. DEFINE THE URBAN CORE
3. DEFINE SPANISH VALLEY TRANSPORTATION ALTERNATIVES
4. NEIGHBORHOOD CENTER DEVELOPMENT PATTERN
5. US HIGHWAY 191 ACCESS MANAGEMENT PLAN
6. US HIGHWAY 191 MOAB BYPASS PLAN
7. EAST – WEST CONNECTOR ROADS TO US HIGHWAY 191

Section 6.6 – Outdoor Lighting

6.6 Outdoor Lighting

Comment [ZL1]: Add annotated bibliography of relevant sources of material. Add public buildings/lighting to the code where needed.

6.6.1 Purpose

The purposes of this chapter are to:

- A. Encourage outdoor lighting practices that will minimize light pollution, glare, light trespass and sky glow to curtail the degradation of the night time visual environment;
- B. Prevent lighting nuisances on properties located in and adjacent to Grand County;
- C. Promote energy conservation;
- D. Improve night-time safety, utility, security, and productivity;
- E. Develop an attractive nighttime appearance in the County;
- F. Minimize lighting health risks arising from inappropriate quantities and qualities of lighting;
- G. Prevent unnecessary or inappropriate outdoor lighting;
- H. Minimize nighttime impacts on nocturnal wildlife;
- I. Facilitate the economic development potential of astro-tourism, and the enhancement of the visitor experience in the Moab Area;
- J. Maintain the rural atmosphere of the County; and
- K. Encourage quality outdoor lighting through the use of efficient bulbs and light sources, fully shielded light fixtures, and limits on the location and uses of outdoor lighting.

6.6.2 Scope and Applicability

- A. All lighting should be purpose driven.
- B. All exterior outdoor lighting installed after the effective date of this section in all zones in the County shall conform to the requirements established by this section. This section does not apply to indoor lighting.
- C. All existing outdoor lighting that does not meet the requirements of this chapter and is not exempted by this chapter shall be considered a nonconforming use or part of a nonconforming structure subject to an amortization schedule outlined in section ____ of this LUC.

6.6.3 Definitions

For the purpose of this section, certain words, phrases and terms shall have the meaning assigned to them by this section.

“Accent or Architectural Lighting” means lighting of building surfaces, landscape features, statues, and similar items for the purpose of decoration, ornamentation, creation of visual hierarchy, sense of liveliness, or other purpose unrelated to safety, business operation, or essential lighting function.

“Backlight” means all the light emanating behind a luminaire.

“B.U.G. Rating” means backlight, up-light, and glare rating, which exists on a scale of zero to five (0 to 5) and describes the light output of a luminaire.



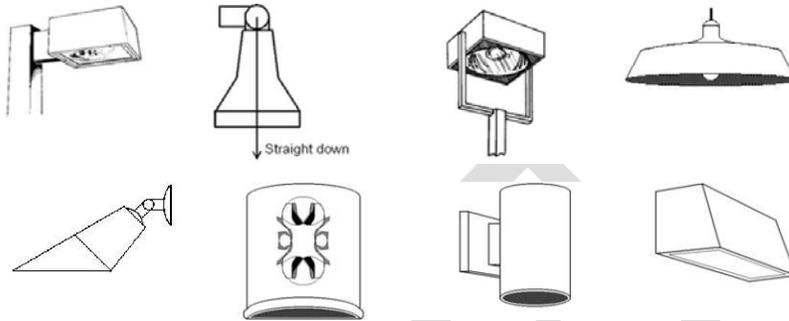
Image by City of Ft. Collins, Colorado and used here with permission.

“Correlated Color Temperature” (CCT) is a specification of the color appearance of the light emitted by a lamp, relating its color to the color of light from a reference source when heated to a particular temperature, measured in degrees Kelvin (K). The CCT rating for a lamp is a general "warmth" or "coolness" measure of its appearance. Lamps with a CCT rating below 3,000 K are usually considered "warm" sources, while those with a CCT above 3,000 K are usually considered "cool" in appearance.

“Direct Illumination” means illumination resulting from light emitted directly from a bulb, luminary, or reflector. This does not include light reflected from other surfaces such as the ground or building faces.

“Floodlight” means a fixture or bulb designed to "flood" an area with light. A specific form of bulb or fixture designed to direct its output in a specific direction. Such bulbs are often designated by the manufacturer and are commonly used in residential outdoor lighting.

“Fully Shielded Fixture” means an outdoor light fixture constructed and mounted so that the installed fixture emits no light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero (0). Fully shielded light fixtures must be shielded in and of themselves. Surrounding structures, like canopies, are not to be considered when determining if the fixture is fully shielded. Fully shielded fixtures must be appropriately mounted so that the shielding prevents light from escaping above the horizontal and all light is directed downward.



Examples of fully shielded light fixtures.

“Glare” means the visual sensation caused by excessive brightness and which causes annoyance, discomfort, or a disability loss in visual performance or visibility.

“Internally Illuminated” as it relates to signs, means any sign which has a light source entirely enclosed within the sign and not directly visible to the eye.

“Light Pollution” means any adverse effect of manmade light. Often used to denote "sky glow" from developed areas, but also includes glare, light trespass, visual clutter and other adverse effects of lighting.

“Light Source” means the part of a lighting fixture that produces light, e.g. the bulb, lamp, or chips on board.

“Light Trespass” means any light that falls beyond the legal boundaries of the property it is intended to illuminate.

“Lumen” means a unit of luminous flux equal to the light emitted by a uniform point source of one candle intensity. Lumens refers to the amount of light emitted by a bulb (more lumens equals brighter light).

Common Relationships between bulb types, wattages and lumen levels

Brightness in Lumens	220+	400+	700+	900+	1300+
Standard	25W	40W	60W	75W	100W
Halogen	18W	28W	42W	53W	70W
CFL	6W	9W	12W	15W	20W
LED	4W	6W	10W	13W	18W

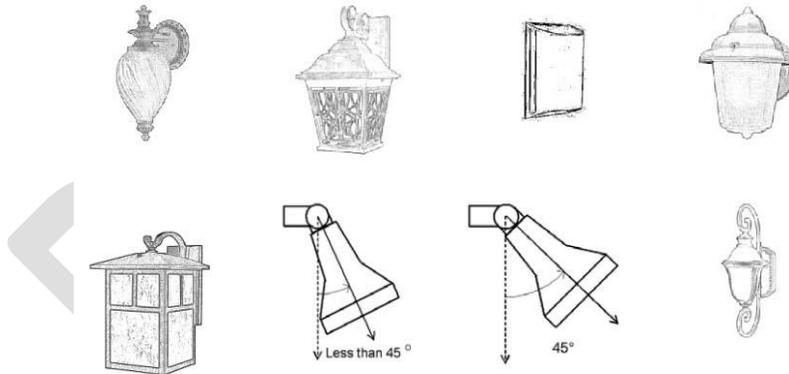
“Manufacturer’s Catalog Cuts” means a publication or other printed material of a bulb or lighting manufacturer offering visual and technical information about a lighting fixture or bulb.

“Net Acre” means a gross acre excluding: public rights-of-way, lands with natural slopes greater than 30 percent, jurisdictional wetlands, lands in the 100 year floodplain, public drinking water supply water sources (recharge areas for the aquifer in the Glen Canyon Formation), lands affected by immitigable geo-hazards, riparian habitats, archeological sites, and required open space.

Comment [ZL2]: See County’s “Constrained Lands” definition.

“Outdoor Light Fixture” means a complete lighting unit consisting of a lamp(s) and ballast(s) (when applicable), together with the parts designed to distribute the light, to position and protect the lamps, and to connect the lamps to the power supply. Also known as a luminaire, or simply as a fixture.

“Partially Shielded Light Fixture” means an outdoor light fixture means an outdoor light fixture constructed and mounted so that the installed fixture emits most of its light above the horizontal plane. Where a light manufacturer provides a BUG rating, the uplight (U) and backlight (B) ratings are greater than zero (0). Light emitted at or above the horizontal plane (sideways or upwards) shall arise solely from incidental decorative elements or strongly colored or diffusing materials such as colored glass or plastic. Fixtures using spot or flood lamps are considered partially shielded if the lamps are aimed no higher than 45 degrees above the vertical plane beneath the fixture.



Examples of partially shielded lighting fixtures

“Recreational Lighting” means lighting used to illuminate sports fields, ball courts, playgrounds, or similar outdoor recreational facilities.

