

**REGULAR PLANNING COMMISSION MEETING MINUTES  
JUNE 22, 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  
<https://www.youtube.com/channel/UC7FCQMLwxezhIrVXvaSxFKg>  
Recordings archived at [www.grandcountyutah.net/AgendaCenter](http://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 Zacharia Levine, Olivia Holmes and Abby Scott.

***Commissioner Campbell officially calls the meeting to order at 4:03 pm***

***Citizens to be heard:***

None

***Ex Parte Communications and Conflict of Interest Disclosures:***

No ex parte communications or disclosures from any Commissioners.

***Approval of Meeting Minutes from June 8, 2020 Regular Meeting Minutes - Approved (00:13:55 min)***

***Discussion:***

None

***Motion and Vote:*** Commissioner Willis moved to approve the minutes from the June 8, 2020 Planning Commission meeting. Commissioner O'Brien seconds. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

***County Council Action Items Report (00:16:01)***

Zacharia Levine presented that the County Council revisited the Strawburb Planned Unit Development Request and approved it.

***County Council Update - Jaylyn Hawks (00:17:36 min)***

- Passed PUD approval 4-3 on Strawburb Application.
- There will be a meeting on June 30 to discuss the direction of economic development given Mr. Levine's resignation.
- COVID Update: Utah Department of Health briefing from June 19th reports that cases of COVID-19 have steadily increased and the state of Utah may need to be moved to Orange and could potentially be looking at a shutdown later this year. Measures should be taken to inform the public and take precautions.

**Discussion: Recent Building Permit Review (00:25:50 min)**

Between the last PC meeting and June 19, 2020, there were three permits approved for manufactured homes on private property, one for new construction of a single family home that was not part of the Wingate development, and 23 for units inside the Wingate development. The goal going forward is to have a map of Grand County on the County's website to display active building permits and new construction.

Commissioners requested that more information on the location of developments be presented at future PC meetings and that Staff updates the PC on the progress of developments that have previously come before the PC.

**Move OAO Redevelopment Up on the Agenda (00:33:10)**

**Discussion:** None

**Motion and Vote:** Commissioner Walker moves to move the redevelopment standards up on the agenda. Commissioner O'brien seconded this motion. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

**Discussion: OAO Redevelopment (00:34:00min)**

Discussion led by Commissioner Campbell

Discussion to be revisited at a later date.

Overnight Accommodation Overlay (OAO) requests for redevelopment are not currently by right, and code prohibits expansion of existing OAO developments. It will be important to distinguish between expansion to a greater number of bedrooms, redevelopment with no added number of bedrooms, and construction of other amenities. It is discussed that any expansion of units should be legislative and expansions of amenities does not need to be. There is support among Planning Commissioners for the following considerations:

- Give priority to existing OA developments when considering where to add more bedrooms
- Prohibit any redevelopment of an existing OA to allow for any decrease in energy efficiency.
- Current OAO standards should apply to new bedrooms created by expansion and a portion of existing units should be updated to current code standards.
- Redevelopment that includes expansion should be offset by community based services.
- Expansion should not be by-right, but rather, should be a legislative process.

Conversation is to be revisited at future meetings

**Citizens to be Heard: (1:05:50)**

Reed Pendleton: The 313/191 Small Area Plan should be catered to its user group, which is primarily tourists. In regards to OAO redevelopments and expansions, OAO standards should be incorporated into 100% of the development's units, however there should be exceptions for small developers, two units or smaller.

**Public Hearing: Grand Valley Rezone of 1880 Skyline Drive from HC, LLR, and GB to MFR (Paul Berg)**

**Discussion: (1:09:15min)** See staff report for details. At this time, there is no request for OAO.

**Applicant Statement: (1:20:50 min)** Paul Berg. Applied for multi-family residential (MFR) because it is recommended in the code, and is in the area designated as an MFR overlay. Applicant would be ok with staff recommendations to rezone the area to highway commercial (HC) instead of their initial proposal of MFR. The areas along Plateau Drive would remain large-lot residential. Highway frontage on this property is limited. With the recent suggestions from Staff, applicant will take a new look at the rest of the area to see what type of commercial development would work.

**Public Comment: (1:37:18 min)**

- Karen Feary expressed concern over the timeline of development, the total number of new units being too great for that area, road access to new development and how construction will effect her and her property.
- Liz Thomas expressed concern about changing the zoning from large-lot residential to multi-family residential for more market rate apartments and encouraged PC to keep large-lot residential along the northern part of Plateau Drive as a buffer to the adjacent neighborhood.
- Jaylyn Hawks on behalf of Gayle Houston expressed concern about rezones resulting in over 500 units within the area that have the potential to become overnight accommodations. The area is poorly suited for a whole row of duplexes and will negatively impact the quality of life of existing residents. Benefits of this development are lacking in language and it has potential for negative environmental impact.
- Christine Holyoak echoes Gayle and Karen's concerns about being between two high density developments and traffic flow.

