

Grand County Planning Commission

September 25, 2018

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 Robert O'Brien, Christine "Cricket" Green, Kevin Walker, Abby Scott, and Rachel Nelson (Emily Campbell via conference call)

Members Absent:

Staff Present: Kenny Gordon, Kaitlin Myers, JD McClanahan, and Zacharia Levine

Council Liaison: Mary McGann

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

Citizens to be heard: N/A

Amending Section 9.5 Final Plat Procedures; the purpose of the amendment is to align Grand County's Land Use Code with Utah State Code with respect to providing a final plat approval and allowing developers the option of bonding for infrastructure or having infrastructure completed and accepted by County prior to recordation.

Legal review has been provided and the draft reflects accepted and recommended changes.

The Chair opened the public hearing.

The Chair entertained a motion.

Robert O'Brien moves to Amend Grand County Land Use Code Section 9.5 Final Plat procedures as presented. Seconded by Abby Scott.

With no further discussion the Chair called for a vote. Gerrish Willis, Robert O'Brien, Cricket Green, Kevin Walker, and Abby Scott voted in favor of the motion, two (2) were absent during vote, Rachel Nelson and Emily Campbell. Motion carries.

High Density Housing (HDH) Overlay; review and consider feedback provided to the planning commission via oral and written comments related to the proposed HDH overlay. Staff recommends the planning commission move to forward a favorable recommendation of the HDH Overlay to the Grand County Council.

The Chair opened the public hearing.

Judy Carmichael, expressed being in favor of the HDH proposal. Michael Liss, presented neighborhood centers plan and stated that density along Hwy. 191 made no sense. Laura Creekmere, expressed being in favor of the HDH proposal, and experiencing difficulty finding housing for herself. Verd Byrnes, expressed being in favor of the HDH proposal and making a forward progression with this issue. Tyson Day, expressed being in favor, but had some reservations about deed restrictions, overall supportive. Chris Kauffman and Adrea Lund, General support, wished to see seven (7) parcels along Spanish Valley Drive removed from HDH15 to HDH5. Linda Diahm, local realtor expressing concern about current situation. Terri Morris, concern about defining statements in proposal. Work might need to be done to prevent overnight rentals and concerns about water availability. Joanne Savoie, expressed being against proposal. Courtney Kizer, expressed concerns with current housing situation, expressed support. Traci Hariss concerned about area off Lemon Lane. Terill Johnston, expressed being in favor of the HDH proposal. Glenn Lunt, non-resident, generally in support of proposal.

The Chair closed the public hearing.

The Chair requested that all ex-parte communication be divulged. Abby Scott, Robert O'Brien, Gerrish Willis, Rachel Nelson, Cricket Green, and Kevin Walker shared with commission all ex-parte communications.

The Chair entertained the following motions.

Move to...

1. Remove from 6.14.010 Purpose B "over a reasonable duration of time"

Gerrish Willis moves to amend language. Seconded by Robert O'Brien. 7 Yes - 0 No. Motion carries.

2. Add additional way to meet "active employment" requirement to 6.14.030(A)

Emily Campbell moves to add of primary caregiver. "(6) A person who is legally responsible for a minor child who resides primarily with them and who is primarily responsible for the child's safety and wellbeing for at least 60 hours per business week in their home must document they or the child has resided in Grand County continuously for at least five (5) years or the entirety of their lives." Seconded by Abby Scott.

- a. Emily's definition for primary caregiver
- b. Amendment to end after "home"

Kevin Walker moves to amend language in Emily's definition. Seconded by Rachel Nelson. 3 Yes – 4 No. Motion failed.

- c. Back to original (a)

7 Yes – 0 No. Motion carries.

3. Phase the adoption of the HDH Proposal

Kevin Walker moves to phase the adoption of the HDH proposal. Seconded by Rachel Nelson. 1 Yes - 6 No. Motion failed.

4. Adopt the removal of the seven (7) parcels near the intersection of Plateau Cir. and Spanish Valley Dr. from HDH15 to HDH5

Robert O'Brien moves to remove the seven (7) parcels near the intersection of Plateau Cir. and Spanish Valley Dr. from the HDH15 to HDH5. Seconded by Kevin Walker. 3 Yes - 4 No. Motion failed.

5. Eliminate east side of Rim Rock Rd. from HDH5, which eliminates both sides of Rim Rock from HDH Proposal

Kevin Walker moves to eliminate east side of Rim Rock Rd. from HDH5, which eliminates both sides of Rim Rock from HDH Proposal. Seconded by Robert O'Brien. 3 Yes - 4 No. Motion failed.

6. Adopt HDH Overlay Proposal as amended

Robert O'Brien moves to adopt HDH Overlay Proposal as amended. Seconded by Abby Scott. 6 Yes - 1 No. Motion carries.

Amending Section 6.5.3 Exempt Signs, Political Signs; staff recommends the Commission do one of the following:

- 1) Select "Proposal 1," and further, eliminate the time restriction altogether.
- 2) Delay action on this item, seek legal review, and evaluate Sec. 6.5 in light of recent case law and best practices. See attached materials for reference. Note that Staff is concurrently working on an ordinance that would address sign illumination.

The Chair opened the public hearing.

The Chair entertained a motion.

Emily Campbell moves to Amend Grand County Land Use Code Section 6.5.3 Exempt Signs in the following manner, Exempt signs shall include the following signs:

- A. Temporary (45 days or less) civic, political, cultural and public service posters;

Seconded by Robert O'Brien.

With no further discussion the Chair called for a vote. Gerrish Willis, Chair Robert O'Brien, Cricket Green, Kevin Walker, Abby Scott, Rachel Nelson and Emily Campbell voted in favor of the motion. Motion carries.

Approval of Minutes: Postponed to future meeting.

Future Considerations:

Community Development Department Update:

County Council Liaison report::

Adjournment: Motion to adjourn meeting by Kevin Walker, seconded by Cricket Green, all were unanimous.
Adjourned at 8:05 pm.