“Skyglow” means the brightening of the nighttime sky resulting from the scattering and reflection of artificial light by moisture and dust particles in the atmosphere. Skyglow is caused by light directed or reflected upwards or sideways and reduces one’s ability to view the nighttime sky.

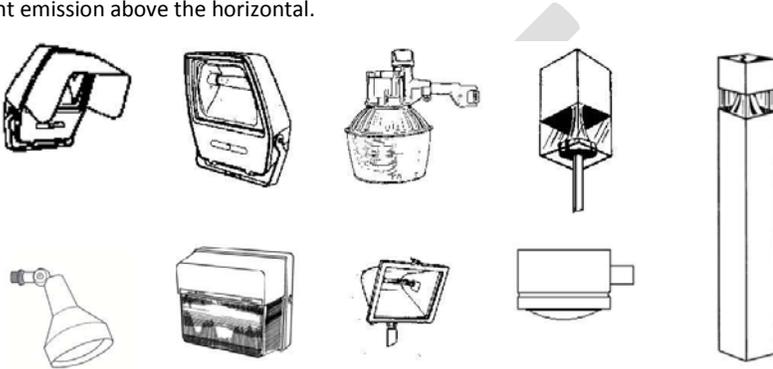
“Spotlight” means a fixture or bulb designed to light a small area very brightly. See definition of Floodlight.

"Total" means the sum of shielded and unshielded light.

"Total outdoor light output" means the total amount of light measured in lumens from all bulbs installed in outdoor lighting fixtures. For bulb types that vary in light output as they age (such as fluorescent and high intensity discharge (HID) bulbs), the initial lumen output as defined by the manufacturer shall be the lumen value used.

"Tower" means any monopole, antenna, or the like that exceeds eighteen feet (18') in height.

"Unshielded Fixture" means a fixture that has no shielding at all that would otherwise specifically prevent light emission above the horizontal.



Examples of unshielded light fixtures.

"Uplight" means all the light emanating above the horizontal plane of a luminaire.

6.6.4 Fully Shielded Fixture Requirements

- A. Unless specifically exempted by this section, all outdoor lighting shall use fully shielded fixtures and shall be installed so light is directed downward with no light emitted above the horizontal plane of the fixture. Where a light manufacturer provides a BUG rating, the uplight rating (U) must equal zero (0).
- B. In order to qualify as a "fully shielded" fixture, a light fixture must have the top and sides made of completely opaque material such that light only escapes through the bottom of the fixture. Fixtures with translucent or transparent sides, or sides with perforations or slits, do not qualify as fully shielded. Any glass or diffuser on the bottom of the fixture must be flush with the fixture (no drop lenses). Merely placing a light fixture under an eave, canopy, patio cover, or other similar cover does not qualify as fully shielded.
- C. Fixtures must not be placed at a location, angle, or height that directs illumination outside the property boundaries where the light fixtures are located.

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- D. All residential and commercial luminaires shall be fully shielded within twenty-five (25) feet of adjacent residential property lines.
- E. Exemptions to Fully Shielded Fixture Requirements:
- a. All lights exempted by this section shall be included in the calculation for total light output.
 - b. Fixtures having a total light output less than one thousand (1,000) lumens are exempted from the fully shielded requirement provided the following criteria are met:
 - i. The fixture has a top that is completely opaque such that no light is directed upwards.
 - ii. The fixture has sides that completely cover the light source and are made of opaque or semi-opaque material. Fixtures with opaque sides may have incidental decorative perforations that emit small amounts of light. Semi-opaque material such as dark tinted glass or translucent plastic may be used if the light source is not discernable behind the material. Completely transparent materials, such as clear or lightly tinted colored glass, are not allowed.
 - iii. The light source must not be visible from any point outside the property on which the fixture is located.
 - b. Spotlights controlled by motion sensors having a light output less than one thousand (1,000) lumens per lamp are exempted from the fully shielded requirement provided:
 - i. The fixture is a spotlight or other type of directed light that shall be directed straight down; and
 - ii. The fixture must not be placed in such a manner that results in illumination being directed outside the property boundaries where the light fixtures are located.
 - iii. Lights controlled by motion sensors shall not be triggered by movement or activity located off the property on which the light is located.
 - c. Pathway lights less than eighteen inches (18") in height are exempted from the fully shielded fixture requirement, if the total light output from each pathway light is less than three hundred (300) lumens.
 - d. Temporary exterior lighting intended as holiday or seasonal decorations displayed between November 15 and the following January 15, provided that individual lamps do not exceed 70 lumens and neither cause light trespass nor interfere with the reasonable use and enjoyment of any other property.
 - e. Traffic control signals and devices.
 - f. Temporary emergency lighting in use by law enforcement or government agencies or at their direction.

- g. The lighting of federal or state flags, provided that the light is a top-down and narrow beam aimed and shielded to illuminate only the flag.
- h. An applicant requesting approval for lighting that does not conform to these standards shall follow the procedures and findings requirements set forth in Section 9.14 Variances.

6.6.5 Total Light Output

- A. Commercial. Total outdoor light output shall not exceed fifty thousand (50,000) lumens per net acre. Streetlights used for illumination of public rights-of-way are excluded from this calculation.
 - a. In non-residential zone districts, partially and unshielded lighting on a property shall not exceed 5,000 lumens per net acre, and shall be included in the total outdoor light output calculation
- B. Residential. Total outdoor light output shall not exceed ten thousand (10,000) lumens of lighting per net acre. Parcels smaller than one-half (1/2) acre shall be permitted five thousand (5,000) lumens of lighting regardless of parcel size. Total outdoor light output of any apartment development shall not exceed twenty thousand (20,000) lumens of lighting per net acre.
 - a. In residential zones, partially and unshielded lighting on a property shall not exceed 1,000 lumens per lot, and shall be included in the total outdoor light output calculation.

6.6.6 Lighting Hours

- A. Commercial establishments shall turn off all outdoor lighting, except that listed below, by twelve o'clock (12:00) midnight:
 - a. Businesses open to the public after twelve o'clock (12:00) midnight may leave all outdoor lighting on until close of business.
 - b. Lighting to illuminate the entrance to the commercial establishments.
 - c. Parking lot and pathway lighting required for the safety of guests or customers.
- B. Recreational lighting (residential and commercial) shall be turned off by ten o'clock (10:00) P.M. except to conclude a specific sporting event that is underway.

6.6.7 Lighting Color

All exterior lighting shall utilize light sources with correlated color temperature not to exceed 3,000 Kelvin (K).



Image by City of Ft. Collins, Colorado and used here with permission.

6.6.8 Specialized Outdoor Lighting Conditions and Standards

- A. Gas station canopies may be illuminated provided all light fixtures are mounted on the undersurface of the canopy and all light fixtures are fully shielded. Merely placing the fixtures on the underside of the canopy does not qualify as fully shielding the light fixture.
- B. Roadway and street lights are prohibited unless recommended by the County engineer or required by UDOT to provide for the safety of the public. All streetlights shall utilize lamp types that are fully shielded luminaires that minimize sky glow, light trespass, and other unintended impacts of artificial lighting. All streetlights shall utilize the lowest illuminance levels acceptable to the County engineer and UDOT.
- C. Parking lots may not utilize spot or flood lighting whether mounted on a post or exterior building wall. The overall height of any light post used to illuminate parking lots in commercial zones shall not exceed fourteen feet (14'). All post mounted parking lot lights shall be set back from property lines a distance equal to two and one-half (2.5) times the height of the pole unless an internal or external shield prevents the fixture being visible from outside the property boundaries. The overall height of any light post used to illuminate parking lots in residential zones shall not exceed eight feet (8'). All parking lot lighting shall use fully shielded downward directed fixtures. Internal or external shields shall prevent the fixture being visible from outside the parking lots.
- D. Outdoor recreation areas or athletic fields at publicly owned facilities may use illumination to light the surface of play and viewing stands and for the safety of the public. The following standards shall apply to outdoor recreation area or athletic field lighting:
 1. The recreational lighting does not exceed illuminance levels for class IV sports lighting set by the Illuminating Engineering Society of North America.
 2. The recreational lighting provides illuminance for the surface of play and viewing stands, and not for any other areas or applications.
 3. Off-site impacts of the lighting will be limited to the greatest practical extent possible

Comment [ZL3]: Draft language: “Where a light manufacturer provides a BUG rating, the backlight rating (B) must equal ## or less, uplight rating (U) must equal zero (0), and glare rating (G) must equal ## or less.”

Comment [ZL4]: Check need for max height, and what it should be.
Query the lighting audit database.

