

Agenda

GRAND COUNTY Planning Commission

January 27, 2016
6:00 P.M. Regular Meeting
Grand County Courthouse
Council Chambers
125 E Center, Moab, Utah

Type of Meeting:	Regular Meeting
Facilitator:	Dave Tubbs, Chair
Attendees:	Planning Commissioners, interested citizens, and staff

6:00 PM

	Citizens to be heard	<i>Chair</i>
Public Hearings and Possible Action Items	Public Hearing – A proposed Rezone of property from Rural Residential (RR) and Highway Commercial (HC) to a single zone of Highway Commercial. The property is located at 1343 So. Highway 191	<i>Staff</i>
	Public Hearing – A proposed Rezone of property from Range Grazing (RG) to Rural Residential (RR). The property is located at 200 N. Thompson Canyon Road, Thompson, Utah.	<i>Staff</i>
Action Item	Proposed Conditional Use application for Pack Creek Mobile Home/RV park, located at 1520 Murphy Lane – tabled from the December 9, 2015 meeting.	<i>Staff</i>
Action Item	Approval of December 9, 2015 and January 13, 2016 Meeting Minutes	<i>Chair</i>
	Future Considerations	<i>Chair</i>
	Community Development Department Update	<i>Staff</i>
	County Council Update – Mary McGann	<i>Council Liaison</i>
	ADJOURN	

DEFINITIONS:

Public hearing = a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

Public meeting = a meeting required to be open to the public pursuant to the requirements of Title 52, Chapter 4, Open and Public Meetings; the public may or may not be invited to participate.

Legislative act = action taken by the County Council or Planning Commission; amending ordinances, adopting general plan, Annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community.

Administrative act = action taken by the Planning Commission, County Council or staff interpreting ordinances and regulations, conditional uses, approving subdivision, site plans, issuing building permits; an administrative decision must satisfy the requirements prescribed under state law or the County Land Use Code, whichever is stricter.

Citizens wanting to submit information to the Planning Commission for inclusion in the Planning Commission record regarding any application will need to provide 10 complete copies to the Grand County Community Development Department by 5:00 PM the Thursday before the Planning Commission meeting. All documents, including electronically transmitted material, shall be submitted directly to the Planning office. Materials sent to individual commission members will not be considered.



S T A F F R E P O R T

MEETING DATE: January 27, 2016 - **Public Hearing**
TO: Grand County Planning Commission
FROM: Planning Staff
SUBJECT: **Application to Rezone Approximately 1.33 Acres of Property at the SE Corner of Sage Avenue and Highway 191 from Rural Residential, to Highway Commercial**

STATED MOTION:

Move to forward a favorable recommendation based on the following:

- The rezone is supported by the **FLUP Figure 4.8, Highway mixed use**, which designates the land along the Highway corridor, including the subject parcel, as Highway Mixed Use and General Business, and
- The rezone will correct a split zone on the property to a single zone.

POSSIBLE COURSES OF ACTION

The decision to rezone is both a discretionary and legislative action. When making a motion and stating reasons for approval or denial the Commission should reference findings for Sec. 9.2.7 of the Land Use Code, Issues for Consideration, and consistency with the Future Land Use Plan (FLUP) map.

Possible courses of action the Commission may elect to follow include:

1. The Commission may make a motion to forward a favorable recommendation to the County Council, stating reasons for voting for the motion (if desired),
2. The Commission may vote against the motion to forward a favorable recommendation to the County Council, stating reasons for voting against the motion (if desired), or
3. The Commission may table the application for additional comment and review.

BACKGROUND

Introduction

This application is submitted by Brad Lyle (Applicant), representative for the property owner's Millstream Properties LLC. The Applicant is seeking a rezone from a mixed zoned parcel of Rural Residential (RR) and Highway Commercial (HC) to a single zoned parcel of HC in order to accommodate a commercial use on the property.

The area proposed for rezone consists of 1.33 acres of vacant land located at the southeast corner of Sage Avenue and Highway 191. Surrounding properties are zoned RR, SLR, and HC, and vary in size.

History

In 1978, Ordinance 134 established the first zone districts in Grand County. It was written more to reflect on-the-ground uses than to direct future land use development. Whenever questions arose regarding appropriate zone district boundaries, arbitrary decisions were made in citing lines and distances. The HC district was written such that it would extend 360 ft. in both directions from the centerline of Highway 191. Many parcels resulted in a split zone of HC and some residential zone designation.

