

## Grand County Planning Commission

May 28, 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, Christine “Cricket” Green, Kevin Walker, Emily Campbell, and Rachel Nelson.

**Members Absent:** Robert O’Brien

**Staff Present:** Kenny Gordon, Grand County Attorney Christina Sloan

**Council Liaison:** Terry Morse

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

**Approval of Minutes:** May 14, 2019: Kevin Walker, motion approve the May 14, 2019 meeting minutes. Seconded by Abby Scott. Vote, 5 for and 0 against (Christine Green abstaining).

**Citizens to be heard:** None

**Ex Parte Communication:** None

### Action Items:

Review and consider application materials provided to the planning commission related to the application of the HDH35b overlay to the subject parcel.

Staff agrees with other Development Review Team members that it is premature to send a favorable recommendation for the HDH35b overlay. Multiple questions have arisen regarding the capacity of the subject parcel to accommodate the level of development contemplated and made possible by an HDH35b overlay. With that in mind, Staff believes the subject parcel is in an appropriate location to accommodate higher density multi-family residential development—it is near the commercial core of Moab City and the proposed USU Moab campus, and it offers immediate access to US 191.

Will Hansen: Explanation of layout. Density is not been finalized. Would like the assurance of the HDH overlay to continue with project.

Kevin Walker, inquired about the HDH only being applied to a portion of the parcel.

Kenny Gordon, the HDH would be applied to the entire parcel.

Christina Sloan, advised against applying the overlay to a portion of the parcel. Overlay would apply to the whole property, specifics would be addressed in the Development Agreement.

Emily Campbell, had some concerns about approving an HDH overlay without additional site plan details.

Will Hansen, we would like the assured that comes with the approval of the HDH overlay. Not all of the parcel will be developable.

Abby Scott, asked if the developer has an estimate of how many units they would be looking to add.

Will Hansen, between 80-120 units, wishing to maintain the beauty of the area.

Emily Campbell points out that 168 units were listed on the application.

Gerrish Willis, closes public hearing and asks for a motion.

Christine Green moves to send a favorable recommendation to the County Council for applying the High Density Housing Overlay (HDH35b) to the parcel located at 1248 S. Hwy. 191, subject to applicant continuing to work with County to resolve concerns from development review team.

Seconded by Abby Scott. Abby Scott also asks for some clarification on the HDH application procedure.

Staff and Christina Sloan offer some clarification, plats are not required at the time of HDH application.

Vote, 1 for (Christine Green) and 5 against. Motion denied.

Emily Campbell, moves to postpone action on the Viewgate Terrace High Density Housing Overlay – HDH35b application until the applicant has addressed the development issues/questions raised by the County’s Development Review Team and until submission of revised development agreement and topo information.

Seconded by Kevin Walker.

Vote, 5 for and 1 against (Christine Green). Motion carries.

**Discussion Items:**

TLUR Discussion

Review of overlays and nonconforming, noncompliant properties.

Discuss current ordinance material provided by Landmark Design and direct staff to share comments/requested changes with the consultant ahead of a scheduled June 11, 2019 public hearing. At that public hearing, the ordinance language should be in the County's standard form and as close as possible to the ordinance planning commission wants to review and recommend.

Rachel Moody, legal nonconforming uses are a nightmare. Property values would be stripped from some individuals. Worries about individuals who have Highway Commercial property who may have had plans to build overnight rentals.

Believes that extra notification should be sent via direct mail.

Will Hansen, dangerous for a legislative body to begin dictating value. Hotel owners are aware of the employee problems Moab is facing.

Terry Morse, water is the critical problem. Figure out what we can do to decrease the problem moving forward.

Gerrish Willis are we fine with 1) "Remove Overnight Accommodation (OA) uses from all zone districts as a principal use." All were unanimous. Amending existing OAO Map.

2) "Address how to deal with existing overnight accommodation uses, including hotels/motels, condos/townhomes, bed & breakfasts, and campgrounds." Gerrish Willis & Rachel Nelson agree with overlays for hotels/motels, and condo/townhomes. Campgrounds should be legal nonconforming uses. Commission split on campground overlays.

Noticing Procedures

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

Postponed from last meeting.

Gerrish Willis HDH noticing should be similar to zone change noticing.

Review Bylaws.

Discussion of the bylaw changes from prior meetings. Updates related to electronic participation and quorum requirements.

**Future Considerations:**

**Community Development Department Update:** None.

**County Council Liaison report::** Terry Morse

**Adjournment:** Motion to adjourn meeting, all were unanimous. Adjourned at 8:00 pm.