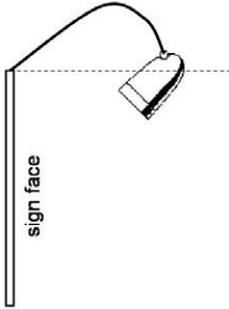
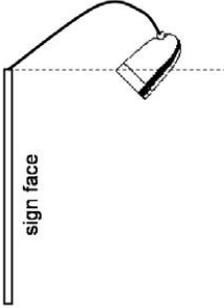
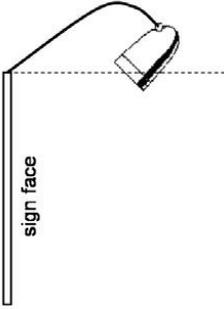
Comment [ZL5]: Same comment as above.

- 4. The lighting for areas or applications outside the surface of play and viewing stands shall conform to all provisions in this chapter.
 - 5. The recreational or athletic facility shall extinguish lighting exempted by this section no later than 11:00pm or one hour after the end of play, whichever is earlier.
 - 6. The recreational lighting shall have timers that automatically extinguish lighting to ensure lights are not left on after the curfew or when the facilities are not in use.
- E. Outdoor amphitheatres may use illumination to light the performance area of the amphitheater and for the safety of the public. The following standards apply to all amphitheater lighting:
- a. Lighting used to illuminate the performance area must be either directed spotlighting or fully shielded lighting. If directed spotlighting, the light source must be located and designed such that it is not visible beyond the property boundaries.
 - b. Lighting used to illuminate the performance area may only be turned on during performances or rehearsals.
 - c. Lighting used to illuminate the seating areas, pathways, and other areas of the amphitheater must meet all standards of this chapter.

F. Signs shall comply with the standards of Section 6.5:

- a. Signs may be unlighted, lighted externally, lighted internally, or backlit. All sign lighting must be designed, directed, and shielded in such a manner that the light source is not visible beyond the property boundaries where the sign is located. Lighting for signs must be directed such that only the sign face is illuminated. All lighted signs must have stationary and constant lighting. All sign lighting is included in the calculation of total light output for a property.
 - i. Standards for Externally Illuminated Signs:
 - 1. Lighting for externally illuminated signs must be aimed and shielded so that light is directed only onto the sign face and does not trespass onto adjacent streets, roads or properties or into the night sky.
 - 2. Lighting for externally illuminated signs must be mounted at the top of the sign (or within 2 feet of the top of a wall mounted sign), except for freestanding monument style signs which may be illuminated by ground mounted lighting.
 - 3. Lighting shall consist of no more than four (4) individual fixtures (or lamps) per sign face and produce a maximum of 40,000 lumens per fixture.
 - 4. All sign lighting shall be included in the calculation of total light output.

Comment [ZL6]: This section will all go into 6.5.5D Sign Illumination, but it is included in this draft due to its relationship to lighting and dark skies.
Update the RC sign illumination language (2.11.4 F) to refer to 6.5.5D (no exceptions)

Permitted and Prohibited External Sign Lighting Configurations	
Allowed	Not Allowed
 <p>Fully Shielded</p>	 <p>Fully Shielded</p>
	 <p>Unshielded</p>

ii. Standards for Internally Illuminated Signs:

1. Only sign text areas and logos may be illuminated on an internally illuminated sign.
2. Internally illuminated signs shall use semi-opaque materials for sign text and logos such that the light emanating from the sign is diffused. Transparent or clear materials are not allowed for sign text and logos. Non-text portions of the sign (e.g., background and graphics other than the logo) shall be made of completely opaque material.

iii. Standards for Backlit Signs:

1. The light source shall not be visible.
2. Backlit signs shall only allow indirect illumination to emanate from the sign. For example, signs that create a "halo" effect around sign copy are allowed.

iv. Standards for Illuminated Window Signs

1. Businesses may display a maximum of two (2) illuminated window signs positioned to be primarily visible outside the business structure.
2. Illuminated window signs shall not exceed four (4) square feet in area.
3. Illuminated window signs shall not be illuminated when the business is closed.

6.6.8 Application and Review Procedures

Comment [ZL7]: In Horseshoe Bay, TX, lighting plans are only required for developments resulting in >25,000 lumens. In Flagstaff, AZ, lighting plans are only required for non-residential developments (due to staffing limitations).

Could incorporate net acre component as lighting plan threshold.

A. Lighting Plan

All sign permit applications, subdivision applications, site plan applications, building permit applications, and other development review applications within any zone district shall include a lighting plan that shows evidence that the proposed lighting fixtures and light sources comply with this code. Lighting plans shall include the following:

1. Plans or drawings indicating the proposed location of lighting fixtures, height of lighting fixtures on the premises, and type of illumination devices, lamps, supports, shielding and reflectors used and installation and electrical details.
2. Illustrations, such as contained in a manufacturer's catalog cuts, of all proposed lighting fixtures. For commercial uses, photometric diagrams of proposed lighting fixtures are also required. In the event photometric diagrams are not available, the applicant must provide sufficient information regarding the light fixture, bulb wattage, and shielding mechanisms for the planning commission to be able to determine compliance with the provisions of this chapter.
3. A table showing the total amount of proposed exterior lights, by fixture type, wattage, lumens, and lamp type.

B. Approval Procedure:

1. The lighting plan for all new development shall be submitted for approval concurrent with the associated application process.
2. A certificate of occupancy shall not be issued until such time as the property is subject to a post installation nighttime inspection by the Grand County Building Official.

6.6.9 Amortization of Nonconforming Outdoor Lighting

- A. The County shall require the termination of use of any and all nonconforming outdoor lighting fixtures, structures, lamps, bulbs or other devices that emit or generate light which are not otherwise exempted by this chapter, pursuant to the amortization schedule contained in this section.
- B. All outdoor lighting legally existing and installed prior to the effective date of this chapter and which is not exempted shall be considered nonconforming and shall be brought into compliance by the property owner as follows:
 - a. Immediate abatement as a condition for approval upon application for a building permit, sign permit, conditional use permit, new (nonrenewal) business license, site plan review or similar County permit or review when said site improvements, construction, reconstruction, expansion, alteration or modification of existing sites, structures, or uses individually or cumulatively equal or exceed one thousand five hundred (1,500) square feet, or 50(?)% of existing such improvements, whichever is less. Projects less than one thousand five hundred (1,500) square feet in size will not be subject to immediate abatement. However, they will count towards a cumulative total of projects on the

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same property. When the cumulative total equals or exceeds one thousand five hundred (1,500) square feet abatement shall be immediate.

- b. All damaged or inoperative nonconforming lighting shall be replaced or repaired only with lighting equipment and fixtures compliant with this chapter.
 - c. All outdoor lighting not previously scheduled for amortization or otherwise exempted shall be brought into conformance with this chapter within five (5) years from the effective date of this chapter.
- C. The County shall perform two (2) audits of all outdoor lighting in the County, one two (2) years and the other four (4) years after the effective date hereof. These audits will identify all lighting that does not conform to the standards of this chapter. The results of these audits will be made available to the public.

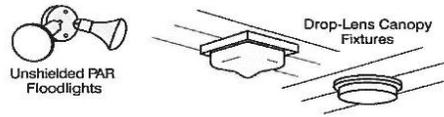
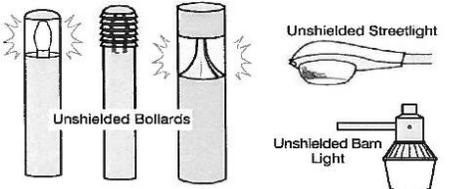
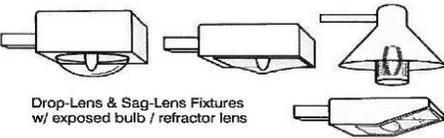
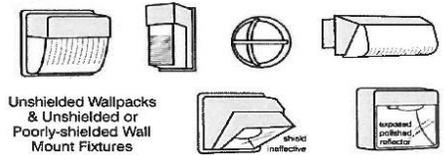
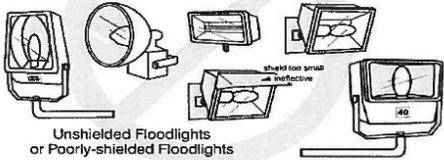
Additional Images:

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Examples of Acceptable / Unacceptable Lighting Fixtures

