

Grand County Planning Commission

October 23, 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: Christine "Cricket" Green, Kevin Walker, Abby Scott, Rachel Nelson, and Emily Campbell

Members Absent: Gerrish Willis, Robert O'Brien

Staff Present: Kaitlin Myers, and JD McClanahan

Council Liaison: Terry Morse

Meeting was called to order at 5:00 PM by Emily Campbell.

Citizens to be heard: None.

Review of Sandstone Cliffs. This application is submitted by Kevin Carroll. The subject property is located off Munsey Lane, zoned Rural Residential, and includes a total of 24.4 acres. The Applicant proposes division of the subject property into 15 residential lots. Surrounding properties are used for residential uses and zoned Rural Residential and Large Lot Residential. This application and review were postponed from the last Planning Commission meeting held on October, 9 2018.

Cricket asks if PC members participated in any ex parte communication. She feels it is inappropriate to have conversations about items over email and prefers staff relay messages and updates about agenda item updates. Kaitlin clarifies that staff is not aware of any ex parte communication of the PC members and that the slope analysis was staff-driven after a clarifying question from Kevin.

No public comment.

Staff gives an update to the PC about the slope analysis. On Monday, Kevin asked for staff to check the constrained slope analysis provided by the applicant. After further review, staff and the County Engineer found the slopes analysis to be in error. Diana Carroll, the applicant, is waiting for her engineer to update the slopes analysis and return the updated plat to her. Cricket states that the PC could approve the application on the condition of County Engineer approval of updated slope analysis. Kevin disagrees, and voices concern about the buildable area on Lot 15.

Diana did not amend the plat to reflect the trail easement access. Kevin suggests that the Land Use Code outlines that the trail easement should be dedicated and given access at time of development, similar to the dedication of a county right-of-way (ROW). Staff concurs with his analysis. Diana believes it is not required and says the surrounding neighbors do not want the trail access.

Kevin moves to table until the Planning Commission receives a revised plan to show updated slope analysis and building envelopes, and a trail easement. Rachel seconds. During discussion, Abby asks for better clarification about trail designations in the Trail Mix master plan. For 3 (Kevin Walker, Abby Scott, Rachel Nelson), 2 against (Emily Campbell, Cricket Green). Motion fails.

Cricket moves to approve the application on the condition of County Engineer approval of the applicant's updated slope analysis and building envelopes. Emily seconds.

Emily makes an amended motion to add legal review for the County to require the trail easement. Cricket seconds. During discussion, Abby asks for clarification about denying neighboring properties access to the trail and weighs the possibilities of approving conditionally at this meeting or postponing until the PC has received all of the information; Kevin concurs. For 2 (Cricket Green, Emily Campbell), 3 against (Kevin Walker, Abby Scott, Rachel Nelson). Amended motion fails. For 1 (Cricket Green), 4 against. Initial motion fails.

Emily moves to postpone the agenda item until staff provides a firm legal recommendation about trail easement. Kevin seconds. For 4, 1 against (Cricket Green). Motion carries.

Review of T-Mobile Book Cliffs Site, Conditional Use Permit. This is an existing site, in a remote location, and all construction is within existing lease/fenced area.

No public comment.

Staff clarifies that the existing structure is 100ft, and the CUP is for technical additions that will increase the tower height by 16ft. Staff does not see any reasons to deny the application.

Kevin moves to forward a favorable recommendation to the County Council. Abby seconds. For 5, 0 against. Motion carries.

Approval of Minutes: October 9, 2018: Motion to approve the October 9, 2018 meeting minutes with corrections by Kevin Walker, Seconded by Cricket Green. For 5, against 0. The October 9, 2018 were approved.

Future Considerations: Emily requests a summary from staff on the status of the Trail Mix master plan; Cricket suggests adding Trail Mix approval to the “approvals” box of the staff report template.

Community Development Department Update: None.

County Council Liaison report: Terry Morse has replaced Mary McGann as the Council Liaison to the PC.

Adjournment: Motion to adjourn meeting by Kevin Walker, all were unanimous. Adjourned at 5:53 pm.