

REGULAR PLANNING COMMISSION MEETING MINUTES
August 10, 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/watch?v=k7c_uSxogaE

Recordings archived at www.grandcountyutah.net/AgendaCenter

In attendance: Planning Commissioners Emily Campbell, Rachel Nelson, Bryon Walston, Robert O'Brien, Kevin Walker, and Josie Kovash. County Council Liaison Jaylyn Hawks. Grand County Staff Mila Dunbar-Irwin and Olivia Holmes.

Commissioner Campbell officially calls the meeting to order at 4:01 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 July, 27 2020 Regular Meeting Minutes - Approved (2 min)

Discussion: Commissioner O'Brien to be added to the attendance and his name should be spelled with a capital "B". Commissioner O'Brien to be included in all the votes, all votes will state that they passed 7-0. Hideaway Estates should state "motion passed 7-0."

Motion and Vote: Commissioner Walker moved to approve the minutes with the above corrections from the July 27th, 2020 Planning Commission meeting. Commissioner O'Brien seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Kovash and Campbell voting aye.

Discussion Item: Small Area Plan 313/191

Discussion: (6 min) Discussion led by Commissioner Campbell. The PC is currently working on the plan for the 313/191 area and may recommend possible updates to the land use table and/or potentially rezoning current parcels based on survey results. If it will be a rezoning effort, a resolution will need to be passed at County Council and notice made to the public.

Review Survey Results to Date: Staff presented on trends seen in survey responses to date. Survey will remain open for at least a month.

County Council Workshop Agenda: At the August 18th CC meeting, PC will address whether this is just a plan or if Land Use Code amendments and rezones of the Hwy 313/191 area should be considered. PC will present CC with draft language and specific

ideas for the small area plan prior to the end of the public comment period, including potential updates to LUC and the options to rezone all parcels in 313/191 zone or wait for rezone requests. There is also an option to create overlay zones for parcels that are not Highway Commercial or Resort Special. Staff will provide updated survey responses and trends for the next CC meeting. PC is likely to propose minimal development to CC based on public comment. Staff to add survey question asking if the participant is a Grand County resident. PC to obtain clear direction from CC to move the plan forward.

Vision Statement: Not Addressed.

Citizens to be heard: (61 min) Marc Horwitz questions how the public comment survey differs from public clamour. PC states that it allows them to collect and interpret data, understand trends and voice this back to the community. The survey is part of the planning process and provides public input to guide the plan.

Public Hearing: San Juan Drive Duo at 1278 San Juan Drive. HDHO Application for a 2 lot subdivision. Community Rebuilds

Discussion: (69 min) See staff report for details.

The HDHO setbacks would typically be 20', the 15' boundary buffer is more appropriate for the size and density of this project. If all pending HDHO applications were approved, there would be 14 HDHO spots left.

Applicant Statement: (01:16:00min) Kenny Fallon on behalf of Community Rebuilds. Would like to split this lot in order to provide more affordable lots. This would add quality buildings that would not change the character of the neighborhood. The site plans are compatible with 20' buffer, however the homes would be smaller than what is typically built by CR. The power line will be moved to the back of the lot.

Motion and Vote: (01:24:00 min) Commissioner O'Brien moved to send a favorable recommendation to the County Council for the application of the HDHO-5 Parcel located at 1278 San Juan Drive, parcel number 02-0SGD-0049 conditional on the following: CC approval of the variance to allow the 15' boundary buffer instead of the 20' boundary buffer. Seconded by Commissioner Nelson.

Discussion: (01:25:00 min) This is a minor variance that makes sense to grant for affordable housing. Commissioner Campbell calls the vote on an amended motion that the HDHO-10 applies and not the HDHO-5.

Motion to send a favorable recommendation to the County Council on for the application of the HDHO-10 Parcel located at 1278 San Juan Drive, parcel number 02-0SGD-0049 conditional on the following: CC approval of the variance to allow the 15' boundary buffer instead of the 20' boundary buffer, passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Kovash and Campbell voting aye.

Motion and Vote: (01:28:00min) Commissioner O'Brien moved to approve the preliminary plat for the San Juan Duo HDHO subdivision located at 1278 San Juan Drive, parcel number 02-0SGV-0049 conditional on the application of the HDHO to the property of the approval of the variance for the project boundary buffer from 20' to 15'. Seconded by Commissioner Walston.

Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Kovash and Campbell voting aye.

Future Considerations: (1:29:00min)

- The Small Area Plan 313/191 Public Comment Survey does not need to collect personal info, it will include a mandatory question asking if the participant is a Grand County resident.
- Staff will address PC on next steps needed regarding Small Area Plan 313/191
- Staff noted Bed and Breakfasts and Educational Facilities are missing from the code. There is no mechanism for treating these differently from the Overnight Accommodations. PC should consider how they would like to add other stimulations/rules to define these separately in the overnight accommodation ordinance.
- Small Area Plan 313/191 Vision Statement: Staff offered two vision statements that reflect public comment.

Building Permit Review (01:45:00min)

- 2 manufactured homes
- 2 construction permits, residential
- 1 addition/remodel
- 2 solar permits

County Council Action Item Report (01:56:00 min)

- Peakview passed as the first platted larger HDHO development.
- Abby Scott has left the Planning & Zoning Office and Olivia Holmes will be the Planning & Zoning Assistant.
- Economic Development is now supervised by Elaine Gizler, department head of the Travel Council.

Update - Jaylyn Hawks (1:59:00 min)

- Peakview development passed 5-1.
- Interviews for Zacharia Levine's vacancy are scheduled for Thursday and Friday.
- Grand County has recorded 49 COVID-19 cases and one death.

Adjournment: (02:03:00min) Commissioner Campbell moved to adjourn the meeting. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Kovash and Campbell voting aye. Meeting adjourned at 6:05pm.