Mr. Levine adds that for legal reasons the PC can not recommend the rezone recommended in the Staff report because that is not what the applicant is currently applying for. Staff is mildly to moderately supportive of the applicants MFR rezone request and notes the importance of retaining commercial land in Grand County.

**Applicant (1:50:30 min)** Future developments could connect Skyline to Plateau but that is a preliminary plan that would need to be developed further.

**Discussion: (1:52:25 min)** Commissioner Campbell emphasizes the goal of each of the zones being discussed and that the general business zone is more in line with the proposed development. The use of MFR does not align with this development. Commissioner Walker is not in favor of zone change from large-lot residential to MFR as the HDH regulations are a better way to control desired density and this is an older approach. There is not a strong need to bring high density to this area.

**Motion and Vote: (2:05:45 min)** Commissioner Walker moved to send an unfavorable recommendation to the County Council on the Grand Valley Rezone of 1880 Skyline Drive from HC, LLR, and GB to MFR. Commissioner O'Brien seconded the motion.

**Motion: (2:08:56)** Commissioner Walston moved to postpone the request as of right now. Commissioner Walston withdraws motion. Motion on the table is made by Commissioner Walker moved to send an unfavorable recommendation to the County Council.

Motion passed 5-1 with Commissioners Nelson, Walker, O'Brien, Willis and Campbell voting aye and Commissioner Walston voting naye.

**Straw Poll: (2:16:49)** For the area of the property currently zoned large lot residential, the PC consensus is not in favor of rezoning it as multi-family residential. Commissioner Nelson, Walker, and Walston are in favor of recommending a rezone from general business to highway commercial with Commissioner Willis and Campbell not in favor and Commissioner O'brien unsure.

**Break: 6:18 p.m.**

**Reconvene: 6:22 p.m.**

***Public Hearing: Sundance - 42 Lot HDHO Application at 3058 and 3060 Spanish Valley Drive (Glen Lent)***

**Discussion: (2:24:55 min)** See staff report for details.

Mr. Levine adds that there is no reason to deny the addition of two units as it does not fundamentally change the impact of the development on surrounding properties. Applicant confirms that single family homes are one of three product types, along with fourplexes and a style with detached garage.

**Applicant Statement: (2:31:00min)** Connor and Glen Lent. Goal is to sell 80% of the homes to Moab residents. This development will offer amenities to residents and provide the benefit of more affordable housing. The plan is to use the existing site plan with a mix of single family detached and two styles of town homes. The only difference is building 42 units instead of 40 units.

**Discussion:** Commissioner Willis questions what is given up to accommodate the additional two lots. The applicant moved to an attached product type, which is the only change made, to make the housing more affordable. Commissioner Walker clarifies that changes are two additional units, some attached units, and a possible swimming pool. There is less open-space as a result of the additional lots, but this is not required in the High Density Housing Ordinance.

**Public Comment: (2:44:00 min)**

None

**Motion and Vote: (2:44:00 min)** Commissioner Walker moved to send a favorable recommendation to the County Council to approve the master plan of Sundance - 42 Lot HDHO Application at 3058 and 3060 Spanish Valley Drive contingent on approval of the development agreement before plat approval . Motion seconded by Commissioner Walston.

**Discussion:** Commissioner Walker states that there is grey area when amending a master plan that has already been approved. Commissioner Willis agrees and suggests Staff reports clearly identify all changes between a previously approved master plan and an update that is under consideration.

**Vote:** Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

***Discussion: Small Area Plan 313/191 (2:51:22min)***

Discussion led by Commissioner Campbell

Commissioner Willis expresses a desire to hold a public meeting, perhaps at a larger venue. It is expressed that participation of stakeholder groups does not need to be as involved as holding meetings with stakeholders. Commissioner Willis suggests public outreach could spread to stakeholders outside of the local area and include places such as Salt Lake and Grand Junction. Commission Campbell stresses that Grand County is losing visitors from these places because of the loss of characteristics. Commissioner Walker states that the County Council has emphasised this is a sensitive time, and the county is short staffed and low budget so this may not be the time for extensive outreach but important to keep in mind for future plans. Commissioner Walker proposes drafting an explanation of the different options for the area and what that may look like. Commissioner Willis and Mr. Levine support.

Planning Commission members commit to review the survey and send comments back to Staff.

***Future Considerations: (3:17:40min)***

- Commissioner Campbell requested a system to note changes when a redevelopment or change of plat is submitted.
- Reexamination of multi-family residential zone in light of HDHO.
- Budgeting and reporting training is not necessary for PC, but the Open and Public Meeting Act Training (yearly) and General Board Member Training (once per term) are required.
- Mr. Levine states his resignation as Director of Community and Economic Development and expresses gratitude to the PC for their dedication and commitment to development in Grand County. He is leaving to become the Director of Corporate Development and Social Responsibility at the Synergy Company.

**Adjournment: (3:30:00 min)** Commissioner Walston moved to adjourn the meeting. Commissioner O'Brien seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye. Meeting adjourned at 7:27 pm.