The applicants are requesting a rezone of HC grant the entire parcel one zone district. The majority of the US-191 highway corridor is zoned HC. Staff feels this rezone would remove an unnecessary split and, in effect, correct an error made through a previous and arbitrary decision. Staff encourages planning commission members to consider possible compatibility issues that may result from an HC parcel being cited adjacent to residential parcels. Staff feels that potential compatibility issues can be resolved during site plan review (see Traffic below).

ZONING STANDARDS

Use

Article 3 of the land use code establishes uses permitted within each zone district. The HC zone district is designed to accommodate commercial activities that are dependent on auto accessibility.

Traffic

US Highway 191 is the primary access through Spanish Valley, which is a major north-south corridor managed by the Utah Department of Transportation (UDOT). Millcreek Drive has an access from Highway 191 and will provide the entrance to this property. The Applicant will be required to mitigate traffic impacts on Sage Avenue and surround residential properties at the time development occurs.

Annexation

The City Annexation Map, which is part of the City's 2002 General Plan, indicates the site falls within the proposed annexation area. The City does not have plans to annex this parcel at this time. Public services are provided by Grand Water and Sewer Service Agency (GWSSA), County Roads, and County Drainage. This report has been sent to the City Planning Director and City Manager.

Public Services

The subject property is on a corner of UDOT right of way and County right of way. Both agencies will need to provide encroachment permits when the property is developed. The property will be served by GWSSA, Rocky Mountain Power, and Questar Gas. Staff anticipates all public facilities and services necessary to serve the development will be available. There is a drainage facility on the property that conveys storm water into a drainage system that flows into Pack Creek. A drainage plan will be reviewed when the property is developed.

GENERAL PLAN

The FLUP designates Highway Mixed Use as the pattern along US 191 south of Moab. It is comprised of businesses that depend on highways for customers as well as mixed-use businesses that may depend on highway traffic for customers. Limitations on retail uses in this designation direct sales tax generating activities into Moab. Standards for screening, landscaping, earth tone colors, and non-reflective materials should be applied to new development and major additions/redevelopment. The City and County have begun discussing the possibility of a shared design guideline for the South corridor of US-191, but they are not yet adopted.

Figure 4.8, Highway mixed use - designates the land along the Highway corridor, including the subject parcel, as Highway Mixed Use and General Business.

LAND USE CODE (LUC)

Rezoning is a discretionary decision, meaning the County may make any reasonable decision about the request. In addition to the policies outlined in the General Plan and FLUP, the LUC offers further guidance in Sec 9.2.7, Issues for Consideration. The Applicant's response to each issue is provided in attached materials. Staff comments are provided below.

A positive finding with respect to each issue is not required.

Sec. 9.2.7 Issues for Consideration

1. Was the existing zone for the property adopted in error? Possibly – the property was split-zoned as a result of the 1978 zoning ordinance.

- 2. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?** Sewer and water lines were extended east of Murphy Lane in the 1980s. Highway 191 is a historic commercial corridor. Several developments along Highway 191 have changed the character of the area significantly since 1978.
- 3. Is there a need for the proposed use(s) within the area or community?** The HC zone district is not a retail zone district, but is designed to accommodate commercial activities that are dependent upon the vehicular activity. The proposed zone district allows high density residential and commercial uses enabling people to live close to where they work and obtain goods and services. In 2012, the General Plan addressed this need through the adoption of a Future Land Use Plan (FLUP), The FLUP designates areas for potential growth and increased residential density.
- 4. Will there be benefits derived by the community or area by granting the proposed rezoning?** Benefits derived from the proposed up-zone include: additional housing stock, increased development rights for the applicant, and possible increased property taxes for Grand County. The applicant has not provided a business plan or a proposed residential or commercial development. The ultimate outcome of this rezone is uncertain.
- 5. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the Plan's zoning map amendment guidelines?** Figure 4.8, Highway mixed use of the General Plan - designates the land along the highway corridor, including the subject parcel, as Highway Mixed Use and General Business.
- 6. Should the development be annexed to a City?** Possibly – the City typically annexes commercial properties only because it does not have a municipal property tax. However, the parcel does fall into the City's future annexation map. That said, all services are currently available or provided by non-municipal providers.
- 7. Is the proposed density and intensity of use permitted in the proposed zoning district?** The HC zone district is designed for traffic oriented business and high density housing. Staff has not reviewed a proposed use. The ultimate outcome of this rezone is still uncertain.
- 8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?** The site is adjacent to HC zoning and uses. Impacts to the adjacent residential areas will need to be addressed when a development plan is proposed. Planning commission may want to discuss potential compatibility issues associated with the rezone.
- 9. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated?** Any development on the land will require additional review by the County. Any proposed development's impacts will need to be addressed.
- 10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?** Staff anticipates all public facilities and services necessary to serve the development will be available.
- 11. Does the proposed change constitute spot zoning?** Spot zoning is best avoided by making rezone decisions that are supported by the County's FLUP, careful consideration of surrounding properties, and health, safety, and welfare of the public. Staff is confident that neither approval nor denial of the rezone request would result in a successful legal challenge. The state of Utah grants jurisdictions the authority to make reasonable legislative decisions.