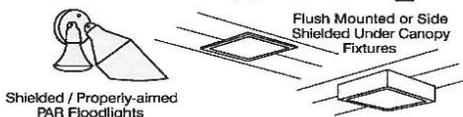
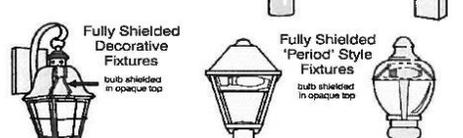
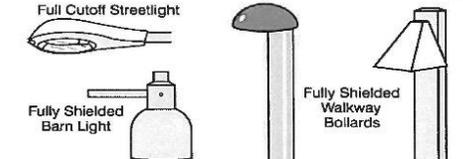
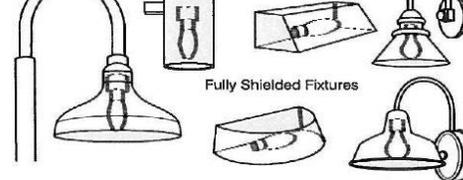
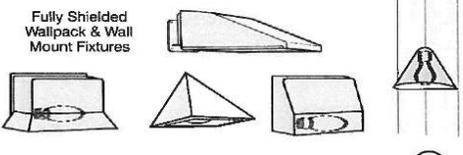
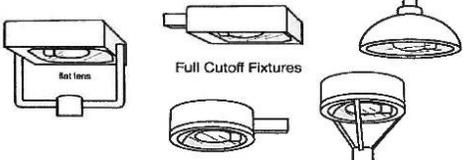
Unacceptable / Discouraged

Fixtures that produce glare and light trespass



Acceptable

Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Illustrations by Bob Crelin © 2005. Rendered for the Town of Southampton, NY. Used with permission.

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VERY BAD

BAD

BETTER

BEST



Light Trespass

Light where needed

Agenda Summary
GRAND COUNTY PLANNING COMMISSION
November 13, 2018

TITLE:	Sandstone Cliffs Preliminary Plat Application Review
FISCAL IMPACT:	N/A
PRESENTER(S):	Community and Economic Development Staff

Prepared By:
KENNY GORDON
GRAND COUNTY
PLANNING & ZONING
ADMINISTRATOR

FOR OFFICE USE ONLY:
Attorney Review:

N/A

STATED MOTION :

Move to approve the preliminary plat application.

STAFF RECOMMENDATION:

See attached Staff Report. Staff recommends the planning commission approve the preliminary plat application with the following condition:

Applicant will continue to work with the county engineer on road and drainage designs.

With respect to the trail easement question, staff has provided new commentary in the staff report (in italics) based on correspondence with the County Attorney's Office. Planning commission shall decide how to proceed.

BACKGROUND:

See staff report attached.

ATTACHMENT(S):

- Staff report
- Preliminary plat application materials
- Utility approvals
- 30% Slope areas
- Building Envelopes
- Intersection



STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

GRAND COUNTY

DATE: November 13, 2018

TO: Grand County Planning Commission

SUBJECT: Preliminary Plat

PROPERTY OWNER Kevin Carroll

PROP. OWNER REP. Diana Carroll, Grand County Clerk; Scoot Flannery, Jones & DeMille Engineering

ENGINEER Jones & DeMille / PEPG Consulting

PROPERTY ADDRESS Munsey Drive

SIZE OF PROPERTY 24.4 Acres - 15 lots proposed

EXISTING ZONE Rural Residential (RR)

EXISTING LAND USE Vacant/Undeveloped Land

ADJACENT ZONING AND LAND USE

Rural Residential and Large Lot Residential

APPLICATION TYPE

Preliminary Plat - 15 lots

SUMMARY OF REQUEST

This application is submitted by Kevin Carroll and Diana Carroll. The subject property is located off Munsey Lane, zoned Rural Residential, and includes a total of 24.4 acres. The Applicant proposes division of the subject property into 15 residential lots. Surrounding properties are used for residential uses and zoned Rural Residential and Large Lot Residential.

SITE IMPROVEMENTS / ADDITIONS / CHANGES

The site has constrained lands, including drainages that the applicant has considered in the layout of the subdivision. The Applicant has requested a design exception for the intersection of Munsey Drive and the proposed Sandstone Cliffs Dr., which would serve as the subdivision entrance. GWSSA has provided a will-serve letter to the Applicant conditioned upon the Applicant constructing off-site water and sewer improvements.

APPLICATION PROCEDURE

- Administrative
- Legislative
- Public Hearing at
 - Planning Commission
 - County Council
- Public Meeting at
 - Planning Commission
 - County Council

ATTACHMENTS

- Approval Letters
- Site Plan
- Landscape Plan
- Vicinity Map
- Legal Notice
- Legal Description
- Public Comments
- Agency Comments
- Response to Standards
- Other:

STAFF RECOMMENDATION:

Approve

Approve with Conditions

Deny

Postpone

During the October 9, 2018 meeting, the planning commission requested the Applicant to identify, call out, and record a public easement for a public trail across the proposed plat. Commissioners referenced Section 7.6.8 of the LUC, Trail Easements and the “Munsey to Tank Trail Connector” shown in the 2011 Grand County Non-motorized Trails Master Plan. Section 7.6.8, Trail Easements establishes a process for recording public trail easements similar to the way in which the County requires road right-of-way dedications when it is supported by the Transportation Master Plan. Planning Commission requested the Applicant to determine a trail alignment that results in the least amount of impact to the subdivision but still maintains public access. The Applicant has, to date, chosen not to identify and call out a public trail easement on the proposed preliminary plat.

Planning commission requested that staff seek legal review on the question of requiring a trail easement. Unfortunately, legal review has not provided clear direction to the planning commission. In general, the type of exaction for a public easement contemplated by planning commission, the Trails Master Plan, and the LUC are acceptable and widely used by jurisdictions throughout the State. Legal counsel encourages the planning commission to ensure there is a nexus between the proposed development’s impact related to pedestrian activity and demand for the regional trail network and the exaction intended to mitigate that impact (i.e. the contemplated trail easement). Further, legal counsel encourages the planning commission ensure the exaction proposed by the LUC, in this case the trail easement, meet the “rough proportionality” requirement of Utah’s exaction laws. In this case, the planning commission should consider the “cost” incurred by the developer to provide the trail easement. If the planning commission is confident in the nexus between the proposed development’s impacts and the trail easement requirement, and the trail easement requirement is roughly proportional to the impact created, then it can impose the trail easement requirement as a condition of approval. Staff notes that the planning commission appears to be amenable to a significantly reduced easement width than the 15 foot pathway called for in the LUC and is not requesting a paved trail (as is also called for in the LUC) but rather just an easement to ensure public access.

During the same October 9, 2018 meeting, the planning commission asked the Applicant to call out and show the building envelopes clearly on the recorded plat. Prior to the October 25, 2018, upon the recommendation of a planning commissioner, Staff evaluated the accuracy of the Applicant’s slope analysis and found errors. As a result, the building envelopes proposed at that time were not accurate relative to the actual topography. The slopes analysis and building envelopes on the preliminary plat have been corrected. Staff confirms that the Applicant is still entitled to the same number of lots.

The County will require the recorded final plat to show both drainage detention basins as dedicated to Grand County. Currently, the north drainage detention basin is dedicated (this description will need to be revised to match current drainage detention basin area), and the south drainage detention basin will need to be recorded. The Grand County Engineer has stated that the developer is only responsible to increase the pond sizes for impacts created by the new development, and that final approval will need to include plans for increasing the basin sizes as well as subdivision drainage plans.

CONSIDERATIONS FOR APPROVAL, DENIAL, AND/OR POSTPONEMENT

The applicant is requesting a design exception to the Grand County Construction standards for the intersection of Munsey Drive and the proposed Sandstone Cliffs Rd, which would serve as the subdivision entrance. Construction standards establish a maximum grade of 12%; current conditions on Munsey Drive exceed this standard and improving Munsey Drive to meet County standards is impractical due to cost and impact to adjacent owners. The Grand County Engineer has approved the design exception. Subdividing the subject parcel will require dedication of the portion of Murphy Lane running through Lot 5 and an easement granted to GWSSA parallel to Murphy Lane running through Lot 5.

The Commission shall consider the physical arrangement of the subdivision, and determine the adequacy of street rights of way and alignment, adequate easements for proposed or future utility service and surface drainage. Is the proposed subdivision adequate to comply with the minimum requirements for the underlying zone district and for the type of sewage disposal proposed?

See building envelope, drainage detention basin, and trail comments above.

