

## Grand County Planning Commission

June 26, 2018

A regular meeting of the Grand County Planning Commission convened on the above date at the Grand Center, 182 North 5<sup>th</sup> West, Moab, UT 84532

**Members Present:** Chair Gerrish Willis, Vice Chair Robert O'Brien, Rachel Nelson, Christine "Cricket" Green, and Kevin Walker.

**Members Absent:** Emily Campbell and Abby Scott

**Staff Present:** Kaitlin Myers, JD McClanahan, and Zacharia Levine

**Council Liaison:** Mary McGann

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

**Citizens to be heard:** none

**Public Hearing:** A proposed preliminary plat planned unit development (PUD) subdivision of property located on Chapman Lane.

The application is submitted by Craig Parks and represented by Ben Byrd. The property is 49.94 acres, zoned Rural Residential (RR), and maintains a residential use. The property owner proposes a division of the property into 34 residential lots with a PUD overlay.

All relevant agencies have reviewed the preliminary plans for required improvements and finds them acceptable. The applicant is requesting a road design exception for private roads because he plans to develop the property into a gated community. The Planning Commission will need to determine if the private road will be subject to standards outlined in the Grand Construction Standards, Section 1.A.(2) – Street Dedications.

Staff sees justifications for approval with conditions. At the time of report generation, Staff, including the County Engineer, felt the road terminating at the southeast corner of the property should include a dedicated right-of-way spur to the adjacent property given the likelihood of future development on that property. At the time of the meeting, the applicant representative, Ben Byrd, informed Staff and Commission that conversations with the adjacent property owner give Byrd reasonable belief that this proposed PUD will not connect to any potential development on the neighboring lot. Byrd presented an updated plat that replaces "Tract D" with a property lot line between lots 11 and 12. Staff notes the Commission will need to make a decision about whether this should be platted as a dedicated right-of-way or as a lot line.

Additionally, Staff explains that the property has steep slopes. Building envelopes will be required for final plat and are included in the updated plat presented at the meeting.

The Chair asked the applicant if they would like to speak on the subject.

Byrd stated that Staff explained the project well; he notes that he intends to build the subdivision as a quiet, gated community with a strict HOA and desires narrow, private roads. Planning Commission will need to determine if road connectivity will be required, as described above.

The Chair opened the public hearing.

Kathryn Yost, one of the current property owners in the proposed subdivision, asked a question about changes to her lot lines.

Stephanie Dahlstrom voices appreciation to the applicant for plans to maintain public access to trails through the subdivision. She inquires about the applicant's ability to develop on top of the mesa located on lot 8.

Commission discussion:

- Kevin Walker voices concern over protecting the viewshed of properties in relation to the currently proposed building envelopes. Walker asks Staff how the 30% threshold is calculated for constrained, steep-slope lands.
- Commission discusses concern over the proposed building envelope for lot 8, specifically about the upper eastern section on top of the mesa. Commission and Byrd have a brief conversation about how the definition of steep slopes is not the concern with this lot and that ridgeline standards are more applicable. Staff notes that the lot will be assessed when an applicant applies for a building permit on the associated lot. Chair Willis

explains that the addition of building envelopes on preliminary and final plats are new and the Commission cannot judge the appropriateness of the lot based on the proposed building envelope.

- Commission discusses the historic public trail accesses through and in proximity to the property and voices support of the applicant noting these trails on the final plat.
- Commission decides that the desire to maintain Tract D does not exist and can be removed, as is indicated on the updated plat.

The Chair called for a motion

Kevin Walker moves to send a favorable recommendation to the County Council, with the updated plat to show elimination of Tract D and additional dedication of the historic public, non-motorized trail using a plat note that states it will remain open to the public. Vice Chair O'Brien seconds.

Chair Willis makes an amended motion to add to Walker's motion that the updated plat shall also include the slope analysis for the rest of lot 8. Walker seconds.

The Chair closed the public hearing and opened the discussion on the motion.

No further discussion on the motion.

The Chair called for a vote on the motion.

Gerrish Willis, Robert O'Brien, Rachel Nelson, Cricket Green, and Kevin Walker voted in favor of the amended motion. Motion carries.

Gerrish Willis, Robert O'Brien, Rachel Nelson, Cricket Green, and Kevin Walker voted in favor of Walker's original motion. Motion carries.

## **WORKSHOP**

### **Discussion** - High Density Development overlay

Staff presented flyers for media and provided additional information on the public open houses for the HDDO.

**Approval of Minutes:** The June 12<sup>th</sup>, 2018 meeting minutes were approved as written.

### **Future Considerations:**

#### **Community Development Department Update:**

The Dark Skies group is reviewing and developing a lighting ordinance to meet Dark Skies regulations and will return it to the Commission soon.

The second phase of the economic nexus study was reviewed and discussed at a joint City-County Council meeting on June 19. The results of the study and a draft of the associated assured housing policy will return to the Commission soon.

The City and County have both respectively passed a resolution to inform land developers of potential future changes to the Land Use Code.

Mary Hofhine is scheduled to retire on July 13. Kenny Gordon will replace her as the Zoning Administrator, starting on July 9.

#### **County Council Liaison report:**

The County Council and various County departments are working diligently to clean up the June 12 fire.

**Adjournment** - meeting adjourned at 6:45 pm.