Public Notices

The public notice for preliminary review was posted in the newspaper of general circulation U.C.A. 17-27a-205 and Land Use Code Sec. 9.1.8 B.2. Posted on Utah Public Meeting Notice Website at <http://pmn.utah.gov/>, and posted on site. Notice was sent to adjacent property owners.

Moab Zone change request Applicant Statement: Section 9.2.7

1. Was the existing zone for the property in error?

We believe the existing zone split that bisects the property parallel to the highway was probably created in order to zone a certain number of feet along Highway 191 Highway Commercial to encourage and enhance development. Unfortunately because of the zone splits our property in half the property is not really large enough to accommodate either zone adequately.

2. Has there been a change of character in the area?

Our proposed use, nightly rental of one duplex, needs to be in the HC zone and the balance of our property which is RR is smaller than that zone requires for development so we propose placing our building near the center of the property to minimize any effects on any neighbors.

3. Is there a need for the proposed use(s) within the area or community?

Yes, we have developed this type of rental unit which is used primarily for large family gatherings in other communities and in each instance they have been very well received. This is not an underserved use it is a nonexistent use that has existing demand and does not create traffic equivalent to other commercial uses.

4. Will there be benefits derived by the community or area granting the proposed rezoning?

Yes, the site will have less development and coverage and more open space than either zone would require under the existing zoning.

5. Is the proposal in conformance with the policies, intent and requirements of Grand County General Plan, specifically Chapter 4: Future Land Use Plan?

While we are applying for HC zoning on the entire site, the portion of the duplex on the existing RR zone will be less than 50% coverage so we will comply with the base density of up to 50% open space in the former RR zone. Further our proposed development complies with the intent of the 2008 LUC Rural Residential zone district because our user promotes a base density of one dwelling unit per acre and it diversifies and expands the

economic vitality of the community. The highway mixed use corridor encourages businesses that may or may not depend on highway traffic but generate tax revenue and our business will generate transient room taxes and sales taxes and significantly higher property taxes than a RR dwelling unit would generate.

6. Should the development be annexed to a city?

We don't think so, the county services are sufficient.

7. Is the proposed density and intensity of use permitted in the proposed zoning district?

Yes we could keep the current zoning but nightly rental are not permitted in the RR zone but our proposed development has less density and intensity than permitted in either zone with existing zoning.

8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts?

Our usage will be have considerably less environmental and scenic impact than a commercial development of a larger scale and an RR home on less than a 1 acre parcel that the current code actually requires.

9. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts and/or can any adverse impacts be adequately mitigated?

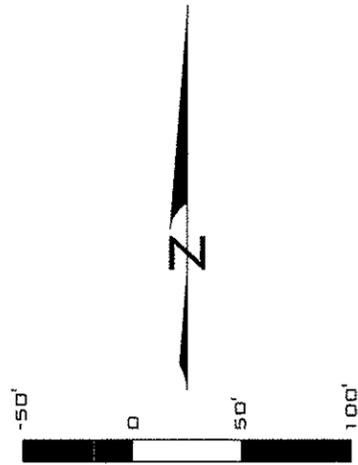
Our property is a rectangular 1.31 acre site than runs approximately 435' north from Highway 191 on its southern boundary and it is bordered on the east by Sage Avenue and on the north by Holyoak Lane. Since we are bordered by streets on 3 sides we will not have any adverse impacts on the surrounding area which are small lot residential across the street to the north, highway commercial to the west and rural residential across the street to the east.

10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development?

Yes adequate public facilities and services are available to serve the development for the type and scope suggested by the proposed zone.