COMPATABILITY WITH GENERAL PLAN

GC Construction Standards I. Roads and Streets Table 2 & I.2 Street Dedications

COMPATABILITY WITH LAND USE CODE (ZONING)

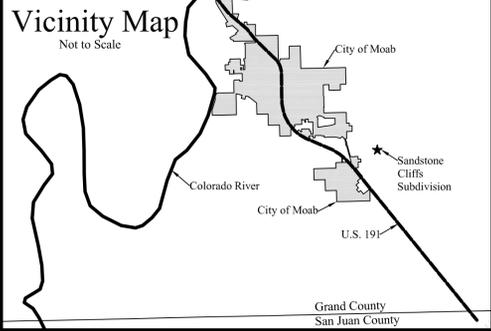
The proposed preliminary plat meets all County standards.

LAND USE CODE REFERENCE SECTIONS

Section 2.5 Rural Residential Zone District
Section 5.4 Residential Lot Design Standards
Section 6 General Development Standards
Section 7 Subdivision Standards
Section 9.4 Preliminary Plat Review and Approval Procedures

PROPERTY HISTORY

The property is undeveloped. Members of the public have traversed the private property on various routes for an undetermined amount of time and frequency.



Preliminary Plat

Sandstone Cliffs Subdivision

Within Section 8, Township 26 South, Range 22 East, SLB&M

Total area within subdivision boundary: 24.45 Acres±



For Preliminary Plat Review Purposes Only
(No monuments set per this copy)

Description

Subdivision Exterior (as surveyed)
A tract of land within Section 8, Township 26 South, Range 22 East, SLB&M, County of Grand, State of Utah, more particularly described as follows:
Beginning at a 1/2" rebar located N60°45'11"W 1007.22 feet from the southeast corner of said Section 8; thence S67°07'30"W 626.51 feet along the north line of the Sandstone Estates Subdivision, thence S13°55'30"E 255.88 feet along the west line of the Sandstone Estates Subdivision to a point on the north line of Munsey Road, thence along the north line of Munsey Road as follows: N79°22'00"W 201.55 feet to the beginning curve to the left having a radius of 380.90 feet, thence westerly 223.68 feet along said curve, the chord of said curve is 220.48 feet and bears S83°48'37"W; thence S67°00'00"W 35.55 feet to a point on the east line of the Johnson Tract, thence N00°08'05"W 637.58 feet along the east line of said Johnson Tract, thence S89°00'48"W 737.51 feet along the north lines of the Johnson and Cartwright/Stocks Tracts to a 1/2" rebar, thence N24°42'31"W 36.41 feet to a 3/8" rebar in a fence post, thence N32°19'14"W 69.47 feet to a 1/2" rebar, thence N00°04'12"W 221.33 feet to a nail in a sandstone outcropping, thence N64°21'47"E 378.54 feet to a rebar and cap (LS171004), thence N25°40'25"W 160.95 feet to a 3/8" rebar, thence N44°46'59"E 481.10 feet, thence S35°14'19"E 1034.20 feet along the Vandermeer and Sorrels Tracts, thence S65°27'00"E 604.70 feet along the Sorrels and Winfield Tracts to the point of beginning, containing 24.45 acres more or less.

Narrative

This survey was performed at the request of Kevin Carroll. The purpose of the survey was to determine the bounds of the Carroll Drilling Tract, LLC as recorded in Book 855 Page 247, divide the tract and develop a subdivision plat for county approval.
The basis of bearings for this survey is N88°19'E between the C/4 corner and southeast corner of Section 8, Township 26 South, Range 22 East, SLB&M. This is in accordance with the stated basis of bearings in "excepted" tract in the record Carroll Drilling Tract, as well as the Munsey Road Survey performed Feb. 2, 1989

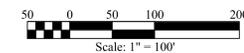
Owner's Information:

Kevin Carroll
11850 S. Hwy 191, Ste. A10
Moab, UT 84532
(435) 220-0342

Legend

- Found government monument as labeled
- Set 5/8" rebar and plastic cap (LS4769309) or as labeled
- Found monument as labeled Not set per Preliminary Plat
- ◆ Calculated corner location (not set)
- Fence
- - - Munsey Road R.O.W.
- - - Protracted Lots
- Easement
- - - Lot Easements

1/4 corner, sections 8, 17 calculated from 1955 BLM witness corner (brass cap) 31.68' easterly of 1/4 corner.
SW Corner Section 8 1912 GLO Brass Cap
S89°47'36"E 2638.56 FT



Surveyor's Certificate
I Brad D. Bunker, Professional Utah Land Surveyor, Number 4769309, hold a license in accordance with Title 58, Chapter 22, Professional Engineers and Land Surveyors Licensing Act. This survey has been completed under my direction for the property described hereon in accordance with section 17-23-17. I hereby certify all descriptions and measurements are correct. Monuments will be set as noted hereon. I also certify that this record of survey has been prepared under my direction at the request of Kevin Carroll.

Brad D. Bunker
Brad D. Bunker Utah P.L.S. No. 4769309 3-19-18 Date

County Recorder
State of Utah, County of San Juan, Recorded at the request of _____
Date: _____
Time: _____ Book: _____ Page: _____ Fee: _____

County Recorder

Acknowledgement
State of Utah, County of Grand, on the _____ Day of _____, 20____ personally appeared before me _____ and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledged that he (she/they) executed the same freely and voluntarily for the purposes stated herein.
My commission expires _____ 20____
Residing in _____ County _____ Notary Public

Preliminary Plat
Sandstone Cliffs Subdivision
Within Section 8, Township 26 South, Range 22 East, SLB&M

Grand County Council Approval
Approved by the Grand County Planning Commission this _____ Day of _____, 20____
Attest _____
County Clerk Chairman, Grand County Council

Owners Dedication
Know all men by these presents that we, the undersigned owners of the above described tract of land, having caused the same to be subdivided into lots and streets hereafter to be known as the Sandstone Cliffs Subdivision, and do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use.
In witness whereof I have hereunto set my hand this _____ day of _____, 20____
By: _____
Kevin Carroll, Carroll Drilling, LLC Owner

Bunker Engineering
965 S. South Creek Road, Monticello, UT 84535
P.O. Box 432, Monticello, UT 84535 (435) 459-9152
Date: 3-19-18 Drawn By: B.D. Bunker Scale: 1" = 100'
Drawing Name: Survey Reference Number: BE802 Sheet: 1 of 1

**GRAND COUNTY CORPORATION
Tax Roll Master Record**

October 1, 2018

10:02:56AM

Parcel: 02-0008-0015	Serial #:26-22-8-3 6 5.2	Entry: 525227
Name: CARROLL DRILLING LLC		
c/o Name:	Property Address	
Address 1: 11850 S HWY 191 STE A-10	MUNSEY DR 2005 E	
Address 2:	MOAB	84532-0000
City State Zip: MOAB	UT 84532-0000	Acres: 24.51
Mortgage Co:		
Status: Active	Year: 2018	District: 002 SPANISH VALLEY
		0.010532

Owners	Interest	Entry	Date of Filing	Comment
CARROLL DRILLING LLC		525227	06/23/2017	(0855/0247)

Property Information	2018 Values & Taxes				2017 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LV01 LAND VACANT	24.51	183,765	183,765	1,935.41	183,765	183,765	2,004.69
Totals:	24.51	183,765	183,765	1,935.41	183,765	183,765	2,004.69

<p align="center">**** SPECIAL NOTE ****</p> <p>Tax Rates for 2018 have been set and approved. All levied taxes and values shown on this printout for the year 2018 should be correct.</p>	2018 Taxes:	1,935.41	2017 Taxes:	2,004.69
	Special Fees:	0.00	Review Date	
	Penalty:	0.00	03/04/2015	
	Abatements: (0.00)	NO BACK TAXES!	
	Payments: (0.00)		
	Amount Due:	1,935.41		

