

## Grand County Planning Commission

January 22, 2019

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:** Vice Chair Abby Scott, Christine "Cricket" Green, Kevin Walker, and Rachel Nelson

**Members Absent:** Chair Gerrish Willis, Robert O'Brien, and Emily Campbell

**Staff Present:** Zacharia Levine and Kenny Gordon

**Council Liaison:** Terry Morse

Meeting was called to order at 5:00 pm by Vice Chair Abby Scott.

**Citizens to be heard:** None.

### Action Item

Seven Mile RV Park (CUP): The subject property is 127 acres located on the west side of N. Hwy. 191, just south of the Moab Giants Dinosaur Museum. The Seven Mile Park will be comprised of 60 RV sites located on roughly 12 acres.

The County maintains the Gemini Bridges Road, and UDOT plans to add a deceleration lane to the southbound side of Hwy. 191 (right-turn into property) in approximately one to two years. Applicant will provide water and sewer facilities as per the Southeastern Utah Health Inspector's approval. The Applicant will improve road surfaces interior to the project and ensure emergency vehicle access. No electricity will be provided. In general, the proposed campground will formalize and improve long-standing unauthorized camping in the vicinity.

Kevin Walker inquires about previous numbers of people camping at this location on a busy weekend. Zacharia Levine commented that there have been no specific counts made.

Christine Green commented that she thinks this would be a beneficial use for this area.

Kevin Walker expressed some concern about the approval and possible future expansion. Zacharia Levine commented that there would need to be review at a later date if expansion is something the applicant requested at a later date.

Christine Green moves to forward a favorable recommendation to Grand County Council with the following conditions.

(1) A final approval letter for the public water and sewer system will be provided prior to scheduling County Council review of a resolution to approve the conditional use.

(2) The applicant will furnish an indemnification letter to the County regarding any future improvements to public rights-of-way as a result of this campground.

(3) Applicant dedicates to Grand County for public use a 44' wide right-of-way to accommodate Gemini Bridges Road, which right-of-way shall be measured 22' in each direction from the centerline of the roadway in its as-built condition.

(4) Applicant agrees that Gemini Bridges Road may be realigned through Applicant's property with advance written permission of the Applicant, at no cost to Applicant.

(5) Grand County accepts that portion of Gemini Bridges Road crossing through Applicant's property in as-is condition and agrees to maintain the roadway in a similar or better condition.

(6) Applicant shall indemnify, defend and hold harmless Grand County for and against all improvements to that portion of Gemini Bridges Road crossing through Applicant's property deemed necessary as a result of Applicant's development and use of Seven Mile Park by Union Pacific Railroad and the Utah Department of Transportation.

Seconded by Rachel Nelson. For 4, against 0, abstained 3 (Gerrish Willis, Robert O'Brien, and Emily Campbell were not present), vote carries.

### Discussion Item

Kevin Walker asked to place this discussion item on the agenda. The question is in regards to ADU allowances within developments receiving approval through the HDH Overlay ordinance, and whether or not ADUs should be counted towards the maximum density of the applied HDH district.

**Approval of Minutes:** January 8, 2019: Motion to approve the January 8, 2019 meeting minutes with corrections made by Christine Green, Seconded by Rachel Nelson. For 4, against 0, abstained 3 (Gerrish Willis, Robert O'Brien, and Emily Campbell were not present). The January 8, 2019 minutes were approved.

**Future Considerations:**

**Community Development Department Update:** None.

**County Council Liaison report::** None.

**Adjournment:** Motion to adjourn meeting, all were unanimous. Adjourned at 6:08 pm.