

# Grand County Planning Commission

September 24, 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, Robert O'Brien, Christine "Cricket" Green, Kevin Walker, and Rachel Nelson

**Members Absent:** Emily Campbell

**Staff Present:** Kenny Gordon

**Council Liaison:**

**Approval of Minutes:** No minutes were presented for approval at this meeting.

**Citizens to be heard:** None.

**Ex Parte Communication:** None.

**Action Items:** None.

**Discussion Items:**

Murphy Flats Addition:

The applicant, Courtney Kizer, is seeking input on a High Density Housing Overlay (HDHO-15) project proposed for the subject parcel located at 1185 S. Murphy Lane.

Chair Willis had some concerns about the slopes on the entrance road and turn arounds. The applicant explained that the proposed road would be compliant. Hammer-head turn arounds have been approved by Fire Department.

Applicant Courtney presented parking exception and project details.

Commissioner Walker is open to allowing less parking. Chair Willis is concerned about available parking in this development. Commissioner Green parking in this development is not close to town, reducing parking is not ideal.

Applicant stated that lease agreement would restrict number of vehicles per unit and not allow for trailers.

Commissioner Green cautions against less parking. Commissioner Nelson suggests a possible place for future parking. Applicant is working with the Roads Department to possibly tie-in to future storm drain expansion on Murphy Lane. Council discusses the possibility of access to neighboring northern property.

Overnight Accommodations Standards:

The Grand County Council adopted Ordinance 595 on July 18, 2019, which restricted overnight accommodations to the newly created use-specific overnight accommodations overlay zones. Immediately after adopting Ordinance 595, the County Council adopted Resolution 3180, which notifies developers of overnight accommodations of the County's intent to adopt new standards related to mixed use, design, and operational performance within the following 180 days. As such, any overnight accommodations development applications submitted within the 180 day period following July 18, 2019 will be subject to any new standards.

The motivations for this discussion are to adopt development standards before the expiration of the pending ordinance resolution, and to create these use-specific standards to give the Planning Commission and County Council the grounds to support or deny development projects as appropriate for the Moab area.

Staff started by studying model codes and then created a simplified outline of these standards. These standards and the associated discussion points are as follows:

Energy Efficiency

- Staff designed standard to follow a benchmark like net zero, rather than defining specific standards in the code

- Commissioner Campbell would like to see offsite improvements for bullet 2 of energy
- Would have to think functionally over time about energy performance standards – how to track without eating up a bunch of staff time? Requirement of an energy audit?

#### Water

- Follow Utah code for a lot of the requirements
- Discussion indicates perhaps a shaded pool requirement is not needed

#### Multimodal Transportation

- Encouragement of bike and shuttle infrastructure

#### Aesthetic/form

- Less based on a set standard, more sets specific standards in code. Moab City Planner, Nora Shepard is developing standards on color, durability of roofing, hiding mechanical equipment, height/bulk requirements, and stepping of heights. They are also considering adding standards for the following:
  - No more than a certain number of square feet in a building
  - Breaks in facades, both horizontally and vertically
  - Siting standards – building to the site, not just cutting a pad
- Chair Willis suggested encouraging earth tones and to consider protecting from light escaping from the building, not just outdoor lighting
- Enhancing eclectic character of Moab, especially on pedestrian level

Shepard discusses the possibility of using existing data to determine what might be an appropriate number for allowable overnight accommodations units, as enquired about by Commission.

Commission discusses applying ridgeline standards to highway commercial zone.

Chair Willis discussion of primary materials. Shepard explained that it is the majority of material used on a building.

**Future Considerations:** None.

**Community Development Department Update:** None.

**County Council Liaison report:** None.

**Adjournment:** Vice Chair Scott motioned to adjourn. Seconded by Commissioner O'Brien. Vote: 6 for, 0 against. Motion carries. The meeting adjourned at 6:46 p.m.