

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=1a7Sd2CpoRg
Recordings archived at www.grandcountyutah.net/AgendaCenter

In attendance: Planning Commissioners Emily Campbell,, 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 4:02 pm

Citizens to be heard:

Michael Skarda (5 min): Owner of Namaste Rock in 191/313 area. Interested in joining the committee that will be working on the Small Area Plan for 191/313 and the Transportation Planning Group.

Staff and Commissioners will be working on these topics and provide public notice for all public participation opportunities.

Reed Pendleton (6 min): Thought that the Planning Commission was interested in campgrounds at 191/313, and wants to understand the Planning Commission's desires regarding screening and visual impact for any type of development in that area.

Mark Horwitz (7 min): Interested in how Overnight Accommodations Overlay will be applied to Bed & Breakfasts that are owner-occupied and managed. Would like B&Bs able to offer the same number of rooms to rent as residential properties allow to be inhabited.

Ex Parte Communications and Conflict of Interest Disclosures:

Kevin Walker had a discussion with Kalen Jones, developer of the Strawburb PUD, about his impressions, but it was after the matter had left the Planning Commission.

No other disclosures from any other Commissioners.

Approval of Meeting Minutes from 5-24-2020 Regular Meeting Minutes - Approved (8min)

Discussion: Under Future Discussions, Commissioner Willis asked for clarification on the letter sent to County Council. The letter had been sent already, and was under Future Considerations to note that it was on the next County Council agenda.

Motion and Vote: Commissioner Walker moved to approve the minutes from the May 24, 2020 Planning Commission meeting. Commissioner O'Brien seconds. Motion passed 5-0 with Commissioners Walston, Walker, O'Brien, Willis and Campbell voting aye.

Discussion: Small Area Plan 313/191 (14 min)

The County Council sees the 191/313 Small Area Plan as a priority, Councilmember Clapper asked that a plan be delivered by the end of 2020.

The following came from discussion among Planning Commission and staff:

Topics to include on a survey to the public:

1. Evaluate interest in the extremes. Ask about a continuum from no development allowed to any type of development allowed. Gauge interest in a range of all foreseeable uses.
 - a. Remind people that any Overnight Accommodations (OAs) are currently a legislative decision by the County Council, but when/if more OAs are approved or desired in Grand County, does this seem like the right area? If so, what types of OA (hotel/motel, campground/RV, residential OA)?
2. Use examples of types of projects that have recently come before the Planning Commission and County Council and ask the public if they would support that type of development. If so, which types of mitigation strategies would be desirable? For example, additional screening requirements (what type?), larger setbacks from the highway, etc. for an RV Park.
3. Ask people to rank their level of concern for specific issues such as water availability, viewshed (which parts of viewshed? How to screen development from the view?), architectural standards, density, use types, natural constraints traffic, etc.
 - a. Ask people to evaluate elements along a continuum of extremes. For example, Architectural Standards, rank from no regulation to very strict color, style, etc.
4. What, if any, types of development would people like to see in that area? Hotel/motel, campground/RV park, housing units, convenience store, fast food, restaurants, etc.
 - a. Anything to specifically service the airport / airport customers? (Hotel, food)
 - b. Anything people would NOT like to see in that area?
5. How do you define the "Gateway to Moab"? What does a positive gateway look like?
6. Would people like to see the same Dark Skies ordinance as the rest of Grand County or more restrictive in this area?

Survey for Planning Commissioners:

1. What other questions do you think we should be asking?
2. What are specific stakeholder groups that should be contacted for input?
 - a. What level of priority should be given to interviewing stakeholder groups? How much time and energy should be spent on this type of public involvement?
3. Would anyone like to be more involved in the public engagement process? For example, organizing an outdoor event in the late summer / early fall, conducting a public input session on Zoom, etc.
4. Does it make sense to group all parcels in that area into the same zone or type of zone in order to keep consistency? What would that zone look like? An adjustment of an existing zone like RC, RS, HC, RG, or other?
 - a. Does one zone make sense as a jumping off point? Are there elements of certain zones that could be incorporated into a new zone?

