

## Grand County Planning Commission

February 26, 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, Robert O'Brien, Christine "Cricket" Green, Kevin Walker, and Rachel Nelson

**Members Absent:** Emily Campbell

**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. The winds of change are coming and I love what you're doing with this moratorium.

Action Items:

Ballard RV Park Expansion (Conditional Use Permit)

Move to forward a favorable recommendation of the Ballard RV Park Expansion (Conditional Use Permit) to the Grand County Council.

Review and consider application materials provided to the planning commission related to the proposed Ballard RV Park Expansion (Conditional Use Permit). Staff recommends the planning commission move to forward a favorable recommendation to the Grand County Council with the following conditions:

- Establish no noise hours from 10:00 p.m. to 6:00 a.m.
- Establish a no fire policy
- Provide a landscaping and screening plan in accordance with Section 6.4 of the LUC

\*Note: This campground established a vested application prior to the enactment of Ordinance 586 prohibiting applications for new accommodations based development for a six-(6)-month period.

Gerrish Willis points out that not all proposed sites are within 200' of a bathhouse per Grand County Land Use Code 3.2.3(6).

Robert O'Brien motions to require applicant to work with planning and zoning staff to meet the requirement of the Grand County Land Use Code. Seconded by Abby Scott. All were unanimous, motion carries.

3058 & 3060 Spanish Valley Dr. (Sketch Plan)

The applicant is seeking approval of the 3058 & 3060 Spanish Valley Drive (Sketch Plan) from the Planning Commission. Planning Commission shall express its approval as conditional approval and state the conditions of such approval, if any, or if disapproved, shall express its disapproval and its reasons therefor.

Review and consider application materials provided to the planning commission related to the proposed subdivision of 3058 & 3060 Spanish Valley Drive. Staff recommends approval of the Sketch Plan, which is a non-binding, non-vesting approval. Approval of the sketch plan does not constitute legislative action applying the HDH overlay to the subject parcels or preliminary plat approval. The applicant will be required to seek legislative approval of the HDH overlay and administrative approval of the preliminary plat in subsequent phases.

Applicant, Glen Lent presents to the planning commission. Idea of site plan is one of affordability, but with affordability to create a community space that all can enjoy. Fronts of the houses are to the green court, or the inside of the development. Parking provided around the outer perimeter, toward the alley way. Attached two (2) car garages, provided for each unit. Area between detached garage and building provide a private backyard for each unit.

Abby Scott motions to approve the sketch plan for the property at 3058 & 3060 Spanish Valley Drive. Seconded by Robert O'Brien. All were unanimous, motion carries.

Discussion Item:

Review the recently adopted temporary land use regulation prohibiting new overnight accommodations developments in unincorporated Grand County for a period of six (6) months.

Staff hopes to accomplish the following with planning commission:

- Ensure planning commission members are clear on their directive from the county council
- Establish a timeline for providing a recommendation to the county council, with several intermediate benchmarks and opportunities for public involvement identified.
- Review and respond to the latest statements provided by the county council
- Determine interest in and support for establishing a citizen working group to assist with the research, analysis, and recommendation process.
- Explore possible dates for a joint planning commission – council meeting in late March or early April

\*Note: The following section will serve as a running catalog of discussions about the referenced Temporary Land Use Regulation (TLUR). It is provided in reverse chronological order so planning commissioners and members of the public can review the discussion as it evolves.

On February 19, 2019, the county council reviewed the questions and comments noted in the section dated February 15, 2019 below, and provided the following response (in no particular order):

- Pay particular attention to the whereas statements in the adopted ordinance, as these serve as the foundation for the TLUR and the issues Grand County needs to address.
- Segment the geographic areas under consideration to north of the Colorado River and south of Moab City Limits. While Thompson Springs, Crescent Junction, and Elgin (Green River) are of interest and import to the County, primary consideration shall be given to the areas south of I-70.
- Consider establishing a citizen working group to assist with the research, analysis, and recommendation process.
- Consider identifying the full range of zoning tools available to the County in its regulation of accommodations-based developments. For example, the County could permit accommodations-based developments through an overlay (like the HDH overlay), implement stricter form-based, implement higher energy efficiency or environmental performance standards, require collocation of uses (i.e. mixed-use), create new zone districts, or use a host of other tools.
- Consider the Council's desire to provide for a mix of commercial uses available to both residents and visitors, and give particular consideration to the needs of small businesses serving residents and entrepreneurs furthering industry diversification in the area.
- While coordination with the City is desired, proceed with the analysis and recommendation process as directed by the county council. County staff will consult with City staff and, when and where appropriate, advise the Councils on needed areas for coordination and collaboration.
- The Council is interested in co-hosting open house and public participation events with the City of Moab when and where appropriate.

February 15, 2019:

As of February 15, 2019, staff and planning commissioners collectively developed the following list of questions and considerations. The intended use of this list is to gain additional clarity from the county council on desired next steps and pertinent issues related to the TLUR.

The following is a tentative schedule discussed by Planning Commission, staff and County Council Liaison, Terry Morse.

March 12: PC meeting, Start at 4pm

- Request the following individuals provide reports on their agency's or non-profit's current knowledge of the availability, usage, quality, and distribution of water in the Moab Valley. Their reports should be five pages or

less. Ideally, each individual will present their report highlights in about 5 minutes, and PC members will engage in Q&A to ensure clarity on what is known/not known and where there is agreement/disagreement.

- Staff will present to the PC a first pass at the County's "zoning toolbox" as it pertains to accommodations-based uses

March 26: PC meeting, Start at 4pm, end at 5:30pm; 1<sup>st</sup> public scoping meeting, Start at 5:30pm

- Public scoping meeting will be used to query the public for ideas on updating the County's plans/codes

April 2: Joint PC-CC workshop. 12-3pm.

- Report on PC's initial positions/ideas
- Report on findings from public scoping meeting
- Ensure PC and CC are on the same page still

April to early May: work on zoning tools/solutions/packages

May 14: 2<sup>nd</sup> public scoping meeting: Start at 5:30pm

- Present zoning preliminary alternatives to the public and generate feedback

June 11: Planning Commission Public Hearing for draft ordinance

June 18: Recommended ordinance presented to County Council as a discussion item

July 2: County Council first reading of draft ordinance in a public hearing

July 16: County Council votes on ordinance

\*\*Note the public hearing dates at planning commission and county council represent the very last dates of regularly scheduled meetings to adopt changes to the land use code prior to the moratorium expiring.

**Approval of Minutes:** February 12, 2019: Postpone approval of the February 12, 2019 meeting minutes.

**Future Considerations:**

**Community Development Department Update:** None.

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

**Adjournment:** Motion to adjourn meeting, all were unanimous. Adjourned at 7:34 pm.