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

LAND LEFT OVER DESC FOR ASSESSING ONLY: BEG AT PT WHICH BEARS S 89°38'1W 1374.09 FT FROM SE COR SEC 8 T26S R22E SLB&M & PROC N 79°22'W 232.01 FT ALONG THE N'LY BOUNDARY OF MUNSEY LN; TH ALONG THE ARC OF A 380.9 FT RADIUS CURVE TO THE LEFT (CURVE #4) OF MUNSEY LANE 223.7 FT; N 638.32 FT; S 89°15'W 735.78 FT; N 27°26'W 36.21 FT; N 32°29'W 61.55 FT; N 0°09'W 230.49 FT; N 64°19'E 368.47 FT; N 25°41'W 160.9 FT; N 44°39'E 480.3 FT; S 35°32'E 1035.24 FT; S 65°27'E 604.31 FT; S 67°01'W 625.97 FT; S 14°02'E 187.9 FT; N 77°06'E 18.23 FT ±; S14°02'E 84.36 FT ± TO BEG' & CONT 24.41 AC ± <<<>> SUBJECT TO AN ESMNT :BEG AT A PT ON THE N'LY R.W OF MUNSEY RD; SAID PT BRS N 89°59'W 1846.7 FT FROM THE SE COR SEC 8 T26S R22E SLM & PROC TH WITH E LN OF JOHNSON N 50.0 FT; TH S 55°00'E 54.9 FT TO A PT ON N'LY R.W OF MUNSEY RD; TH WITH R/W ALNG THE ARC OF A 380.9 FT RAD CUR TO LEFT 20.4 FT (CHD BRG=S 68°32'W 20.3 FT) TH WITH SAID R/W S 67°00'W 28.3 FT TO POB & CONT 1115 SQ FT <<<>>PARCEL - EAST OF MUNSY RD: BEG AT A PT WHICH BEARS S 88°15'W 399.3 FT FROM THE SE COR SEC 8 T26S R22E & PROC TH S 88°15'W 73.01 FT; TH N 31°54'45"E 136.25 FT; S 50°53'47"E 8.86 FT ; N 89°15'E 4.29 FT; S 5°37'W 108.8 FT TO POB & CONT 0.11 AC M-O-L (TOTAL TAXED ACRES; TOTAL AC 24.51 AC±)

CORPORATE

1535 South 100 West
Richfield, UT 84701
435.896.8266

50 South Main, Suite 4
Manti, UT 84642
435.835.4540

1675 South Highway 10
Price, UT 84501
435.637.8266

45 South 200 West (45-13)
Roosevelt, UT 84066
435.722.8267

775 West 1200 North
Suite 200A
Springville, UT 84663
801.692.0219

435 East Tabernacle, Suite 302
St. George, UT 84770
435.986.3622

16 East 300 South
PO Box 577
Monticello, UT 84535
1.800.748.5275

38 West 100 North
Vernal, UT 84078
435.781.1988

January 5, 2018

Mary Hofhine
Grand County
125 E. Center St.
Moab, UT 84532

Dear Ms. Hofhine,

This letter outlines a slope analysis completed by Jones & DeMille Engineering (JDE) for the Sandstone Cliffs Subdivision on Munsey Drive in Grand County.

The slope analysis was completed referencing 2-foot contour data provided by Grand County. ArcGIS tools were used to determine the slopes for the entire subdivision site and delineate areas of excessive slope (>30%). The determination of the minimum lot sizes within the subdivision were estimated based on the overall area of the subdivision and the area of land with excessive slopes. These calculations are shown below along with the minimum lot size criteria for Grand County applicable for the project site:

According to the Grand County Land Use Code
Article 5 Lot Design Standards

5.4.1.D.1

"Maximum allowable density for constrained lands (or portion of property which constitutes constrained lands) as described in this subsection (below) in all subdivision types shall be reduced by a minimum of 50 percent..."

Total Acreage: $A_{sd} = 24.389 \text{ acre}$

Acreage with slopes $\geq 30\%$: $A_{30} = 3.1726 \text{ acre}$

Percent of subdivision with excessive slopes or constrained lands:

$$P_{30} = \frac{A_{30}}{A_{sd}} \cdot 100 = 13.0085 \%$$

Decreasing maximum density of constrained lands by 50% or Increasing minimum lot size of 1 acre by 50% of constrained lands

$$\frac{P_{30}}{2} = 6.5042\%$$

Therefore minimum lot size should be

$$A_{lot} = 1 \text{ acre} \cdot \left(1 + \frac{P_{30}}{2 \cdot 100} \right) = 1.065 \text{ acre}$$

I have included an exhibit showing the areas within the subdivision with excessive slopes for your reference. Additionally, the lot areas are shown on the sketch plan submittal. We ask that you review the calculations and confirm that we have accounted for the excessive slopes in the minimum lot size as described in the Grand County land use code.

Sincerely,



Scott Flannery

JONES & DeMILLE ENGINEERING, INC.

Attachment:
Sandstone_Cliffs_Subdivision_Slope Analysis.pdf



Project Location

Wagon Trail Rd

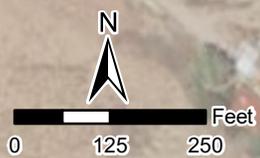
West Keyenta Dr

Murphy Ln

Marshall Ln

Munsey Rd

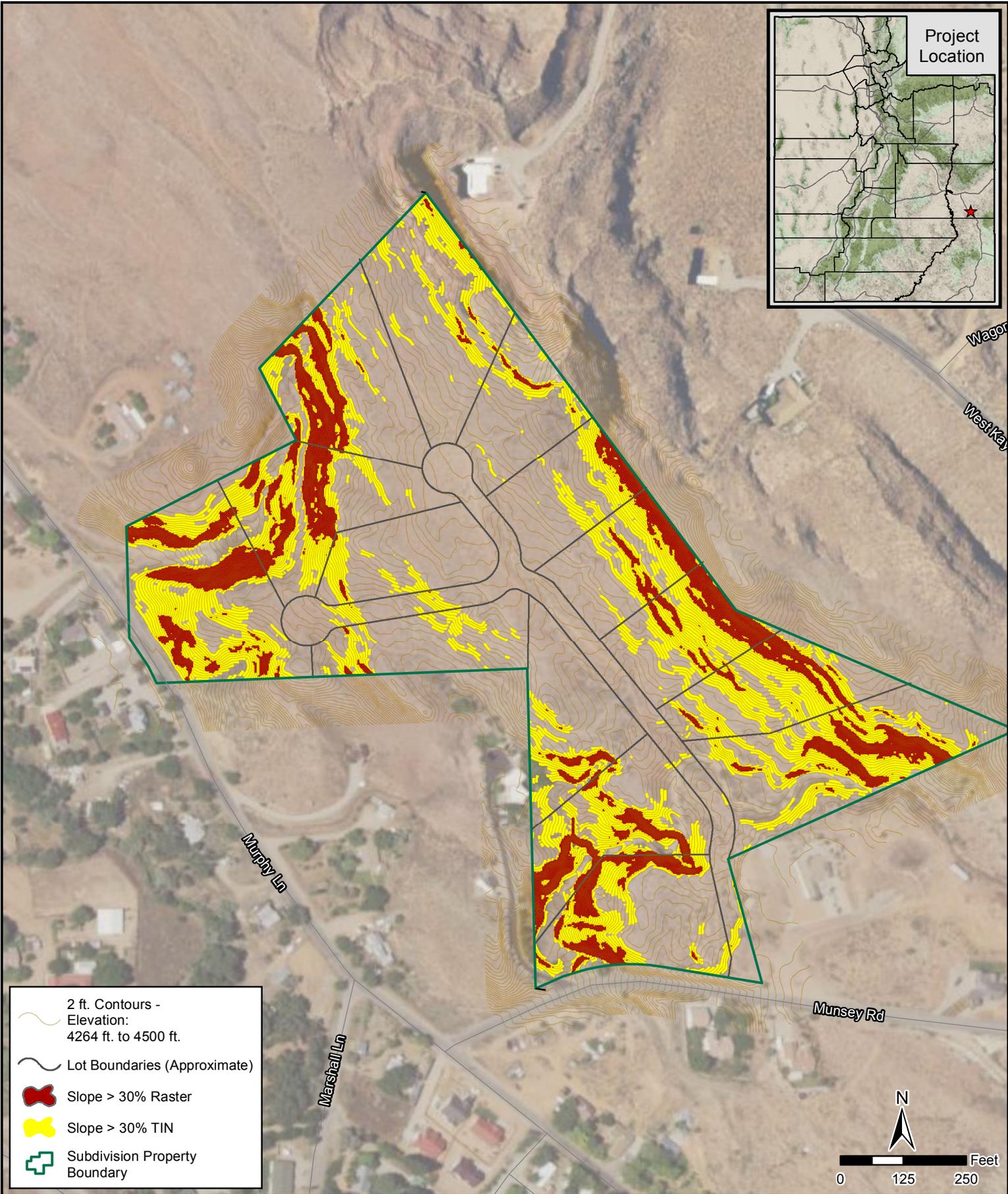
-  2 ft. Contours - Elevation: 4264 ft. to 4500 ft.
-  Lot Boundaries (Approximate)
-  Slope > 30%
-  Subdivision Property Boundary



