

Grand County Planning Commission

April 23, 2019

A regular meeting of the Grand County Planning Commission convened on the above date at the Grand Center, 182 N. 500 W., Moab, UT 84532

Members Present: Chair Gerrish Willis, Vice Chair Abby Scott, Christine "Cricket" Green, Kevin Walker, Emily Campbell, and Rachel Nelson.

Members Absent: Robert O'Brien

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: Too much growth, too many people. A problem for one side of the County is a problem for the whole valley.

Ex Parte Communication: None

Action Items:

Sandstone Cottages HDHO Application and Preliminary Plat application postponed to the May 14, planning commission meeting.

Public Hearing to solicit public input on proposed amendments to the High Density Housing (HDH) Overlay Ordinance to clarify standards and procedures and to correct a presumed mapping error in the adopted map.

Presented by Zacharia Levine. On January 15, 2019, the Grand County Council adopted Ordinance 584 establishing the High Density Housing Overlay (HDHO) boundaries and associated standards of development.

Following adoption of Ordinance 584, the County Attorney and Community and Economic Development Office collaborated to clarify the development standards and review and approval procedures set forth in the ordinance. Staff will review the redlined changes to the previously adopted ordinance in the planning commission meeting.

In addition to the standards and procedures clarifications, staff believes the adopted map inadvertently and erroneously omitted two parcels from the HDH 15 district. The parcels are located near Jackson St. A record of mapping conversations related to the subject parcels is included for reference.

Emily Campbell, requested a summary explanation from the County Attorney of why the "care taker" verbiage could not be included in the HDHO Ordinance, including why it goes against fair housing ordinance.

Amy Weiser, Project Manager Business Resolutions, LLC., representing the owner of Grand County parcel numbers 02-0007-0084 & 02-0MAY-0010. Supports staff on suggested map changes.

Marc Horwitz. Why tiny lots with homes on them were included in the HDHO? Example of deed restricted lot on the plat for May Estates.

Zacharia Levine. If there is a restriction on the deed already, that deed restriction supersedes the HDHO. If there is a restriction that prevents further subdivision then further subdivision can't happen, that gets evaluated at the time of application.

Gerrish Willis recommends splitting the motions into two, one for the ordinance revisions and one for the map revisions.

Gerrish Willis closes public hearing and entertains motions on the proposed changes to the ordinance.

Abby Scott moves to send a favorable recommendation to the County Council for adoption of the proposed ordinance amending the High Density Housing Overlay ordinance to clarify development review procedures including the amendment regarding full time seasonal work of average of thirty (30) hours per week for nine (9) months out of the year.

Seconded by Emily Campbell.

Discussion: Kevin Walker concerns about the change of legislative and administrative decisions. Zacharia Levine clarifies that nothing changed it was just an effort to further clarify procedures.

Vote: For 5, against 1 (Kevin Walker). Motion carries.

Gerrish Willis entertains motions on the proposed changes to correct a presumed mapping error in the adopted map.

Emily Campbell moves to send a favorable recommendation to County Council to adopt a main portion of the lot at 1212 South Jackson Street into the High Density Housing Overlay district under the HDH15.

Seconded by Christine Green.

Discussion: Christine Green, the property in question is already included. Emily Campbell, makes sense given the changes in the map. Kevin Walker, regardless makes sense to notify surrounding properties. Rachel Nelson, agrees with Kevin Walker. Gerrish Willis at a later meeting would like to discuss noticing procedures.

Emily Campbell amends motion to direct staff to sending out notices and posting signs prior to the May 14th County Council meeting and to send a favorable recommendation to County Council to adopt a main portion of the lot at 1212 South Jackson Street into the High Density Housing Overlay district under the HDH15.

Seconded by Abby Scott.

Discussion: Rachel Nelson does this set a precedence? Abby Scott at a later meeting would like to discuss noticing procedures.

Vote on amended motion: For 5, against 0, with 1 abstention (Kevin Walker). Motion carries.

Vote on main motion: For 4, against 2 (Rachel Nelson & Kevin Walker), Motion carries

Approval of Minutes: April 9, 2019: Emily Campbell, motion approve the April 9, 2019 meeting minutes with suggestions. Seconded by Christine Green. Vote, 5 for and 0 against, with Gerrish Willis abstaining, motion carries.

Zacharia Levine presented a presentation prepared by Landmark Design and presented to the City Planning Commission and City Council Regarding the Future Land Use Planning Process and Overnight Accommodations Moratorium, at a pre-council workshop on April, 23, 2019.

Future Considerations:

Community Development Department Update: None.

County Council Liaison report:: None.

Adjournment: Motion to adjourn meeting, all were unanimous. Adjourned at 7:48 pm.