

## Grand County Planning Commission

May 14, 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, Kevin Walker, Emily Campbell, and Rachel Nelson.

**Members Absent:** Christine "Cricket" Green

**Staff Present:** Zacharia Levine and Kenny Gordon

**Council Liaison:**

Meeting was called to order at 5:03 pm by Chair Gerrish Willis.

**Citizens to be heard:** None

**Ex Parte Communication:** None

### Action Items:

Review and consider application materials provided to the planning commission related to the proposed subdivision of the Sandstone Cottages. Staff recommends approval of the Preliminary Plat, contingent upon the High Density Housing (HDH) Approval from the Grand County Council. Approval of the Preliminary Plat plan does not constitute legislative action applying the HDH overlay to the subject parcels. The applicant will be required to seek legislative approval of the High Density Housing (HDH) overlay in subsequent phases.

Glen Lent, applicant, feels like project meet the intent of the High Density Housing Overlay. Single family unit development. Confident with what is being proposed. Visited with the Tangreen family to find some common ground with the issues that were brought up in a letter submitted regarding the development.

Public Comment:

Loraine Fullmer, has some concerns with neighbors who have animals. Concerns about fence and applicant providing a fence.

Gary Drake, Manager KOA, concerns about buffer, separation and safety.

Gerrish Willis, based on his observation expecting people to park in a two car garage is unrealistic, and that it may not be adequate

Abby Scott, are the uniits intended to be sold?

Glen Lent, majority are intended to be sold.

Gerrish Willis closes the public hearing, and entertains motion.

Motion 1

Abby Scott, Move to send a favorable recommendation to the County Council for applying the High Density Housing Overlay (HDHO – 10) to the parcels at 3058 and 3060 Spanish Valley Dr. Seconded by Emily Campbell. Discussion, none. Vote for 6, against 0, motion carries.

Motion 2

Robert O'Brien, Move to approve the proposed preliminary plat for Sandstone Cottages 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-10 to the subject parcels;
- b) The developer meets all engineering design and easement requirements for drainage and roads, including on-street parking, prior to final plat approval; and,
- c) The developer meets all design and easement requirements imposed by GWSSA, the Fire Department, and Rocky Mountain Power prior to final plat approval.
- d) The developer's final plat and building design standards comply with all other requirements of Section 4.7 – High Density Housing Overlay.

Seconded by Abby Scott. Discussion. Kevin Walker thinks that the addition of a fence would be beneficial. Glen Lent said that the development would be favorable to the addition of a fence. Gerrish Willis asked about the improvements on Spanish Valley Drive. Zacharia Levine improvements for frontage would be required.

Kevin Walker, Moves to amend the original motion to approve the proposed preliminary plat for Sandstone Cottages 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-10 to the subject parcels;
- b) The developer meets all engineering design and easement requirements for drainage and roads, including on-street parking, prior to final plat approval; and,
- c) The developer meets all design and easement requirements imposed by GWSSA, the Fire Department, and Rocky Mountain Power prior to final plat approval.
- d) The developer's final plat and building design standards comply with all other requirements of Section 4.7 – High Density Housing Overlay.
- e) Requiring a 6' tall privacy fence around perimeter of the development.

Seconded by Emily Campbell. Discussion. Vote amended motion, for 6, against 0. Amended motion carries. Vote main motion, for 6, against 0. Main motion carries.

#### **Discussion Items:**

Review Bylaws.

Robert O'Brien, IV.2 "During the interview process Commissioners are encouraged to ask questions which verify a candidate's experience and eligibility to meeting requirements of service, Commissioners shall ask the same questions of each candidate."

Abby Scott sees value in initial questions being the same but sees some benefit to additional questions.

Gerrish Willis ask the same questions but be allowed to ask follow up questions.

Gerrish Willis will present redline changes at the next meeting.

Robert O'Brien, V.15 Can a person vote when participating in real time communications?

Robert O'Brien, V.3, add "or the online equivalent" to this section.

Gerrish Willis, III.3b, Chair would be happy to work with staff in setting the agenda.

Gerrish Willis, V.6, "Friday before the Planning Commission meeting" Do we want to move this to Thursday?

Zacharia Levine would prefer to keep this Friday.

Agreed to leave as is.

Gerrish Willis, V.7, Change "Thursday" to "Wednesday."

Kenny Gordon, comments required for packet material due by Wednesday would be beneficial.

Gerrish Willis will present redline changes at the next meeting.

TLUR Discussion

Zacharia Levine provided updates from Landmark Design and the latest information on the TLUR discussion.

Review, Article 9.1 Common Procedure, from the Grand County Land Use Code.

Postponed to next meeting.

**Approval of Minutes:** April 23, 2019: Emily Campbell, motion approve the April 23, 2019 meeting minutes.

Seconded by Robert O'Brien. Vote, 6 for and 0 against.

#### **Future Considerations:**

**Community Development Department Update:** None.

**County Council Liaison report::** None.

**Adjournment:** Motion to adjourn meeting, all were unanimous. Adjourned at 8:45 pm.