

# Grand County Planning Commission

March 9, 2020

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 Abby Scott, Vice-Chair Emily Campbell, Bryon Walston, Rachel Nelson (5:00 pm), Robert O'Brien, & Gerrish Willis, Kevin Walker.

**Members Absent:**

**Staff Present:** Kenny Gordon, & Mila Dunbar-Irwin

**Council Liaison:** Jaylyn Hawks

**Approval of Minutes:** October 22, 2019: Motion to approve the October 22, 2019 meeting minutes with corrections made by Commissioner Campbell, Seconded by Commissioner O'Brien. For 6, against 0, (absent Commissioner Nelson). The October 22, 2019 minutes were approved.

**Citizens to be heard:**

Marc Horwitz, HDHO observations and believes the HDHO goes against the land use code.

**Ex Parte Communication:** None

**Discussion Items:**

General Plan Updates (audio 15:52): Chair Scott, sent out notes and allows members to compile notes about General Plan. General discussion about future updates to General Plan by the Planning Commission. Workshop scheduled for March 23, 2020 from 9:00 am to noon.

Townhome Density: Kenny Fallon, Moab Area Taskforce, and Community Rebuilds presents (audio 26:38). Joint homes in Small Lot Residential zones. Two property owners, tow taxpayers. Makes lots more affordable. Commissioner Willis difference between townhome and duplex. Mr. Fallon allows for more owners. Commissioner Campbell Is there a need for this right now? Mr. Fallon helps with affordability. Commissioner Walker this would allow for separate ownership? Mila Dunbar-Irwin, correct. Chair Scott having a townhome on one lot would exclude ADU's? Mr. Fallon, Yes. Several Commissioners believe that more information is necessary.

**County Council Liaison report:**

Councilmember Jaylyn Hawks. HDHO was discussed at the last meeting, not much favor for increasing the cap. KOA didn't pass. OAO redevelopment was not on last agenda due to time, will look at putting it on the next meeting. Commissioner Willis, why did the Planning Commission not see the plan for KOA before the County Council? Staff explained that it was part of the settlement. Chair Scott would the Council approve something smaller in nature? Councilmember Hawks possible, didn't want to speak for the rest of the Council.

Break (audio 48:19).

**Action Items:**

Desert Storm (HDHO) Subdivision (audio 1:00:20):

Mila Dunbar-Irwin presents. Applicants are requesting the County attach the HDHO-5 District to the parcels located at 2691 Desert Road. The lot's total project size is 1.24 acres. The HDHO-5 designation would

support the five (5) lot subdivision for single-family residences. Four (4) of the five (5) lots proposed would need to be deed restricted in accordance with Section 4.7. Current zoning of the property is Large Lot Residential (LLR), which has a base zoning density of two (2) units per acre.

In association with this request, the Applicant has submitted a development agreement that would need to be approved by the County Council. If approved, the master plan would be recorded alongside the approving ordinance. The development agreement would be part of the approval exhibits and recorded at the time of final plat approval.

Commissioner Willis had some concerns about how the public sign was posted. Kenny Gordon explained that signs were provided and instruction given. Applicants noted that the sign was posted as instructed.

Applicants Jessica and Becky Manderfield, present.

Chair Scott opens the meeting to public comments (audio 1:05:00). None. Chair Scott closes public comments.

Commission O'Brien Move to send a favorable recommendation to the County Council for applying the High Density Housing Overlay District 5 (HDHO-5) to the parcels located at 2691 Desert Road (audio 1:06:05). Seconded by Commissioner Campbell. Discussion. Commissioner Walker comments about HDHO numbers left. Commissioner Willis good location. Commissioner Campbell believes this is an acceptable project. Commissioner Walston believes this project meets the standards. Vote (audio 1:10:54). 7 - For, and 0 - against. Motion carries.