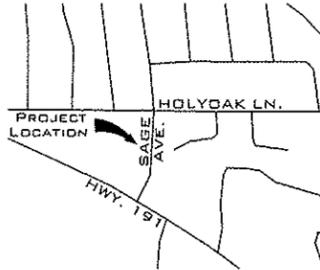
RECORD OF SURVEY

LOCATED IN THE SE 1/4
OF SECTION 7, T26S, R22E, SLB&M,
GRAND COUNTY, UTAH



SCALE: 1"=50'
(18" X 24" ONLY)

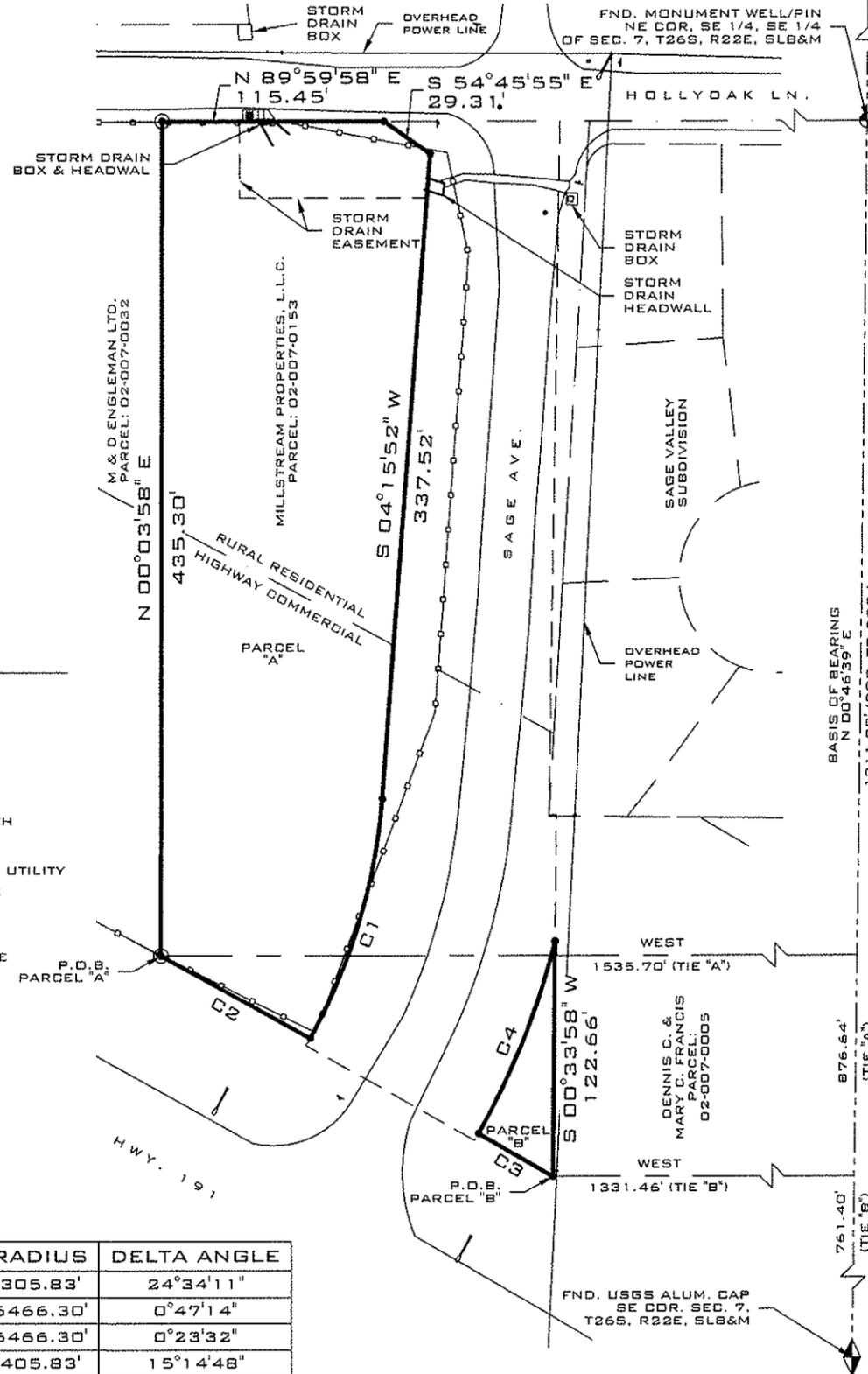
VICINITY MAP:
(NO SCALE)



