

Grand County Planning Commission

June 12, 2018

A regular meeting of the Grand County Planning Commission convened on the above date in the Council Chambers or the Courthouse, 125 East Center, Moab, UT 84532

Members Present: Chair Gerrish Willis, Rachel Nelson, Robert O'Brien, Emily Campbell, Christine "Cricket" Green, Kevin Walker (present by phone), and Abby Scott.

Members Absent:

Staff Present: Zacharia Levine was absent, Kaitlin Myers, JD McClanahan, and Mary Hofhine

Council Liaison: Evan Clapper

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

Citizens to be heard: none

Public Meeting – Preliminary Plat review of Dickey Downs Subdivision located on Sunny Acres Lane a five acre parcel in a RR zone district.

This application is submitted by property owner Matt Dickey (Applicant) Randy Day is the owner representative. The subject property is zoned Rural Residential, RR, includes a total of 5.23 acres. The property is located on Sunny Acres Lane. The Applicant proposes division of the subject property into five (5) residential lots. Surrounding properties are used for residential uses and zoned RR, Rural Residential.

The subdivision will have two accesses off Sunny Acres Lane; two flag pole lots access from Sunny Acres Lane. Sunny Acres Lane is essential to the development of the Dickey Subdivision and will require the subdivider to construct Sunny Acres Lane half width, as adjacent to the Subdivision, to the County road design standard, Section 1 (15) Grand Construction Standards.

The County Engineer and Road Supervisor have reviewed the drainage plan and approved with the following conditions to be in place before going to Council for Final Plat approval:

- The developer will be required to secure the drainage easement for the outlet of the detention pond. The drainage outfall is not defined for either retention or detention pond. Define location of out fall and existing drainage channel for discharge point.
- An emergency overflow spillway with a discharge point to an existing drainage channel must be provided. The maintenance plan will be recorded with the plat or with an HOA guaranteeing maintenance of the facilities.
- The developer will be required to deed and make improvements to the ½ width of Sunny Acres Lane along the frontage of the development within Grand County.
- Approval with San Juan County will be required. Improvements to Sunny Acres Lane within San Juan County will be per San Juan County requirements.
- Lot 3: The driveway with Sunny Acres Lane will be constructed as a T-intersection with a Stop sign on west bound traffic and "Not a Through Street" sign on flag lot driveway.

Discussion:

Is the area out of the HDDO area? Staff explained that it is.

Abby Scott moved to approve Dickey Downs Subdivision Preliminary Plat Subdivision with the following conditions, and to send a favorable recommendation to the County Council for Final Plat:

1) The applicant will continue to work with the County Engineer and staff for final approval of engineered construction plans for roads and drainage, including the upgrade to Sunny Acres Lane. Approved final construction plans, SIA, and bond will need to be in place before going to Council for Final Plat approval.

Covenants Conditions and Restrictions (CC&R) will be recorded with the Final Plat and an HOA will be formed for maintenance of the drainage facility.

2) Acceptance letter from San Juan County.

Robert O'Brien seconded.

With no other discussion the Chair called for a vote.

Gerrish Willis, Rachel Nelson, Robert O'Brien, Christine "Cricket" Green, and Abby Scott voted in favor of the motion, Emily Campbell voted against the motion, Kevin Walker abstained. Motion carries.

Planning Commission By-Laws - V.15. Commissioner Participation by Real-Time Telecommunication - Commissioner participation by real time telecommunication shall be limited to discussion only. No commissioner shall vote on any matter unless such member is physically present at the meeting when a vote is taken.

Workshop – Continued Discussion on Use Regulations and Use Specific Standards for Section 3.4.10 of the Land Use Code.

Staff presented copies of the current use specific standards and the matrix of Section 3.4.10 Industrial Uses for discussion. Staff will bring back the changes as discussed.

Discussion - High Density Development overlay – public workshop date discussion. Staff explained the dates and times that have been discussed in the office. An afternoon open house for citizens to stop in and discuss at their leisure with Planning Commission and staff and then a regular meeting of the Planning Commission. Public hearings will be scheduled for July 31st. Discussed how to get the notices out to the public.

The Chair opened the discussion with the audience, discussed the current plan and open house process.

Discussion – Draft Lighting Ordinance. The Commission discussed the draft changes and made changes and requested additional information. The Ordinance will be discussed further at the next meeting.

Approval of Minutes: The May 22, 2018 meeting minutes were approved as written.

Future Considerations:

Community Development Department Update:

County Council Liaison report: Evan Clapper gave a brief report on the County Council including the projects that have been suggested on County owned property.

Adjournment - meeting adjourned at 7:15 pm.