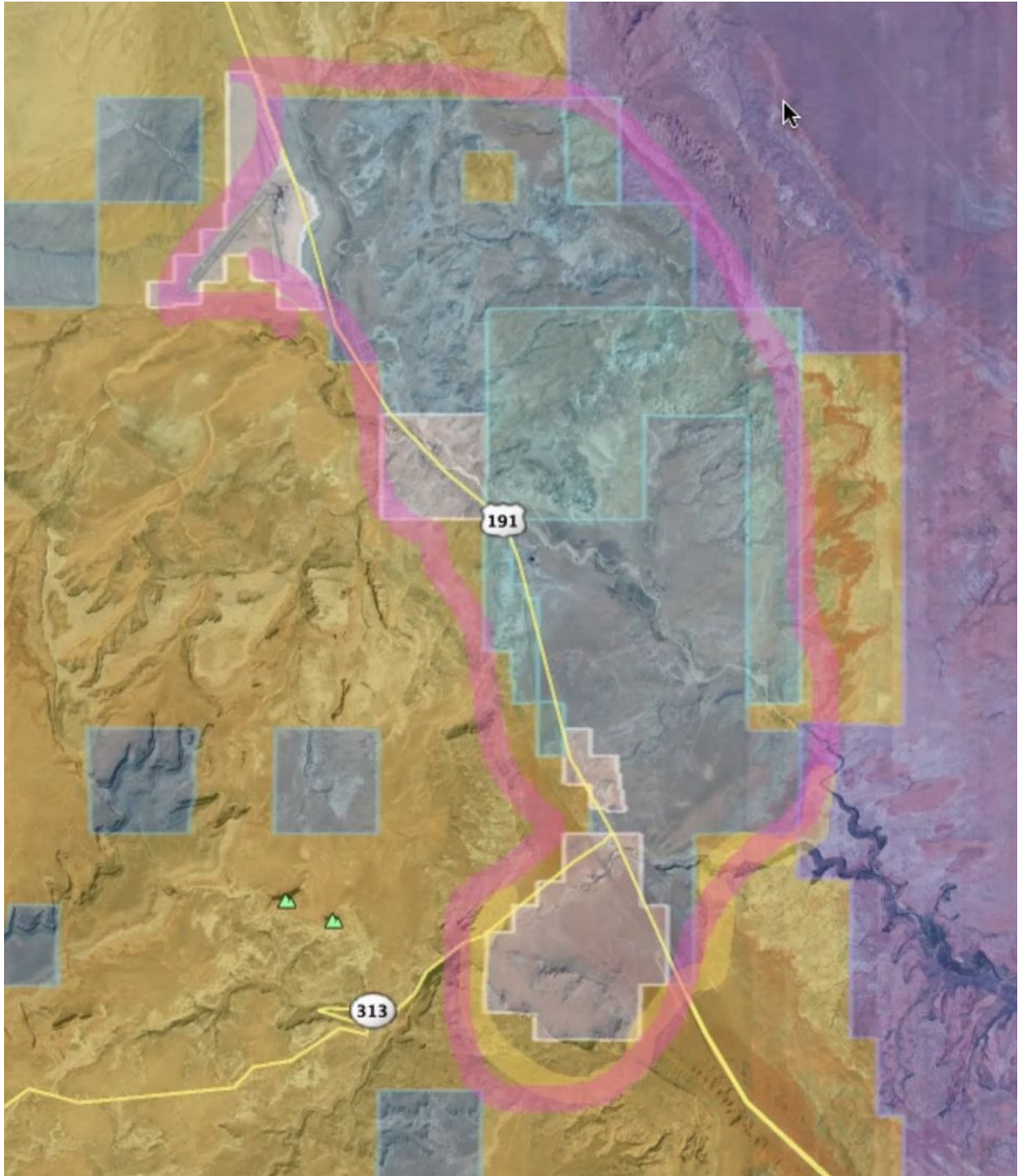
Staff will start a google doc with these questions that all Planning Commissioners can edit.

Target schedule:

1. Start public engagement now for the next 3.5 months
2. Develop public input survey
3. Create landing page on Grand County website with all resources and options for public comment.
4. Staff and Planning Commissioners meet with stakeholder groups, or send out public survey to stakeholder groups.
5. Public engagement zoom meetings.
6. Conduct a social distance meeting in late summer / early fall in an outside space near to the 191/313 area such as Bar M.
7. Draft of Small Area Plan to Planning Commission for Public Hearing by meeting on 10/27.
 - a. If another meeting is needed for the Planning Commission after the Public Hearing, the County Council meeting dates will be pushed back.
8. Draft of Small Area Plan to County Council for Public Hearing by meeting on 11/17 with adoption on 12/17.

Define Geographical Boundaries

- There is a lot of SITLA land in that area, which could become private land at any time.
- There have been a number of inquiries for properties up 7 Mile Canyon. Intrepid Potash owns a lot of land in that area and has been in negotiations to sell some parts of it.
- Commissioner Willis suggested keeping the UMTRA site out of this plan because there is already a group working on the future uses and development of this area.
- In order to preserve viewshed, it is suggested that a certain distance from the road be considered in the plan, such as ½ mile from the road or around all parcel boundaries touching the road.
- After discussion, the below map is generally agreed upon as the geographical area to consider in the 191/313 Small Area Plan:



Discussion: Overnight Accommodations Overlay (OAO) Redevelopment (1hr 18min)

Options and considerations came from discussion among Planning Commissioners and staff.

Options for existing OAO redevelopment/expansion:

- Redevelopment/expansion is a by-right use for any property with OAO designation.

- Any redevelopment/expansion of a property with existing OAO designation will be treated as an amendment to the master plan and be required to go through the entire OA approval process again.
- Allow redevelopment/expansion as a by-right use, but with specific standards and conditions.
- Consider redevelopment/remodel without any additional lodging units added differently than a redevelopment/expansion where additional lodging units are added.
 - Remodel could be an administrative process, and expansion could be required to go through the legislative application process.
 - Allow expansion up to the current cap on lodging units and project size or allow expansion to some percentage of existing development and not necessarily as much as the current cap.

Things to consider:

- Bed and Breakfasts as nonconforming uses and whether this should change.
- Staff cannot currently gauge demand for OA redevelopment and expansion because it is well known in the community that this is not currently allowed.

Staff will provide a summary of these questions and the design standards for the current OAO.

Future Considerations: (1hr 35min)

- Open & Public Meeting Training . Abby will confirm which trainings are required and let Planning Commission members know.
- Commissioner Willis requests that staff include a County Council vote summary in the Planning Commission agenda.
 - Staff will include County Council vote summary and Land Use Application summary in all future agendas.

County Council Update - Jaylyn Hawks (1hr 39min)

- County Council decided NOT to raise the tax rate, even in light of COVID-related tax shortfalls.
- Public Library will be doing a phased reopening including curbside pickup, required masks, and only about 20 people allowed in the library at one time.
- State grant though Utah Office of Tourism is available to target Austin and Chicago markets.

Adjournment: (1hr 52min): Commissioner Willis moved to adjourn the meeting. Commissioner O'Brien seconded. Motion passed 5-0 with Commissioners Walston, Walker, O'Brien, Willis and Campbell voting aye.

Meeting adjourned at 5:54 pm.