LEGEND:

- FOUND SECTION CORNER
- FOUND QUARTER CORNER
- FOUND CORNER - 5/8" REBAR WITH PLASTIC CAP - BLAKE
- SET CORNER - 5/8" REBAR WITH PLASTIC CAP
- EXISTING ABOVE GROUND UTILITY
- EXISTING SWR. MAN HOLE
- EXISTING LIGHT POLE
- EXISTING STOP SIGN
- SECTION/CENTERLINE LINE
- ADJOINING LOT LINES
- SUBJECT LOT LINES
- EXISTING ASPHALT
- EXISTING FENCE
- ZONING BOUNDARY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	131.15'	305.83'	24°34'11"
C2	88.85'	6466.30'	0°47'14"
C3	44.28'	6466.30'	0°23'32"
C4	107.99'	405.83'	15°14'48"



NARRATIVE:

THIS SURVEY WAS CONDUCTED AT THE REQUEST OF MILLSTREAM GROUP TO MARK THE PROPERTY CORNERS OF THEIR PARCELS AS SHOWN HEREON.

THE MONUMENTS AS SHOWN HEREON, WARRANTY DEED: BOOK 812 PAGES 996-997, AND EASEMENT: BOOK 655 PAGE 86 WERE ALL UTILIZED IN THE PERFORMANCE OF THIS SURVEY.

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST SECTION LINE OF SECTION 7, T26S, R22E, SLB&M AS ESTABLISHED BY FOUND SW CORNER OF SECTION 8, T26S, R22E, SLB&M AND W 1/4 CORNER OF SECTION 8, T26S, R22E, SLB&M WHICH BEARS N00°46'39"E.

SURVEYOR'S CERTIFICATE:

I, BRANDON E. ANDERSON, PROFESSIONAL LAND SURVEYOR NUMBER 4938716 HOLD A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED HEREON IN ACCORDANCE WITH SECTION 17-23-17 AND HEREBY CERTIFY ALL MEASUREMENTS AND DESCRIPTIONS ARE CORRECT. MONUMENTS WILL BE SET AS REPRESENTED ON THIS PLAT.

DATE: 12-22-15



BRANDON E. ANDERSON

LICENSE NO.
4938716

RECORD DESCRIPTIONS:

PARCEL NO.: 02:0007:0153
WARRANTY DEED:
BOOK 812 PAGES 996-997

AS SURVEYED DESCRIPTIONS:

PARCEL NO.: 02:0007:0153
WARRANTY DEED:
BOOK 812 PAGES 996-997

PARCEL "A"

BEGINNING AT A POINT ON THE NORTHERLY LINE OF HIGHWAY 191, SAID POINT BEING N 00°46'39" E 876.64 FEET ALONG THE SECTION LINE AND WEST 1535.70 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING

THENCE N 00°03'58" E 435.20 FEET TO THE 1/16 TH LINE; THENCE N 89°59'58" E 115.45 FEET ALONG SAID 1/16 TH LINE TO THE WESTERLY LINE OF SAGE AVENUE AS RECORDED IN BOOK 476, PAGE 71, GRAND COUNTY, RECORDER'S OFFICE; THENCE SOUTHERLY THE FOLLOWING (3) COURSES ALONG SAID WESTERLY LINE OF SAGE AVENUE THENCE S 54°45'55" E 29.31 FEET; THENCE S 04°15'52" W 337.52 FEET; THENCE SOUTHERLY 131.15 FEET ALONG AN ARC OF A 305.83 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS N 85°44'08" W, LONG CHORD BEARS S 16°32'57" W 130.14 FEET WITH A CENTRAL ANGLE OF 24°34'11") TO SAID NORTHERLY LINE OF HIGHWAY 191; THENCE NORTHWESTERLY 88.85 FEET ALONG AN ARC OF A 6466.30 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS S 29°22'25" W, LONG CHORD BEARS N 61°01'12" W 88.85 FEET WITH A CENTRAL ANGLE OF 00°47'14") ALONG SAID NORTHERLY LINE OF HIGHWAY 191 TO THE POINT OF BEGINNING.

CONTAINING 55,851 SQUARE FEET OR 1.28 ACRES.

