

REGULAR PLANNING COMMISSION MEETING MINUTES
September 14th, 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=j5MTeLCrFpA>

Recordings archived at www.grandcountyutah.net/AgendaCenter

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

Commissioner Campbell officially calls the meeting to order at 4:13 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 August 24th, 2020 Regular Meeting Minutes - Approved (2 min)

Discussion:

None

Motion and Vote: Commissioner O'Brien moved to approve the minutes from the August 24th, 2020 Planning Commission meeting. Commissioner Willis seconds. Motion passed 7-0 with Commissioners Walston, Nelson, Kovash, Walker, O'Brien, Willis and Campbell voting aye.

Discussion Item: Small Area Plan 313/191 (3 min)

Discussion led by Commissioner Campbell.

- Draft plan will hopefully be ready for review at the next Planning Commission. A town hall, to collect public feedback on the draft plan, will occur on a Monday or Tuesday in early October at the Center Street Ballpark, followed by a Thursday debrief.
- Vision Statement (10 min): PC discusses wording and details of the vision statement for the Small Area Plan 313/191. The vision statement will be general in stating protection for the viewgate and specifics will be addressed when outlining the intent of the Scenic Resource Protection Area (SRPA). The bullet points outlining the SRPA will be edited to address outdoor ethics, the landmark of Arches National Park, biology, water quantity, and natural quiet, and will address fulfilling community visions.

- Resort Special Use Table (37 min): PC discusses what will be included in the Resort Special Use Table. Any additional standards added to uses will classify uses as a conditional use. Edits are as follows:
 - “Daycare limited” shall be added as a permitted use.
 - “Field resource centers and educational centers” shall be a permitted use.
 - “All other educational facilities” shall be a conditional use.
 - “All other government facilities” shall be a conditional use as supported by Commissioners Kovash, Campbell, Willis, Walker, and Nelson.
 - “Bus and train terminals” shall be permitted but stricter standards should be added to the general code.
 - “Telecommunications tower and facilities on an existing tower/structure” shall be permitted with conditions that preserve character of the existing tower/structure.
 - “Utility substation,” “All other major utilities,” and “Minor utilities,” are pending additional research and recommendation by Staff.
 - “Bar or lounge” shall be a permitted use.
 - “Theatre” shall be a permitted use.
 - “Fuel service” shall not be permitted.
 - “Electrical vehicle charging stations” may be added as a line item.

Citizens to be heard:

None

Public Hearing: OK RV Park HDHO 4 Unit Application. Funstays LLC (Adam Oris). 3324 Spanish Valley Drive.

Discussion: (1 hr 34 min) See staff report for details.

The units will not be eligible for OAO use and all four units will be deed restricted under the HDHO.

Applicant Statement: (1 hr 38 min) Adam Oris. This lot was purchased under the assumption that the owner would be allowed to put RV sites on the property for employees. Since the RV plan did not pass, the applicant would like to apply for the HDHO for manufactured homes. The applicant is happy to sign and abide by any rules as there is a serious problem with finding employee housing in the area.

Discussion: (1 hr 41 min) The lot is one acre, zoned rural residential, and located within the HDHO.

Public Hearing: (1 hr 43 min)

- 1 hr 43 min: Commissioner Campbell reads a letter stating the employee housing will likely be used as overnight rentals, causing further tourism traffic and disruption to the residential area. Signed Keith and Christel Reynolds (3340 Spanish Valley Drive), George S. Simons (3360 Spanish Valley Drive), Suzanne Dalton and Robin (3380 Spanish Valley Drive), Mark Thornberry (3430 Spanish Valley Dr), Justin Grawet (3928 Spanish Valley Dr), Cathy Stephens (3900 Spanish Valley Dr), Fred Every (3920 Spanish Valley Dr), Joe and Robin Sorensen (3960 Spanish Valley Drive).

- 1 hr 47 min: Christel Reynolds further emphasizes that the proposed development will be very disruptive to the neighborhood and is profitable for the business to run as overnight rentals.
- 1 hr 53 min: Mr. Orvis states that these units will not be overnight rentals and is willing to address and work out any nuisances that may arise. Applicant is happy to put in a six foot privacy fence between the campground and proposed employee housing lot.

Discussion: (1 hr 55 min) Employee housing will be manufactured homes. The HDHO boundary buffer is 20 feet which prevents the unit from being placed further west on the property. HDHO occupants must be employed in Grand County and meet the minimum income requirement. Once the ordinance is applied to the master plan, it is binding and the applicant will have to go through the application process again in order to add more units. The motion will clarify that the applicant is HDHO-5 which will guide the permitted density.

Motion and Vote: (2 hr 12 min) Commissioner O'Brien moved to send a favorable recommendation to the County Commission to apply the HDHO-5 to the parcel located at 3324 Spanish Valley Drive subject to the associated master plan with the condition that the developer builds a property fence, at the request of neighbors. Motion Seconded by Commissioner Walston.

Discussion: (2 hr 13 min) The size of the housing for employee housing is appropriate and a privacy fence may help disruption with neighbors. The applicant seems to be willing to meet any requirements necessary, however this may not be the best use of HDHO units. Conversation ensues around the pros and cons of approving this application and the quality of housing it will provide.

Vote: (2 hr 23 min) Motion passed 5-1 with Commissioners Walston, Kovash, O'Brien, Willis and Campbell voting aye. Commissioner Nelson voting nay. Commissioner Walker abstains.

Discussion Item: Small Area Plan 313/191 Resumed (2 hr 24 min)

Discussion led by Commissioner Campbell.

Resort Special Use Table: PC continues to discuss what uses shall be permitted.

- "Outfitter guide service and facility" shall be a conditional use.
- "All personal service oriented uses" will be removed from the use table as it is too broad.
- "All other sale oriented uses" will be removed and a line item for "Secondary retail" will be added.
- "Kennels" will be removed.
- "Fruit and vegetable stand" shall be permitted.
- "Grazing" shall be permitted.
- "All other outdoor recreation" will be revisited.

Discussion: Retail in Highway Commercial (2 hr 47 min)

Discussion led by Mila Dunbar-Irwin

"General retail" is not currently a permitted use in Highway Commercial zones and there are businesses in Highway Commercial operating as "General retail." A public hearing will be held to discuss permitting "General retail" in Highway Commercial zones.

Future Considerations: (2 hr 52 min)

- A staff report on B&B in residential zones and Overnight Accommodations for educational institutions will be included in the next PC packet.
- Conditional uses in the use table need to be re-examined, once the Small Area Plan is in legal review.
- A small area plan for the Airport needs to be addressed.
- The Moab Area Housing Task Force will be presenting proposed land use code changes to the Planning Commission in the near future.
- Two public meetings will be held in early October to attain public feedback on the Small Area Plan 313/191. A survey will also be drafted and sent to the public.

Building Permit Review: (2 hr 56 min)

- 1 addition/remodel
- 10 new construction
- 1 new construction in Castle Valley
- 3 new solar

County Commission Update: (2 hr 57 min)

- The Willow Springs RV Park is being revisited at the County Commission on September 15th, 2020. Staff and the County Attorney are recommending it is denied. Commissioner Campbell will draft a letter in opposition. Individual commissioners may sign it, but it will not represent the PC as a whole.
- The Strawburb Final Plat was approved.

Adjournment: (3 hr 4 min) Commissioner Walker moved to adjourn the meeting. Commissioner O'Brien seconded. Motion passed 7-0 with Commissioners Walston, Nelson, Walker, O'Brien, and Campbell voting aye. Commissioner Willis abstains. Meeting adjourned at 7:16pm.