

Grand County Planning Commission

March 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, Robert O'Brien, Christine "Cricket" Green, Kevin Walker, 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: None

Ex Parte Communication: None

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.

Zacharia Levine provided some clarification on the project and the land use code.

Gerrish Willis spoke with the Southeast Utah Health Department and they said that we are following State Code. R392-301

Jonathan Dutrow, from the Southeast Utah Health Department, read some definitions from state code related to recreational vehicles.

Gerrish Willis said that this was the first time he ever felt chastised by an engineer.

Kevin Walker, move to forward a favorable recommendation of the Ballard RV Park Expansion (Conditional Use Permit) 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

Seconded by, Robert O'Brien.

Opened to discussion.

Rachel Nelson, asked about all sites in the expansion being within 500' of a bath house, or meet State Code. Jonathan Dutrow and staff confirmed they are.

Vote, all were unanimous, motion carries.

Wingate Village (Preliminary Plat, PUD)

Move to forward a favorable recommendation of the Wingate Village Preliminary Plat to the Grand County Council.

Review and consider application materials provided to the planning commission related to the proposed Wingate Village Preliminary Plat. Staff recommends the planning commission move to forward a favorable recommendation to the Grand County Council.

Kenny Gordon provided some clarification on the project and the land use code.

Kevin Walker, enquires about the setbacks being smaller between each lot or being smaller to adjacent properties.

Zacharia Levine clarifies that it is both. The land use code does allow for flexibility on both interior and exterior setbacks.

Gerrish Willis enquires about parking and if the development meets parking requirement.

Ben Riley, Executive Director of the Housing Authority, addresses some setback questions and speaks more to additional parking provided in design.

Robert O'Brien, move to forward a favorable recommendation of the Wingate Village Preliminary Plat to the Grand County Council.

Seconded by, Abby Scott.

Vote, all were unanimous, motion carries.

Discussion Item:

Continued Moratorium Discussion.

Approval of Minutes: February 12, 2019 & February 26, 2019: Christine Green, motion approve the February 12, 2019 & February 26, 2019 meeting minutes. Seconded by Rachel Nelson. Vote, all were unanimous, motion carries.

Future Considerations:

Community Development Department Update: None.

County Council Liaison report:: None.

Adjournment: Motion to adjourn meeting, all were unanimous. Adjourned at 8:10 pm.