PARCEL "B"

BEGINNING AT A POINT BEING ON THE NORTHERLY LINE OF HIGHWAY 191, SAID POINT BEING ON THE EASTERLY LINE OF SAGE AVENUE AS RECORDED IN BOOK 476, PAGE 71, GRAND COUNTY, RECORDER'S OFFICE, SAID POINT ALSO BEARS N 00°46'39" E 761.40 FEET ALONG SECTION LINE AND WEST 1331.46 FEET FROM THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 22 EAST, SALT LAKE BASE & MERIDIAN, AND RUNNING

THENCE NORTHWESTERLY 44.28 FEET ALONG AN ARC OF A 4644.30 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS S 30°39'08" W, LONG CHORD BEARS N 59°32'38" W 44.28 FEET WITH A CENTRAL ANGLE OF 00°23'32") ALONG SAID EASTERLY LINE OF SAGE AVENUE; THENCE NORTHERLY 107.99 FEET ALONG AN ARC OF A 405.83 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS N 60°55'24" W, LONG CHORD BEARS N 21°27'12" E 107.67 FEET WITH A CENTRAL ANGLE OF 15°14'48"); THENCE SOUTH 00°33'58" W 122.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,096 SQUARE FEET OR 0.05 ACRES.
LOCATED IN S.E. 1/4 SECTION 7
T.26S., R22E., S.L.B.&M.

DATE: 12/22/15
DRAWN BY: K.G.
CHECKED BY: B.A.
SCALE: 1"=50'
DWG:

REVISIONS	DATE

KEOGH
ROSENBERG
LAND SURVEYING
ENGINEERING
CIVIL • STRUCTURAL



P.O. BOX 218
80 E. CENTER ST.
MOAB, UTAH 84502
PH (435) 259-8171

RECORD OF SURVEY
FOR
MILLSTREAM GROUP

SHEET
1
OF 1 SHEETS

\\FILESERVER\DOCUMENTS\KENNY\MILLSTREAM GROUP\FROM BRANDON\MILLSTREAM GROUP.DWG



Sage Dr

© 2016 Google

Google earth

1997

38°33'12.40" N 109°31'44.97" W elev 1289 m eye alt 1.70 km



S T A F F R E P O R T

MEETING DATE: January 27, 2016 - **Public Hearing**
TO: Grand County Planning Commission
FROM: Planning Staff
SUBJECT: **Application to Rezone Approximately 2.90 Acres of Property in Thompson Utah from Range Grazing to Rural Residential**

STATED MOTION:

"I move to forward a favorable recommendation based on the following:

- The Future Land Use Plan (FLUP) supports the proposal and,
- The current parcel is bisected by a county road and the rezone will provide resolution to an ongoing land use issue."

POSSIBLE COURSES OF ACTION

The decision to rezone is both a discretionary and legislative action. When making a motion and stating reasons for approval or denial the Commission should reference findings for Sec. 9.2.7 of the Land Use Code (LUC), Issues for Consideration, and consistency with the FLUP.

Possible courses of action the Commission may elect to follow include:

1. The Commission may make a motion to forward a favorable recommendation to the County Council, stating reasons for voting for the motion (if desired),
2. The Commission may vote against the motion to forward a favorable recommendation to the County Council, stating reasons for voting against the motion (if desired), or
3. The Commission may table the application for additional comment and review.

BACKGROUND

Introduction

This application is submitted by Saina Carey (Applicant), representative for the property owner Steve Widhalm. The Applicant is seeking a rezone from Range & Grazing (RG) to Rural Residential (RR) in order to accommodate a future division of land.

The area proposed for rezone consists of 2.90 acres of vacant land located at 200 N. Thompson Canyon Road, Thompson, Utah (a county road). Surrounding properties on all sides are zoned RG.

The applicants are requesting a rezone to RR in order to accommodate residential development of the site. If granted, the rezone will create the opportunity for the Applicant to submit a minor record survey application and create two lots out of one. The property is bisected by Thompson Canyon Road and the applicant feels it would be conducive to the future division of land for single family homes. RR zoning would accommodate the use of residential houses. Thompson does not have a public sewer system and septic systems need larger lots for installation. Thompson Water has meters on both sides of Thompson Canyon Road.

The majority of land in Thompson is zoned RG, but there are a limited number of parcels zoned Small Lot Residential (SLR), Light Industrial (LI), and Highway Commercial (HC). This particular parcel is zoned RG, as are the surrounding properties. Many of the lots are less than the five acre minimum required by the RG zone district, which means they are legal lots of records. The LUC defines a *Lot of Record* as, "A lot that is part of a subdivision or the original county site, the plat of which has been recorded in the office of the County Recorder, or a parcel of land, the deed for which is recorded in the office of the Grand County Recorder, prior to the Adoption of the County Zoning Ordinance #134, dated September 1978."

