

Grand County Planning Commission

January 9, 2018

A regular meeting of the Grand County Planning Commission convened on the above date in the Council Chambers or the Courthouse, 125 East Center, Moab, UT 84532

Members Present: Rachel Nelson, Emily Campbell, Gerrish Willis, Robert O'Brien, Christine "Cricket" Green, Kevin Walker, and Abby Scott,

Members Absent:

Staff Present: Zacharia Levine and Mary Hofhine

Council Liaison: Mary McGann – arrived at 5:30 PM

Meeting was called to order at 5:00 PM

Election of Officers – Kevin Walker nominated Gerrish Willis for Chair, Cricket Green seconded. Gerrish accepted the nomination. With no other nominations all voted in favor of Gerrish Willis as Chair.

Cricket Green nominated Bob O'Brien for Vice Chair and Kevin Walker seconded. Bob accepted the nomination and all voted in favor.

Gerrish Willis and Bob O'Brien will serve for the year 2018.

Citizens to be heard: none

Public Meeting - Conditional Use Permit: The Application is submitted by Dan Stott, property owner and is in attendance. This is a request for a Condition Use and site plan approval for an RV Park and Campground located at 2380 So. Highway 191 in the Highway Commercial zone district.

The site plan includes:

- 34 RV (full hook-up) spaces,
- Manager's residence, and
- Bath house.

There is an existing warehouse on the site, which will be utilized by the applicant in addition to the installation of the RV park. UDOT is working with the applicant on the revised entrance to the site. GWSSA has approved the site plan for easement and installation of water and sewer.

The site plan and site specific standards for the use have been substantially met. The County Engineer has provided a letter of approval for design.

Gerrish Willis questioned the discrepancy on the traffic plan stating 29 units and the current plan with 34 units. Staff explained that the plan is for the design, applicant is working with UDOT on the encroachment permit.

The Chair asked the applicant if he had anything to add. The applicant provided a brief summary of his plan.

The Chair entertained a motion.

Bob O'Brien moved to send a favorable recommendation to the County Council for the RV Campground with the following conditions met prior to getting on the Council Agenda:

1. A lighting plan and lighting cut sheets compliant with Sec. 6.6 must be reviewed and approved.

Seconded by Kevin Walker.

With no further discussion the Chair called for a vote. Rachel Nelson, Emily Campbell, Gerrish Willis, Robert O'Brien, Cricket Green, Kevin Walker, and Abby Scott voted in favor of the motion. Motion carries.

Public hearing – Plat Amendment: Whitehorse Subdivision replat amending Lots 27, 28, and 29, located at Lipizzan Jump.

Property owners of three lots, Don Dummer and Cindy Picket, Tom Rees and Clarke Abbey, and White Horse Development Company, Mark Griffith/Managing Partner (Applicants) are requesting to replat (plat amendment) of lots 27, 28, and 29 in order to provide additional acreage to two separate lots. The Applicants' plan is to take three lots and make two larger lots, which amounts to a reduction of lots.

All required improvements have been reviewed, approved, and constructed. The property line adjustments will not impede on the existing buildings.

The Chair asked the applicant's agent if he had additional comment. Mr. Griffith did not.

The Chair entertained a motion.

Bob O'Brien moved to send a favorable recommendation to the County Council for the replat of Lots 27, 28, and 29 in the Whitehorse Subdivision located on Lipizzan Jump. Emily Campbell seconded.

With no further discussion the Chair called for a vote. Rachel Nelson, Emily Campbell, Gerrish Willis, Robert O'Brien, Cricket Green, Kevin Walker, and Abby Scott voted in favor of the motion. Motion carries.

Public Hearing – Proposed Rezone: The property currently possesses a split zone of Highway Commercial (HC) and Large Lot Residential (LLR); the applicant, David Knowles, is requesting the entire site be zoned HC. Approximately .45 acre in the front is currently zoned HC; the back .45 acre is zone LLR. The current use on the property is vacant, but is taxed as commercial land. All utilities are available to the property. The current lot is only accessible through the Highway Commercial lot owned by the applicant.

The requested rezone lies within the highway mixed use corridor of the future land use plan, as defined in figure 4.8 highway mixed use, and Figure 4.15 residential infill the 2012 Grand County General Plan. The highway commercial zone district permits 18 units per acre.