Hawks Subdivision (HDHO) Subdivision (audio 1:11:40):

Mila Dunbar-Irwin presents. Ralph J. and Marylin Hawks (Applicant) is requesting the County attach the HDHO-5 District to the parcels located at 2095 S., 2120 S., and 2130 S. Plateau Dr. The lots total project size is 1.5 acres. The HDHO-5 designation would support the four (4) lot subdivision for single-family residences. All four (4) lots proposed would need to be deed restricted in accordance with Section 4.7. Current zoning of the property is Large Lot Residential (LLR), which has a base zoning density of two (2) units per acre.

In association with this request, the Applicant has submitted a conceptual preliminary plat and development agreement that would need to be approved by the County Council. If approved, the master plan would be recorded alongside the approving ordinance. The development agreement would be part of the approval exhibits and recorded at the time of final plat approval.

Applicant representative Steve Hawks, present.

Chair Scott opens the meeting to public comments (audio 1:17:06). None. Chair Scott closes public comments.

Commission Campbell move to send a favorable recommendation to the County Council for applying the High Density Housing Overlay District 5 (HDHO-5) to the parcels located at 2095 S., 2120 S., & 2130 S. Plateau Drive (audio 1:17:58). Seconded by Commissioner O'Brien. Discussion. Commissioner Campbell believes this is what the HDHO was intended for. Chair Scott agrees with Commissioner Campbell. Commissioner Willis also agrees. Vote. 7 - For, and 0 - against, motion passes (audio 1:20:45).

Commissioner Walston move to approve the proposed preliminary plat for Hawks Subdivision HDHO Development contingent upon the following:

- a) The County Council approves the development agreement committing developer to the deed restriction requirements of Section 4.7 and applies the HDHO-5 to the subject parcels;
- b) The developer's final plat and building design standards comply with all other requirements of Section 4.7 – High Density Housing Overlay.

Seconded by Commission Campbell. Discussion. Vote. 7 - For, and 0 - against, motion passes (audio 1:25:52).

(audio 1:06:05).

Villamayor (HDHO) Subdivision (audio 1:26:23):

Mila Dunbar-Irwin presents. The subject property is a 7.93 acre lot located in the Rural Residential (RR) zone at 3745 Spanish Valley Drive. The developer is requesting application of the HDHO-10 overlay to their parcel. If granted, the developer proposes a subdivision comprised of thirty-six (36) condo style homes and one (1) existing single family home. The total unit count for this development would be thirty-seven (37) units. The developer is requesting the HDH Overlay, seeking application of the HDHO-10.

Chair Scott consults staff about HDHO numbers. Mila Dunbar-Irwin wise to consider the whole picture. Kenny Gordon County Council is the final recommending body.

Commissioner Willis, how long do developers have to background? Kenny Gordon, two years.

Applicant representative George Smith, present.

Chair Scott opens the meeting to public comments (audio 1:17:06). Lee Griffith, opposed to HDHO development, not a fit for rural development. Stephanie Williams, opposed to development, not a good fit for the area. Lynda Diem think about the people that this project would benefit before saying no, believes this is a good project. Chair Scott closes public comments.

Planning commissioners noted the following concerns as reasons to send an unfavorable recommendation: building height, compatibility with the surrounding neighborhood, increased traffic on Spanish Valley Dr. access to US 191, and proximity to downtown Moab.

Commission Campbell Move to send an unfavorable recommendation to the County Council for applying the High Density Housing Overlay (HDHO-10) to the parcel located at 3745 Spanish Valley Drive (audio 2:08:08). Seconded by Commissioner O'Brien. Discussion. Vote. 4 - For, and 3 - against (Commissioner Willis, Wallston, & Chair Scott), motion passes (audio 2:16:13).

**Future Considerations:**

Posting sign discussion.

**Community Development Department Update:** None.

**Adjournment:** Commissioner Willis motioned to adjourn the meeting. Seconded by Commissioner O'Brien. Vote, unanimous. The meeting adjourned at 6:26 p.m.