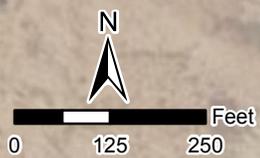

Jones & DeMille Engineering
 - Shaping the Quality of Life -
 800.748.5275 www.jonesanddemille.com

Carroll Drilling LLC	
Sandstone Cliffs Subdivision Slope Analysis	
Map Name: H:\JD\Pro\1711-279\Design\GIS\Maps\Sandstone_Cliffs_Subdivision_Slope_Analysis.mxd	
Project Number: 1711-279	Drawn by: JEM 01-18
Last Edit: 01/04/2018	

Grand County
Scale: 1" = 250'
1



-  2 ft. Contours - Elevation: 4264 ft. to 4500 ft.
-  Lot Boundaries (Approximate)
-  Slope > 30% Raster
-  Slope > 30% TIN
-  Subdivision Property Boundary

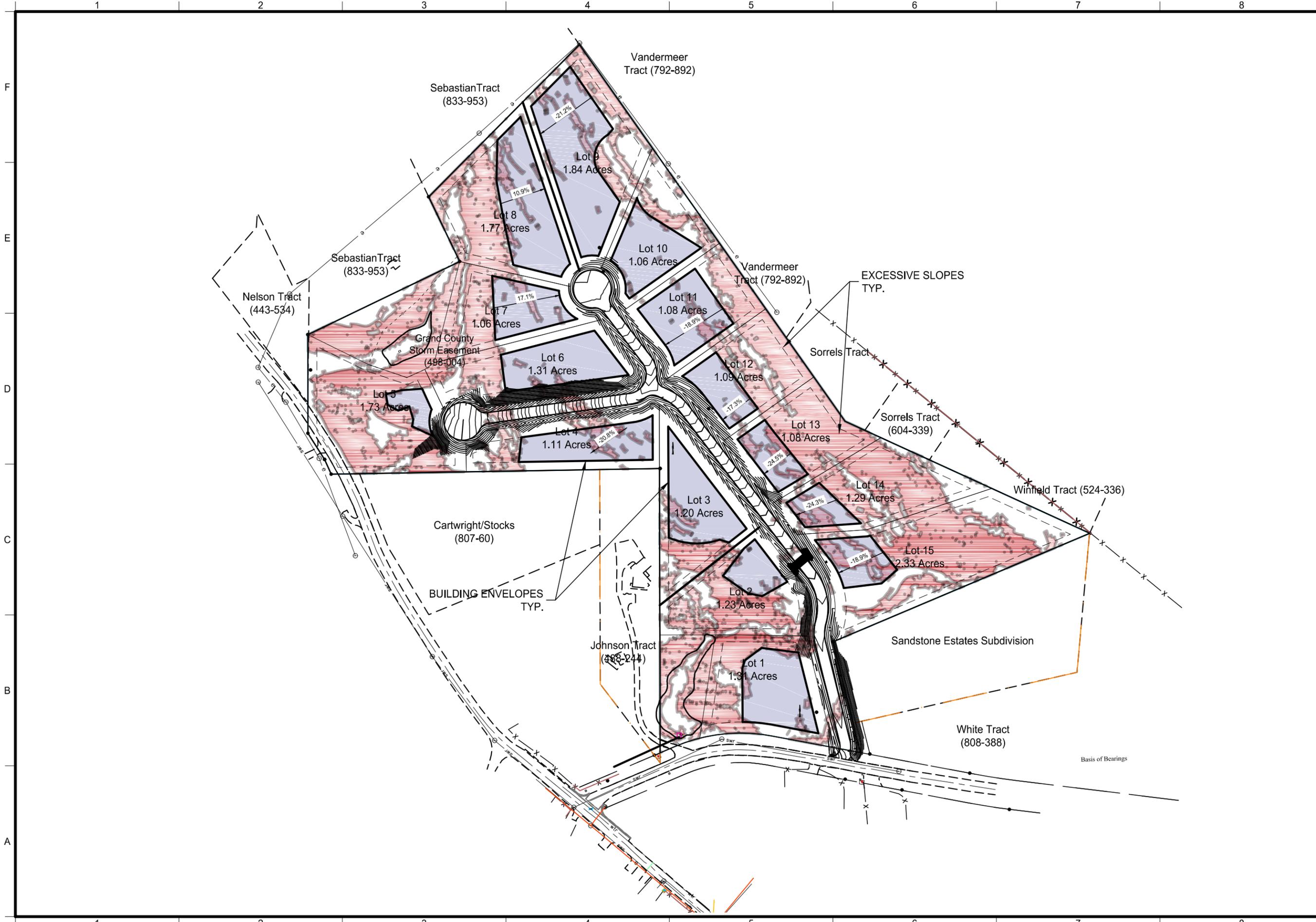



Jones & DeMille Engineering

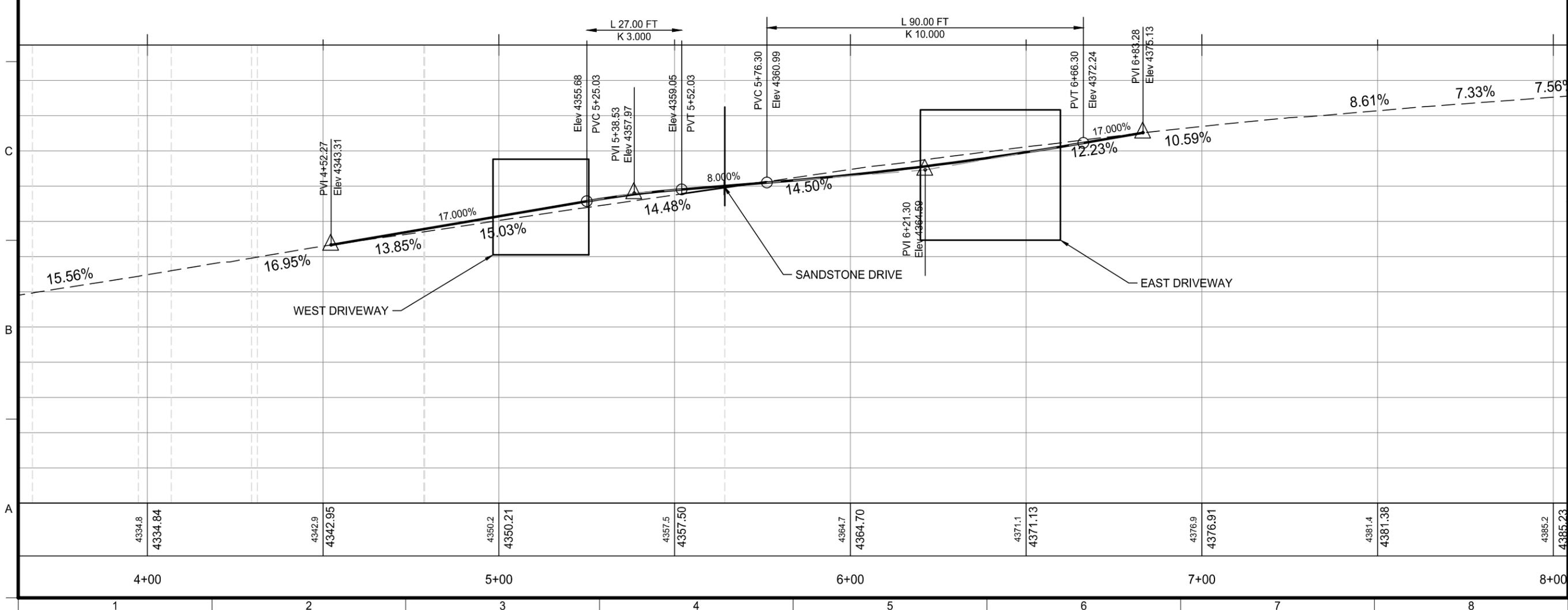
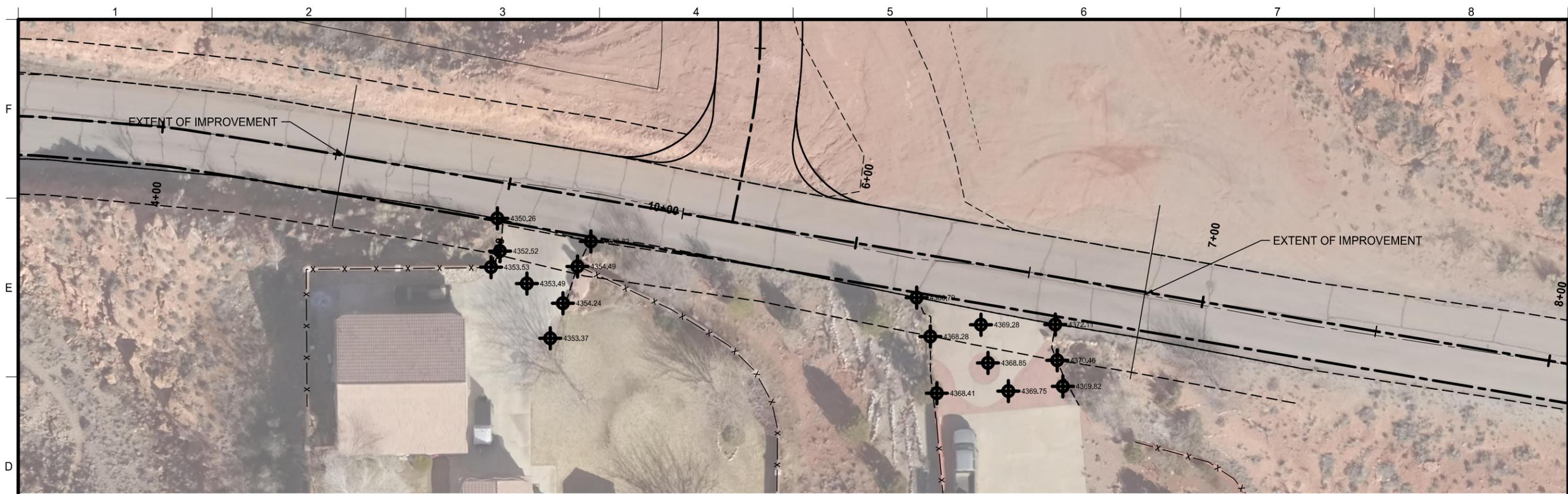
- Shaping the Quality of Life -
800.748.5275 www.jonesanddemille.com