Commission discussed the following:

- The limited access to the lot, only access is through the commercial lot the applicant owns.
- Constrained lands, slopes and drainage arroyos on the property that limits use of the parcel.

The Chair opened the public hearing.

Lucas Blake, Surveyor informed the Commission there is another lot he's been working on that is in the same situation. There are several split zones in the commercial corridor and discussed the situations that produced them.

The Chair entertained a motion.

Emily Campbell moved to send a favorable recommendation to the County Council for the rezone of .45 acres, located at 2151 South Highway 191, Moab, Utah, finding that due to constraints on the land, the property can only be accessed via another commercial property owned by the applicant. Bob O'Brien seconded.

Commission discussed the following:

- Changing zone districts to commercial from residential when the County is in the process of the High Density Development mapping and affordable housing concerns.
- The split zone is not limited to this site; there are other sites that are in the same situation.
- Not in the best interest of the County to change residential zones to commercial zones.

With no further discussion the Chair called for a vote. Rachel Nelson, Emily Campbell, Robert O'Brien, Cricket Green, Kevin Walker, and Abby Scott voted in favor of the motion, Gerrish Willis voted against the motion. Motion carries.

Public Hearing – Proposed Rezone: Applicant, Diane Norman Mack and Robert Norman are requesting to rezone 112 acres of land from Range Grazing (RG), to Resort Special (RS). The property is vacant located at MM 140 No Highway 191, approximately half mile South of Mill Canyon Road. Robert Norman is in attendance and representing the family.

Other developments in the North Corridor have rezoned to Resort Special, including, Moab Under Canvas in 2013, Moab Giants Dinosaur Park in 2011, Archview Campground in 2012 and most recently, Handle Bar Ranch and Balsley family property.

There are no public water and sewer services in the area. Developments outside of the public systems are served by approved wells and septic systems. Approvals for water and sewer infrastructure are granted by the State of Utah.

Commission discussion:

- Area on the proposed rezone parcel that is un-buildable due to washes and slopes, should the rezone be less acreage.
- Preserving view sheds, by limiting the area of commercial zones.
- The parcel is on both sides of the highway, discussed development potential on both sides.
- Identify the environmental impacts on the property before rezoning.

The Chair opened the public hearing.

Lisa Carter – concerns are that the future land use plan also includes sustainable development and economic diversity, affordable housing, night skies, view sheds, addition of traffic and signage along the north corridor. How will the developments in the north corridor address the concerns?

The Chair stated that it's not appropriate to anticipate what could/should be developed at this procedure.

Kevin Walker moved to send an unfavorable recommendation to the County Council; stating that the rezone request needs more focus. Consider the FULP areas, and other considerations and adjust the size of the requested rezone.

Rachel Nelson seconded.

With no discussion the Chair called for a vote. Rachel Nelson and Kevin Walker voted in favor of the motion, Gerrish Willis, Emily Campbell, Robert O'Brien, Cricket Green, and Abby Scott voted against the motion. Motion fails.

Cricket Green moved to send a favorable recommendation to the County Council for the rezone of 112 acres, located at MM 140, finding that the proposed rezone request is supported by the Future Land Use Plan as identified in the adopted 2012 General Plan. Emily Campbell seconded.

Discussion

- The quality of the area needs to be protected.
- Impacts of development will be considered at the development stage, not rezone.
- A design analysis should be done in the North corridor for protection of the larger area.
- The other rezones haven't been required to provide a design analysis.

With no other discussion the Chair called for a vote.

Gerrish Willis, Emily Campbell, Robert O'Brien, and Cricket Green, voted in favor of the motion. Abby Scott, Rachel Nelson, and Kevin Walker voted against the motion. Motion carries.

Approval of Minutes: Kevin Walker moved and Abby Scott Seconded to approve the November 9th, meeting minutes as written.

Future Considerations: Staff discussed having a workshop with the Commission to discuss a work plan, priorities, and visioning. The Commission decided that February 13th from 8:00 AM to Noon, with the County providing lunch, as the date and time.

Community Development Department Update:

County Council Liaison report: Mary McGann gave a brief report on the Council meetings.

Adjournment - meeting adjourned at 7:30 pm.