

# Grand County Planning Commission

March 23, 2020

A virtual meeting of the Grand County Planning Commission held remotely on Google Hangouts: <https://meet.google.com/yxj-kavk-uor?hs=122> Or Call in to meeting: 1-505-445-7503 when prompted, enter pin# 876 295 842#

If you would like to make a comment, please text 970-549-2307 or e-mail [mdunbarirwin@grandcountyutah.net](mailto:mdunbarirwin@grandcountyutah.net)

**Members Present:** Chair Abby Scott, Vice-Chair Emily Campbell, Bryon Walston, Rachel Nelson, Robert O'Brien, & Gerrish Willis, Kevin Walker.

**Members Absent:**

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

**Council Liaison:** Jaylyn Hawks

**Approval of Minutes:** None

**Citizens to be heard:** None

**Ex Parte Communication:** None

## Action Items:

Rancho Nuevo (Glen Lent, Alpine Development, Preliminary Plat): An eight (8) lot subdivision, located at 2775, 2753, & 2757 Nuevo Court. Mila Dunbar Irwin presents the project. Staff recommends approval of the Preliminary Plat. Zacharia Levine clarifies the land use authority process regarding Preliminary Plat. Commissioner Willis questions why the floodplain is removed but not the steep slopes? Zacharia Levine explains that the reason is so that the lot would not need a floodplain development permit from FEMA. Commissioner Walker makes a comment on building envelopes, and having them required. Mila Dunbar-Irwin discusses public comments. Zacharia Levine explains that preliminary plat does not require final design approval. Chair Scott, to clarify, staff does not see any reason why the preliminary plat should not be approved by the Planning Commission.

Chair Scott, opens the meeting to public comment (audio 33:40). Sherri Griffith (audio 34:38) doesn't believe that the applicant submitted a complete application. Zacharia Levine application has been deemed complete. Bob Radke (audio 37:24) question regarding 20' buffer width. Does 20' need to be between the shared boundary? Mila Dunbar-Irwin would need to be shown on future plans, it is a condition of approval. Jennifer Winslow (audio 39:29) concerned about setbacks and drainage.

Chair Scott, opens the meeting to applicant Lent to make any comments. Applicant Lent has no comments.

Commissioner Willis, are detention basins allowed within the setbacks? Zacharia Levine, yes. Commissioner Walston, question about flag lots. Mila Dunbar-Irwin each lot has access and is accessible to a public roadway. Commissioner O'Brien are easements needed for drainage off the property? Mila Dunbar-Irwin historical drainage remains the same and therefore an easement would not be required. Commissioner Walker drainage and special issues addressed in the future. Seems that drainage doesn't consider unusual features of this lot. How these issues will be addressed prior to approval. Zacharia Levine explains that the County Engineer has advised that this project is eligible to continue on through the process. Commissioner Campbell recognizes that the County Engineer has recommended that a geo-tech engineer review. Commissioner Walker concerned about presence of springs and should be addressed. Zacharia Levine these are elements of final design.

Chair Scott entertains motions. Commissioner Campbell moves to approve the Rancho Nuevo Subdivision Preliminary Plat and send a favorable recommendation to County Council for Final Plat, subject to the following conditions, that the Plat show a building envelope on lot 5 due to steep slope constraints, that a request is made for a third-party geotechnical engineer to review the plan prior to Final Plat approval in addition to the outstanding items noted by staff in their staff report (audio 1:08:18). Seconded by

Commissioner O'Brien. Discussion: Commissioner Willis includes building envelopes on all lots. Zacharia Levine includes building envelopes on all constrained lots. Commissioner Walker proposes to amend the motion to include the lots that are constrained show building envelopes. Seconded Commissioner Campbell. Vote on the amended motion. Vote: (audio 1:13:30) 7 - For, 0 - Against. Motion carries. Vote on original motion. Vote: (audio 1:15:10) 7 - For, 0 - Against. Motion carries. Vote on original motion.

-POSTPONED-Willow Springs Campground (Redd Pendelton on behalf of Paul and Vickie Morris, OAO): A forty-three (43) RV site, fifteen (15) cabin site, and five (5) tent site campground and mixed-use development located at 13733 North Highway 191.

-POSTPONED-OK RV Park Employee Housing (Adam Oris on behalf of Funstays OK LLC, OAO): A six (6) RV site, for employee housing improvement to the existing campground located at 3324 Spanish Valley Drive. (*tentatively re-scheduled for April 13, 2020*)

### **Discussion Items:**

General Plan Updates: Chair Scott leads discussion and asks for comments from staff. Zacharia Levine explained. Planning Commissioners top priorities and revision efforts. Commissioner Campbell, what on this list could staff take on? Zacharia Levine, some of the data could be updated. Chair Scott continues with outlined discussion. Commissioner Campbell it might be helpful to define some basic definitions for future dissemination. Discussion about what the Council Representative, Jaylyn Hawks thinks and ideas from Council. Councilperson Hawks mentioned it would be brought up again in discussion before Council. Chair Scott continues outlined discussion, small area plans and 191 & 313 nodes and similar areas. Commission O'Brien agrees. Commission Willis 191 & 313 area is a good area of focus. Commissioner Campbell, interest in working with the City as far as density and where it should go and areas to grow. Chair Scott continues discussion along with other members of the Planning Commission.

### **Future Considerations:**

Chair Scott would like to see more meeting minutes and being more current and timelier. Commissioner Campbell can we do something about posting and sharing the chat feature during this meeting? (see Chat log below)

**County Council Liaison report:** Jaylyn Hawks, discussion so far has been great. Nodes near Hwy. 191 & 313, USU campus intersection, and Shell station area important and a high priority.

### **Chat Log:**

Emily Campbell (4:05 PM) <https://www.youtube.com/channel/UC7FCQMLwxezhIrVXvaSxFKg>

Zacharia Levine (4:10 PM) Bob - what are the last two digits of your phone number?

Emily Campbell (4:11 PM) Mila are you the meeting owner? I believe the owner should be able to unmute individual numbers :)

Mila Dunbar-Irwin (4:13 PM) For any phone participants - the way to unmute yourself is to press \*6  
FYI

Zacharia Levine (4:26 PM) Mila - Make sure you switch which window you are "presenting"

Zacharia Levine (4:39 PM) Mila - can you return to the preliminary plat design?

Zacharia Levine (4:53 PM) In addition to the conditions of approval noted in the staff report, PC members have discussed the following additional conditions: show a building envelope on Lot 5 (due to steep slope constraints); request a 3rd party geotechnical engineer review the plan prior to final plat approval.

Marc Horwitz (5:33 PM) Right!

Marc Horwitz (6:02 PM) re minutes; are these google hangout meetings recorded?

Zacharia Levine (6:03 PM) The You Tube feed is recorded. I think!

Marc Horwitz (6:12 PM) a good meeting presentation. much better than on youtube, Thanks.

**Adjournment:** Commissioner Walker motioned to adjourn the meeting. Seconded by Commissioner Campbell. Vote, unanimous. The meeting adjourned at 6:12 p.m.