

# Grand County Planning Commission

February 12, 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:** Chair Gerrish Willis, Vice Chair Abby Scott, Christine "Cricket" Green, Kevin Walker, Robert O'Brien, Emily Campbell and Rachel Nelson

**Members Absent:**

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

**Council Liaison:** Terry Morse

Meeting was called to order at 5:00 pm by Chair Gerrish Willis.

**Citizens to be heard:** Mark Horwitz. Complaint about bed & breakfasts. Consider bed & breakfasts in a different light.

Action Item

Chair Gerrish Willis talk about the January 22, 2019 minutes. Emily Campbell stated that she was not present and that the minutes showed that she was present. Robert O'Brien stated that he was not present at that meeting. Gerrish Willis pointed out other errors in the minutes. Gerrish Willis also pointed out the under item six (6) there were some errors. Emily Campbell pointed out that item three (3) misspelling, should be "use" and not "sue." Voted (as listed below).

Discussion Item

On February 5, 2019 County Council passed an ordinance enacting a temporary land use regulation prohibiting new land use permits for any land use associated with overnight accommodations, including hotels/motels, campgrounds, bed and breakfasts, condominiums and townhomes used for overnight accommodations, or any other land use associated with overnight accommodations. This temporary land use regulation does not apply to existing structures or vested development projects.

Gerrish Willis asked about the term "bunkhouses." Zacharia Levine provided some clarification about the ordinance.

Staff intends to review the adopted temporary land use regulation with planning commissioners as well as the questions and considerations provided by the Council. Staff intends for this to be a preliminary discussion regarding the process planning commission will follow in order to eventually provide recommendations to the County Council on changes to the land use code, if deemed necessary.

This document will serve to direct and guide the Community and Economic Development Department and the Planning and Zoning Commission in deliberations on the planning and regulation of future development in Grand County by locating and proposing appropriate zoning and/or rezoning of new development of the following Land Uses:

- All overnight rental accommodations, including but not limited to hotels, motels, condominiums, bed and breakfasts, apartments and bunk houses
- General retail and wholesale businesses
- Restaurants
- Light industry
- Automobile related businesses including ATV's and OHV's
- Other businesses which are appropriate for the economic benefit of the community

This should include considerations of:

- Where the respective uses should be located in the county
- A map of the placement of the uses that can be used to create the necessary zoning to ensure the intent of this moratorium is adhered to
- Attention given to a balance of services in locations that will serve the beneficial needs of the community
- Economic diversification

- Current essential needs

It is anticipated this study will result in legislative action being taken by the County Council on the recommendations of both the Community and Economic Development Department and the Planning and Zoning Commission once they have completed their evaluations and have put forth their conclusions.

How much lodging related development does the County want and need? Where does it belong? In what form should it be allowed?

Terry Morris addresses the commission. Council would hope that the Planning Commission would be able to do this in consideration of specific uses but other resources like water so that there is a firm grip on what the usage is of those resources and to try and foresee future development in a way that won't over tax the resources that we have.

Planning Commission determines to compile a list of questions and comments for County Council to further define the process and how to proceed.

**Approval of Minutes:** January 22, 2019: Motion to approve the January 22, 2019 meeting minutes with corrections made by Kevin Walker, Seconded by Abby Scott. For 4, against 0, abstained 3 (Gerrish Willis, Robert O'Brien, and Emily Campbell were not present). The January 22, 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 6:45 pm.