

## Grand County Planning Commission

April 24, 2018

A regular meeting of the Grand County Planning Commission convened on the above date at the Grand Center, 182 North 5<sup>th</sup> West, Moab, UT 84532

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

**Members Absent:** Robert O’Brien

**Staff Present:** Kaitlin Myers, JD McClanahan, and Mary Hofhine

**Council Liaison:**

Meeting was called to order at 5:00 PM by the Chair Gerrish Willis.

**Citizens to be heard:** none

**Public Hearing:** The Chair asked if there was any exparte communication that needed to be disclosed. There was none.

A proposed rezone of property from Rural Residential to Highway Commercial, property is located at 1146 So. Highway 191.

The subject’s property currently possesses a split zone of Highway Commercial (HC) and Rural Residential (RR); the applicant is requesting the entire site be zoned HC. The northern 2.10 acres is currently zoned HC, and the back, southern 1.35 acres are zoned RR. The property is located on the highway and currently accommodates two commercial drive-thru food service businesses, a car repair shop, and historic home.

All utilities are available to the property. The lot has approved highway access for each of the existing businesses. There are water rights from a spring and shares from Pack Creek attached to the parcel.

Staff sees justifications for approval. The future land use plan (FLUP) map shows a similar split zone to the one currently applied to the property. However, the property in question was likely not evaluated closely in the FLUP mapping exercise and simply preserved the existing split zone on the property without regard to parcel boundaries.

Planning commission may want to consider that the use of the parcel has been historically commercial. The split zone crosses over a warehouse building that was constructed in 1963 and currently houses an auto repair shop, and two drive-thru food service businesses are located in the HC zone. All businesses on the parcel are locally owned, and all are accessed from Highway 191. The remaining RR portion of the property includes an existing historic adobe home built in 1934 that the owner would like to use as a commercial Bed and Breakfast. Finally, the proposed rezone will bring an existing business (the auto repair shop) fully into a commercial zone, and thus into compliance with the land use code.

The parcel has several established business on the property, including: a mechanic shop that has been in business for 15 years; a drive-thru coffee shop that has been in business for 10 years; a new drive-thru fast food lunch shop; and a historic 1934 cottage used as a primary residence and, on occasion, a rental. The warehouse is a historic, family-owned shop from the 1960’s. The property also has a working spring for irrigation that is partially owned by a third party, all easements will be maintained.

The property owner is seeking a rezone in order to utilize the historic home as a Bed and Breakfast; there will be a natural buffer from the adjacent properties with the spring easement and the current grade in the back. The grade in the back is about 5 feet higher than the lower half.

The Chair asked the applicant if they would like to speak on the subject.

Ms. Robertson stated that the property has been used for commercial use since they purchased the property.

The Chair opened the public hearing.

Commission discussion:

- There was a like issue on a parcel reviewed at a recent Planning Commission meeting; the Commission would like to know if there was a legal review provided for the other situation. Staff wasn’t sure what was transpired and would have information at the next meeting.
- Revisit as an overnight accommodation overlay zone. It’s a single lot and the overlay is for a full development.

- The High Density Overlay mapping project is in process and the sight is in an area that would accommodate housing.
- Concerns are that HC permits motels if a permit were issued for a commercial hotel; it would take the area out of the HDD overlay.

The Chair called for a motion

Emily Campbell moved to postpone the decision for staff to provide the legal review to the meeting. Kevin Walker seconded.

The Chair closed the public hearing and opened the discussion on the motion.

Commission discussed the following:

- The property is a valuable area for high density housing.
- The Council has shown a resistance to changing residential to commercial

The Chair called for a vote on the motion.

Gerrish Willis, Rachel Nelson, Emily Campbell, Kevin Walker, and Abby Scott voted in favor of the motion, Cricket voted “nay” on the motion. Motion carries.

The Chair had to leave at this time and asked Cricket Green to be acting Chair, the Vice Chair was absent.

## **WORKSHOP**

**Discussion** – Use regulations and Use Specific Standards for Section 3.4.11 Industrial Use.

The Commission discussed and made the following recommendations:

- Fruit and Vegetable Stands – add “stands are allowed on property where the produce is grown”
- All other agriculture uses – identify the difference between commercial and private use.
- Discussed and agriculture overlay zone.

The next section for discussion will be the Industrial Uses

**Discussion** - High Density Development overlay

Staff provided additional information on the working maps and the Housing Study and the Nexus study.

**Approval of Minutes:** The March 27<sup>th</sup>, 2018 meeting minutes were approved as written.

**Future Considerations:**

**Community Development Department Update:**

**County Council Liaison report:**

**Adjournment** - meeting adjourned at 6:45 pm.