

## Grand County Planning Commission

November 13, 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, Robert O'Brien, Christine "Cricket" Green, Kevin Walker, Abby Scott, and Rachel Nelson

**Members Absent:** Emily Campbell

**Staff Present:** Zacharia Levine and Kenny Gordon

**Council Liaison:** Terry Morse

Meeting was called to order at 5:30 PM by Chair Gerrish Willis.

**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 two Planning Commission meetings held on October 9, 2018 & October 23, 2018.

Zacharia Levine provided some background on the trail easement and what legal council had provided.

Gerrish Willis offered a time to address commissioners to the applicant. They denied the opportunity. Gerrish Willis offered a time to address commissioners to Citizens. Cindy Montague & Jerry Stocks, offered some background information on the "wagon road." Cindy expressed desire to maintain access to the trail. Gerrish Willis describes past experience with the Forest Service and obtaining trail access, he states that access is easiest to obtain in the planning phases of a project. Diana Carroll expressed that at second meeting they did not wish to grant access to trail. Cricket Green asks "what if the trail ends at a spot where there is no longer access, would the trail just come to an end?" Gerrish Willis provided some clarity on obtaining access for trails is pieces. John Cortez in regards to the Sebastian parcel an access easement was granted for this trail though Sebastian parcel. Kevin Walker motions to approve on conditions of a 12' wide pedestrian access between lots 8 & 9 and proceeding southwesterly along the backside of lot 8 to the intersection of the existing trail and including the conditions set forth in prior meetings of working with the County Engineer road and drainage design. Robert O'Brien, seconded. Cricket Green amends motion, then latter it is agreed that the original motion included amend items, amendment is dropped. Kevin Walker states that he believes there is a nexus and proportionality to the requiring of the easement. Gerrish Willis asks for any further discussion. No further discussion. Vote: For 6, against 0. Motion carries.

US Highway 191 Access Management Plan Part 2 By: Michael Liss.

Establish US 191 as a limited access Highway. Spanish Valley Plan summary. 1. Establish US 191 as a limited access highway with three interchanges. 2. Establish frontage roads on both sides of US 191. 3. Establish six east/west connector roads on every mile. 4. Establish seven neighborhood centers along Spanish Valley Drive. Implement in incremental steps, first we put traffic lights on US 191. Slowly we build frontage roads and east/west connectors. Finally, UDOT builds interchanges to complete the network.

Lighting Ordinance. Zacharia Levine provided some background on the lighting ordinance. Section 6.6.3 Definitions "Net acre" Glen Canyon group instead of formation. Extra verbiage to be removed in section 6.6.3 Definitions "Partially shielded light fixture" also instead of "above" it should be "below the horizontal plane." Clarification need with street lights in section 6.6.8B & 6.6.8C. Other communication regarding sport lighting, signs, and application and review procedures.

Approval of October 23, 2018 Meeting Minutes

**Approval of Minutes:** October 23, 2018: Motion to approve the October 23, 2018 meeting minutes with corrections by Cricket Green, Seconded by Abby Scott. For 4, against 0 (Kevin Walker and Rachel Nelson left the meeting early). The October 23, 2018 were approved.

**Future Considerations:** Meeting on November 27, 2018 Canceled.

**Community Development Department Update:** None.

**County Council Liaison report::** None.

**Adjournment:** Motion to adjourn meeting, all were unanimous. Adjourned at 8:00 pm.