

REGULAR PLANNING COMMISSION MEETING MINUTES
May 26, 2020

The Grand County Planning Commission held its regular meeting on the above date with all attendees participating remotely via Zoom.

YouTube recording of meeting can be viewed at www.youtube.com/watch?v=06vHw_n1WE8
Recordings archived at www.grandcountyutah.net/AgendaCenter

In attendance: Planning Commissioners Emily Campbell, Rachel Nelson, Bryon Walston, Robert O'Brien, Kevin Walker and Gerrish Willis. County Council Liaison Jaylyn Hawks. Grand County Staff Mila Dunbar-Irwin and Abby Scott.

Commissioner Campbell officially calls the meeting to order at 4:04 pm

Citizens to be heard:

Liz Thomas (3 min): *Comment for B&B Agenda Item.* Lives in close proximity to many B&Bs, which have changed the character of her neighborhood and has concerns for other neighborhoods if new B&Bs are allowed.

Marc Horowitz (1hr11min): *Comment for B&B Agenda Item.* Owns a B&B that is classified as a legal nonconforming use, which has prevented him from redevelopment and expansion and would like to see Planning Commission come up with another way to classify the B&Bs that do not have negative neighborhood impacts and potentially allow for more small, owner-occupied B&Bs in the County.

Jaylynn Hawks (speaking as a citizen) (1hr16min): *Comment for B&B Agenda Item.* Does not see a community desire to increase the number of B&Bs, but sees that most existing B&Bs are owned by locals who are supplementing their income. Would like to see all existing B&Bs in their own overlay rather than keep the status of "legal nonconforming use."

Ex Parte Communications and Conflict of Interest Disclosures:

No ex parte communications from any Commissioners.

Approval of Meeting Minutes from 5-11-2020 Regular Meeting Minutes - Approved (8min)

Discussion: Staff will include the Grand County Agenda Center audio link in minutes.

Motion and Vote: Commissioner Walston moved to approve the minutes from the May 11, 2020 Planning Commission meeting. Commissioner O'Brien seconds. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

Discussion Item on B&Bs moved to after the Action Item on Viewgate Terrace

Action Item: Viewgate Terrace Phase 1 Preliminary Plat

Discussion: (12min) See staff report for details.

The portion of the property located in the HC Zone is divided into two lots because it was necessary to build a road on this property, and it was easier to have the lots end at the road compared to requiring the property owner to dedicate a County easement across private property for the road.

Applicant Statement: (20min) William Hansen. Phasing of this development is being done to separate the residential/HDHO zone from the hotel/HC zone for financing reasons and for the HDHO portion of the development to be ready to build.

The applicant would consider adding a crosswalk and other road access for the safety of residents and hotel guests, though it has not been required by the Road Department or County Engineer. This change could take place before the final plat in Phase 1 and in Phase 2. The road will require a 10'+ expansion in order to meet County Road specifications.

Motion and Vote: (28min) Commissioner Walker moved to approve the Viewgate Terrace Phase 1 Preliminary Plat for the parcel located at 1248 S Highway 191 conditioned on the following: (1) Applicant adds a plat note indicating that Lot 3 is subject to the governance of Ordinance 599 approving the Viewgate Terrace Subdivision, and the associated master plan and development agreement. Commissioner Willis seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

Discussion: B&Bs in Residential Areas (30 min)

Discussion led by Commissioner Willis. This discussion ties into the ongoing discussion about potential eligibility zones for Overnight Accommodations- Residential Areas (OA-Residential), which includes redevelopment standards and potentially additional restrictions. Currently, all B&Bs are legal nonconforming uses and can continue to operate without changing, but are unable to redevelop or expand. The only way to create a new B&B in an area that is outside of the existing OA overlay, is to apply for the OA-Residential designation. Staff has not seen any new applications of this type.

After discussion, Planning Commissioners see a need to further discuss this issue as well as the designation of "legal nonconforming use" for existing B&Bs, but the concern is not urgent. The current process allows for existing B&Bs to continue operation and allows for anyone in a residential zone to apply for OA-Residential designation and open a new B&B, but the legislative process would prevent any unsuitable B&Bs from being approved. Planning Commissioners feel that it would be best to revisit the issue of B&Bs/OA-Residential eligibility districts and redevelopment standards when looking at overall redevelopment standards across all OA zones.

Future Considerations: (59min)

- The letter sent from the Planning Commission to the County Council regarding direction on land use in the 191/313 area and OA overlay zones will hopefully be on the June 2nd County Council meeting agenda. Commissioners Campbell and Walker will plan to attend the meeting.
- Staff would like to discuss OA redevelopment standards to be able to answer inquiries from current owners of OA properties.
- Transportation planning effort is moving forward.

- Commissioner O'Brien would like to revisit the process of removing unnecessary Conditional Uses from the Land Use Code if this process has not been fully completed.
- Staff will put together a summary of priorities and pending issues to be discussed at the next Planning Commission meeting.
- The vacancy on the Planning Commission is being advertised, and is currently listed as "open until filled." Only one applicant has submitted so far, Planning Commissioners will try to get the word out to any other interested parties in the next two weeks.

County Council Update - Jaylyn Hawks (1hr20min)

- County Council has received a fair amount of public comment for the Willow Springs Campground after the public hearing at the last County Council meeting, and will be voted on at the next County Council meeting.
- There will be a special meeting this week regarding COVID precautions and how Grand County will move forward with state requirements. Council is looking at a letter of support for timed entries in Arches and Canyonlands.
- There will be a meeting of the Arches Hotspot Funding Group to discuss funding that UDOT has or will allocate to Grand County.
- Councilmember Wells is the point person for encouraging economic diversity by expanding the number of people living in Grand County and working remotely. Staff has been working on establishing a coworking space and plans to apply for grant funding this year. Commissioner Campbell will reach out to Councilmember Wells on this issue.
- Commissioners Willis and Nelson would like to see any developments in 191/313 postponed until a small area plan can be created and would like Council support on this issue.

Adjournment: (1hr30min) Commissioner Walker moved to adjourn the meeting. Commissioner Walston seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye. Meeting adjourned at 5:34 pm.