ZONING STANDARDS

Use

Article 3 of the LUC establishes uses permitted within each zone district. Rural Residential is designed to accommodate residential uses in low density, rural neighborhoods.

Annexation

Thompson will not be annexed into the City of Moab as it is 45 miles from City limits.

Public Services

The subject property is served by Rocky Mountain Power and the Thompson Water District. A septic system approved by Southeastern Sanitation Department will need to be installed. Staff anticipates all public facilities and services necessary to serve the development will be available. Thompson is served by a local Fire Department and County Road Department maintains roads.

GENERAL PLAN

The FLUP, **Figure 4.13, Northern County**, designates Thompson as a Rural Center, which is defined as public gathering places or community facilities with a mix of land uses associated with them... and residential neighborhoods with a diversity of housing types. Rural Centers should be located within a travel distance of a half-mile of state or federal highways or municipal streets to minimize travel on county roads.

LAND USE CODE

Rezoning is a discretionary decision, meaning the County may make any reasonable decision about the request. In addition to the policies outlined in the General Plan and FLUP, the LUC offers further guidance in Sec 9.2.7, Issues for Consideration. The Applicant's response to each issue is provided in attached materials. Staff comments are provided below.

A positive finding with respect to each issue is not required.

Sec. 9.2.7 Issues for Consideration

- 1. Was the existing zone for the property adopted in error?** Possibly – zoning and land uses in Thompson are historic and need updating. The County has been working with residents in Thompson to provide more support for addressing land use issues.
- 2. Has there been a change of character in the area (e.g. installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.)?** A major water line was recently installed in Thompson.
- 3. Is there a need for the proposed use(s) within the area or community?** Residential needs will be provided.
- 4. Will there be benefits derived by the community or area by granting the proposed rezoning?** Benefits derived from the proposed rezoning will include additional housing stock and resolution of a single parcel being bisected by a County Road.
- 5. Is the proposal in conformance with the policies, intents and requirements of Grand County General Plan, specifically the Plan's zoning map amendment guidelines?** Figure 4.13 FLUP Northern County - designates Thompson as a Rural Center.

6. Should the development be annexed to a City? No – the City does not provide any services.

7. Is the proposed density and intensity of use permitted in the proposed zoning district? Yes, residential uses are allowed and proposed by the applicant.

8. Is the site suitable for rezoning based on a consideration of environmental and scenic quality impacts? The area is low density residential and will continue the use.

9. Are the proposed uses compatible with the surrounding area or uses; will there be adverse impacts; and/or can any adverse impacts be adequately mitigated? Any development on the land will require additional review by the County. Staff does not anticipate any detrimental impacts.

10. Are adequate public facilities and services available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? Is the applicant willing to pay for the extension of public facilities and services necessary to serve the proposed development? Staff anticipates all public facilities and services necessary to serve the development will be available.

