

**GRAND COUNTY  
Planning Commission  
Monday, November 22, 2021  
4:00 P.M. Regular Meeting**

**\*\*PLEASE NOTE: THIS MEETING WILL BE HELD VIRTUALLY and IN PERSON\*\***

**REGULAR PC MEETING:**

County Chambers 125 E Center St. Moab

**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=L0VtOUZaZ0pLdnRpTEVFc1dzalJLQT09>

Send written comment to [planning@grandcountyyutah.net](mailto:planning@grandcountyyutah.net) or call 435-259-1368.

<b>Type of Meeting:</b>	Regular Meeting	
<b>Facilitator:</b>	Chair Emily Campbell	
<b>Attendees:</b>	Planning Commissioners, interested citizens, and staff	
<b>4:00 PM</b>		
	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>
<b>Action Item</b> (Administrative)	Approval of Meeting Minutes from November 8, 2021	<i>Chair</i>
<b>Discussion Items</b>		<i>Vice-Chair</i>
	<b>County Commission Update</b>	<i>County Commission Liaison</i>
	1. Commission meeting action items update	
	<b>Planning &amp; Zoning updates</b>	
	2. San Juan County collaboration effort	
	3. Debrief on Nov 10 <sup>th</sup> public workshop /open house	
	4. Update on Unified Transportation Plan	<i>Staff</i>
	5. Update on Arroyo Crossing	
	6. Draft General Plan and timetable	
	7. Spanish Valley Survey	
	<b>Future Considerations</b>	
	8. Continuing effort to improve OAO section in code	
	9. Review potential land Use Code updates	<i>Staff</i>
	10. Grants	
	11. Housing Plan update	
	12. Economic Development	
<b>5:00 PM</b>		
	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, November 8th th, 2021 at 4:00pm**

The Grand County Planning Commission held its regular meeting on the above date, with attendees participating remotely via Zoom and in person at County Council Chambers located at 125 E Center Street, Moab, Utah.

YouTube recording of meeting can be viewed at [https://youtu.be/D\\_aqSMIn2w](https://youtu.be/D_aqSMIn2w) Recordings archived at [www.grandcountyutah.net/AgendaCenter](http://www.grandcountyutah.net/AgendaCenter)

**In attendance:** Commission Chair Emily Campbell, Commissioner Robert O'Brien, Commissioner Steve Evers, Commissioner Makeda Barkley, Commissioner Josie Kovash, Elissa Martin Associate Planner, Jenna Gorney Planner

Commissioner Rick York, Absent, Commissioner Anthony Mancuso, Absent

Chair calls the meeting to order at 4:02 pm

**Citizens to be Heard** (outside of scheduled public hearings)

- None

**Ex Parte Communication and Conflicts of Interest** - Steve Evers to recuse himself from Murphy Flats discussion

**Action Items: (Administrative)**

- Approval of meeting minutes from October 25th, 2021.

Commissioner O'Brien moves, Commissioner Josie Kovash seconds.  
Motion passes unanimously.

**Public Hearing Action Item**

Approval of Murphy Flats HDHO Amended Development Agreement for final plat extension of 6 months

- Staff Report
- Courtney Kizer speaks (Applicant)

Public Hearing Opened at 4:07pm

Public Hearing Closed at 4:12pm

Motion by OB Recommendation to approve the Murphy Flats HDHO Amended Development Agreement for Final Plat, Seconded by Makeda

Discussion - None

Motion passes unanimously

#### County Commission update

- We officially received the volunteer Board member approved
- Millcreek Area Collaborative Committee letter not yet approved
- Approval for Murphy Flats Phase 1 Final Plat

#### Future Considerations

- Reschedule Joint Planning Commission meeting with Moab City (Potentially December 9th)
- Revisiting the Spanish Valley Survey
- Applications for Planning Commission are due December 1st. Three terms are ending

#### Next Steps

- Commissioners: Review Survey in preparation to adding to [GrandCountyConnects.com](http://GrandCountyConnects.com)

Motion to Adjourn at 4:37 pm by Commissioner O'Brien, Seconded Commissioner Barkley  
Motion passes unanimously