Carroll Drilling LLC	
Sandstone Cliffs Subdivision Slope Analysis	
Map Name: H:\UD\Proj\1711-279\Design\GIS\Maps\Sandstone_Cliffs_Subdivision_Slope_Analysis_Revised.mxd	
Project Number: 1711-279	Drawn by: KWC 10-18
Last Edit: 10/23/2018	

Grand County
Scale: 1" = 250'
1



<p>Jones & DeMille Engineering, Inc. CIVIL ENGINEERING - SURVEYING - TESTING GIS - ENVIRONMENTAL 1.800.748.5275 www.jonesandmille.com</p>		<p>PROJECT DESIGN ENGINEER DATE</p>	<p>DATE</p>
<p>CARROLL DRILLING LLC</p>		<p>APPROVAL RECOMM.</p>	<p>APPROVED DATE</p>
<p>EXCESSIVE SLOPES & BUILDING ENVELOPES</p>		<p>EXHIBIT</p>	<p>1711-279</p>
<p>GRAND COUNTY</p>		<p>PROJECT NUMBER:</p>	<p>DATE</p>
<p>SHEET NO. EX-02</p>		<p>REVISIONS</p>	<p>DATE</p>
<p>REMARKS</p>		<p>DWG NAME: H:\JUD\Proj\1711-279\dwg\BuildingEnvelopes_1711-279.dwg</p>	<p>UPDATED: 10/23/2018 PLOTTED: 10/23/2018</p>



4334.8	4342.9	4350.2	4357.5	4364.7	4371.1	4376.9	4381.4	4385.2
4334.84	4342.95	4350.21	4357.50	4364.70	4371.13	4376.91	4381.38	4385.23
4+00		5+00		6+00		7+00		8+00

Jones & DeMille Engineering, Inc. CIVIL ENGINEERING - SURVEYING - TESTING GIS - ENVIRONMENTAL 1.800.748.5275 www.jonesandmille.com		PROJECT DESIGN ENGINEER DATE	APPROVAL RECOMM. DATE
CARROL DRILLING LLC MUNSEY ROAD		PROJECT NUMBER 1711-279	SHEET NO. EX-03
GRAND COUNTY		DWG NAME: H:\JD\Proj\1711-279\dwg\1711-279_Extbl.dwg	REVISIONS NO. DATE
REMARKS		SCALE: 1" = 30'	UPDATED: 5/16/2018 PLOTTED: 5/16/2018

DRAFT
Grand County Planning Commission

October 23, 2018

A regular meeting of the Grand County Planning Commission convened on the above date at the Grand County Courthouse, 125 E. Center St., Moab, UT 84532

Members Present: Christine "Cricket" Green, Kevin Walker, Abby Scott, Rachel Nelson, and Emily Campbell

Members Absent: Gerrish Willis, Robert O'Brien

Staff Present: Kaitlin Myers, and JD McClanahan

Council Liaison: Terry Morse

Meeting was called to order at 5:00 PM by Emily Campbell.

Citizens to be heard: None.

Review of Sandstone Cliffs. This application is submitted by Kevin Carroll. The subject property is located off Munsey Lane, zoned Rural Residential, and includes a total of 24.4 acres. The Applicant proposes division of the subject property into 15 residential lots. Surrounding properties are used for residential uses and zoned Rural Residential and Large Lot Residential. This application and review were postponed from the last Planning Commission meeting held on October, 9 2018.

Cricket asks if PC members participated in any ex parte communication. She feels it is inappropriate to have conversations about items over email and prefers staff relay messages and updates about agenda item updates. Kaitlin clarifies that staff is not aware of any ex parte communication of the PC members and that the slope analysis was staff-driven after a clarifying question from Kevin.

No public comment.

Staff gives an update to the PC about the slope analysis. On Monday, Kevin asked for staff to check the constrained slope analysis provided by the applicant. After further review, staff and the County Engineer found the slopes analysis to be in error. Diana Carroll, the applicant, is waiting for her engineer to update the slopes analysis and return the updated plat to her. Cricket states that the PC could approve the application on the condition of County Engineer approval of updated slope analysis. Kevin disagrees, and voices concern about the buildable area on Lot 15.

Diana did not amend the plat to reflect the trail easement access. Kevin suggests that the Land Use Code outlines that the trail easement should be dedicated and given access at time of development, similar to the dedication of a county right-of-way (ROW). Staff concurs with his analysis. Diana believes it is not required and says the surrounding neighbors do not want the trail access.

Kevin moves to table until the Planning Commission receives a revised plan to show updated slope analysis and building envelopes, and a trail easement. Rachel seconds. During discussion, Abby asks for better clarification about trail designations in the Trail Mix master plan. For 3 (Kevin Walker, Abby Scott, Rachel Nelson), 2 against (Emily Campbell, Cricket Green). Motion fails.

Cricket moves to approve the application on the condition of County Engineer approval of the applicant's updated slope analysis and building envelopes. Emily seconds.

Emily makes an amended motion to add legal review for the County to require the trail easement. Cricket seconds. During discussion, Abby asks for clarification about denying neighboring properties access to the trail and weighs the possibilities of approving conditionally at this meeting or postponing until the PC has received all of the information; Kevin concurs. For 2 (Cricket Green, Emily Campbell), 3 against (Kevin Walker, Abby Scott, Rachel Nelson). Amended motion fails. For 1 (Cricket Green), 4 against. Initial motion fails.

Emily moves to postpone the agenda item until staff provides a firm legal recommendation about trail easement. Kevin seconds. For 4, 1 against (Cricket Green). Motion carries.

Review of T-Mobile Book Cliffs Site, Conditional Use Permit. This is an existing site, in a remote location, and all construction is within existing lease/fenced area.

No public comment.

Staff clarifies that the existing structure is 100ft, and the CUP is for technical additions that will increase the tower height by 16ft. Staff does not see any reasons to deny the application.

Kevin moves to forward a favorable recommendation to the County Council. Abby seconds. For 5, 0 against. Motion carries.

Approval of Minutes: October 9, 2018: Motion to approve the October 9, 2018 meeting minutes with corrections by Kevin Walker, Seconded by Cricket Green. For 5, against 0. The October 9, 2018 were approved.

Future Considerations: Emily requests a summary from staff on the status of the Trail Mix master plan; Cricket suggests adding Trail Mix approval to the “approvals” box of the staff report template.

Community Development Department Update: None.

County Council Liaison report:: Terry Morse has replaced Mary McGann as the Council Liaison to the PC.

Adjournment: Motion to adjourn meeting by Kevin Walker, all were unanimous. Adjourned at 5:53 pm.