

## Grand County Planning Commission

July 9, 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 (via phone), and Rachel Nelson (via phone).

**Members Absent:** Robert O'Brien

**Staff Present:** Zacharia Levine, and Kenny Gordon

**Council Liaison:** Terry Morse

Meeting was called to order at 5:02 pm by Chair Gerrish Willis.

**Approval of Minutes:** None

**Citizens to be heard:** None

**Ex Parte Communication:** None

### Action Items:

Viewgate Terrace: This application is in front of Planning Commission once again because not all noticing requirements were satisfied prior to the public hearing and planning commission actions in May/June 2019.

Planning Commission previously provided a favorable recommendation for this application. In the time since, the County Council adopted an ordinance updating the standards and procedures of the HDHO ordinance, including a requirement to include a master plan that will govern an HDHO development. The Applicant has submitted a partial master plan to satisfy this requirement. Planning Commission may consider site planning elements that will ensure compatibility between the proposed development and neighboring properties in their deliberations and recommendation to Council.

Applicant Will Hansen, addresses the commission. Injection well is complete and in operation. Intends to designate deed restricted units.

Public comment:

-Brett Bentley, concerned that four stories too high.

-Sand Sheff, strongly opposed, expressed concern about traffic.

-Sunnie Sheff, opposed, expressed concern about traffic, and potential health concerns.

-Page Holland, concerned about water and traffic.

-Ed Welling, opposed to high density in this area, potential flooding concern, ground water, traffic impact, and community aspect.

-Sylvia Bentley, feels that this type of development would alter the feel of the neighborhood, she was concerned about the size of the development.

-Mathew Johansane, concerned with pedestrian traffic.

-Sheri Griffith, concerned that four story development might not be the best.

Applicant Will Hansen addresses the commission.

Motion. Abby Scott 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, contingent upon the updates to be discussed. Seconded by Christine Green.

Discussion. Debate followed on the updated and contingencies to the master plan.

Amended motion. Kevin Walker 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, contingent upon the Master Plan to indicate two (2) south east buildings having a height of 35', which is the same as the underlying zone district height. Seconded by Abby Scott. Vote 5 for, 0 against, 1 abstaining (Emily Campbell). Amended motion carries.

Amended motion. Kevin Walker 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, contingent upon the Master Plan reflects plan for visual screening or privacy fencing along the eastern border to lessen the effect on neighborhoods. Seconded by Christine Green. Vote 5 for, 0 against, 1 abstaining (Emily Campbell). Amended motion carries.

Amended motion. Kevin Walker 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, contingent upon designation on the Master Plan of the HDHO units. Seconded by Christine Green. Vote 5 for, 0 against, 1 abstaining (Emily Campbell). Amended motion carries.

Motion with amendments. Abby Scott 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, contingent upon the Master Plan to indicate two (2) south east buildings having a height of 35', which is the same as the underlying zone district height, the Master Plan reflects plan for visual screening or privacy fencing along the eastern border to lessen the effect on neighborhoods, and upon designation on the Master Plan of the HDHO units. Seconded by Christine Green. Vote 6 for, 0 against. Motion with amendments carries.

Arroyo Crossing (PUD): Twenty-eight of the roughly forty-two acres included in the proposed Arroyo Crossing development were rezoned from large lot residential to multifamily residential (MFR-8) in 2016. In conjunction with the rezone, the owner/developer at the time recorded a Master Plan and Development Agreement restricting 20% of the units to households earning 80% of the Area Median Income or less. Since then, the Moab Area Community Land Trust has taken ownership of the full forty-two acres included in the proposed development. The MACLT proposes this new development, with 100% of the properties being deed-restricted for households at various income levels below the Area Median Income. The proposed development promises to provide the largest affordable housing development in Grand County, and a significant improvement in affordable guarantees than the existing Master Plan and Development Agreement.

Applicant presentation:

-Audrey Graham Chair of the Moab Area Community Land Trust. Scott Loomis Executive Director Mountainlands Community Land Trust. Pat Matheson, Mountainlands Community Land Trust. James Green, SET Engineering.

Goal to provide affordable housing for Moab's workforce. Goal is to provide a variety of housing for a variety of income levels.

James Green addresses some of the drainage concerns. Explains the existing conditions of drainage and how the drainage plan addresses and conveys water post development.

Public comment:

- Karen Feary expressed concerns about traffic.
- Michele Hill expressed concerns with drainage and dark skies.
- Kenneth Sassa expressed concerns about drainage.
- Mike Hill expressed concerns about drainage.
- Cody McKinney expressed concerns about water.

Gerrish Willis closes public hearing and calls of a motion.

Kevin Walker moves to forward a favorable recommendation to the County Council of the Arroyo Crossing PUD overlay and master plan approval. Seconded by Abby Scott.

Discussion. Christine Green asked about dark skies compliance and adequacy of Spanish Valley Drive. Adequacy of parking.

Zacharia Levine addresses Christine Green's comments. Development is dark skies compliant, roads and parking are adequate.

Vote: 4 for with 0 against, motion carries.

Kevin Walker moves to approve the preliminary plat contingent upon County Council acceptance and approval of the Arroyo Crossing PUD overlay and master plan and the design exception of South Plateau Drive (Budweiser Lane).  
Seconded by Abby Scott.

Vote: 4 for, 0 against. Motion carries.

**Future Considerations:** None.

**Community Development Department Update:** None.

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

**Adjournment:** Motion to adjourn meeting, all were unanimous. Adjourned at 8:30 pm.