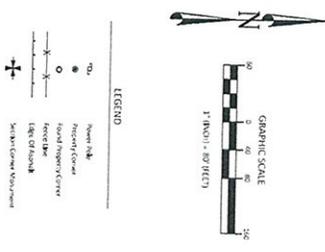
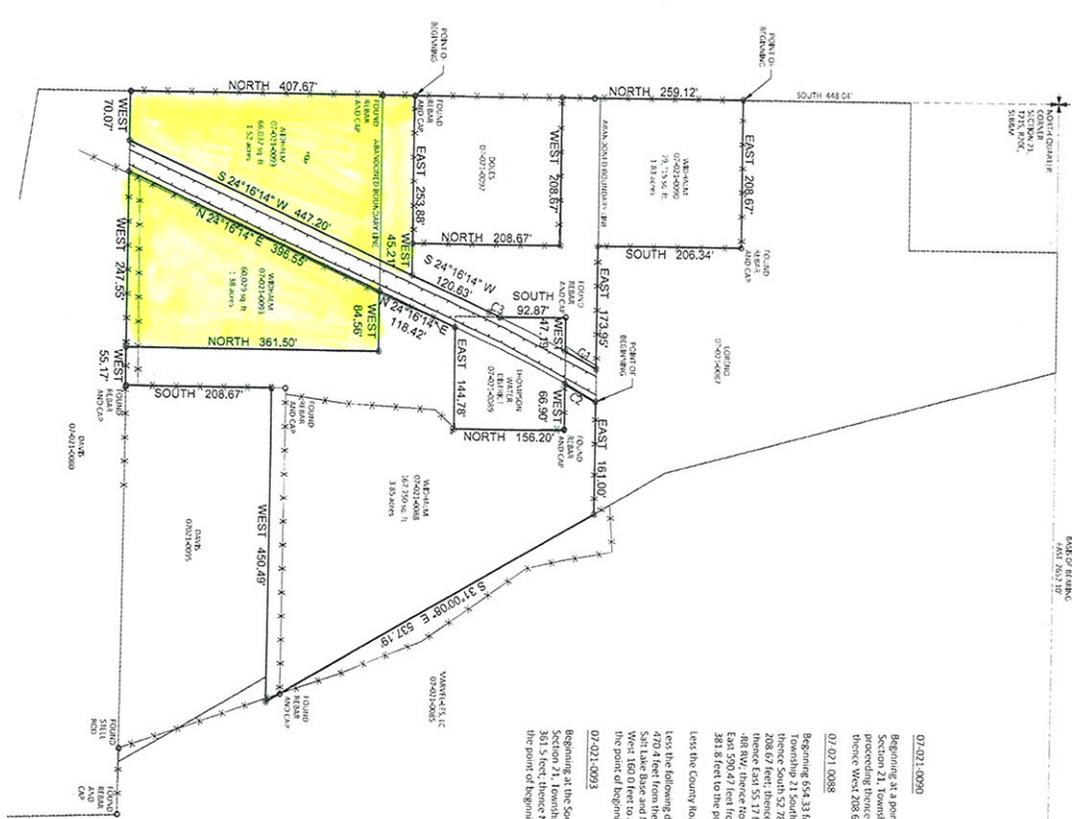
Public Notices

The public notice for preliminary review was posted in the newspaper of general circulation *U.C.A. 17-27a-205* and *Land Use Code Sec. 9.1.8 B.2*. Posted on Utah Public Meeting Notice Website at <http://pmn.utah.gov/>, and posted on site. Notice was sent to adjacent property owners.

Applicant Statement for:
200 N. Thompson Canyon Rd. Thompson, UT 84540

Thompson Canyon Rd. splits parcel # 07-021-0093 in half. Owner Steve Widhalm is requesting to split this parcel into two different parcels.

1. Was the existing zone for the property adopted in error?
Maybe, we are not sure.
This parcel is zoned RR 5-ac. lots, but is only 2.90 ac. The neighboring lots are smaller than 5-ac. lots, and are as small as 1-ac. Lots.
2. Change of character and installation of public facilities, new growth.
Character: Thompson is struggling as a community. The community needs have changed. Most of the residents have no interest in farming 5-ac. parcels any more. There are no signs of any residents farming or ranching any 5-ac. parcels in Thompson.
Installation of public facilities: There is a water station, a new water line, fire hydrants, power poles, and water meters, on both sides of Thompson Canyon Rd.
New Growth: Property in the Moab area is getting very expensive for the average \$10.00 and hr. employee. Most of Aspen and Vail's, employees live 30 to 45 minutes away from these destination resorts. Thompson is 35 miles away from Moab. It has safer roads and less travel time than the road to Castle Valley or LaSal. Thompson could provide affordable property for Moab employees in the future.
3. **Property Location:** This property is within the Thompson community and will give residents the ability to acquire 1-ac affordable parcels, as apposed to the RR zone of 5-ac. lots which are not as affordable to local residents.
4. **Increase Benefits to community:** The Thompson Canyon Rd. splits this property in half making it a less desirable parcel with a low taxable value. Dividing this parcel in half make this land more sell able and will increase the county tax base income for this property.
5. **Future Plan Use:** As real estate in the Moab area becomes more and more expensive the labor force community (which now supports our tourist base economy) has a harder and harder time finding affordable living. Affordable property can change a temporary community member to a year round community member.
6. **Annexed in the city:** No I don't feel Thompson needs to annexed into the City of Moab.
7. **Proposed zoning district:** There has already been parcels that have been divided into 1-ac. parcels within this RR 5-ac. Zone.
8. **Environmental & scenic quality:** 1-ac. lots are needed for a septic systems in this area. Each of these lots would meet and exceed these requirements. Zoning this parcel from 5-ac. lots to a 1-ac. lot would not impact the scenery quality of the residents in this area.
9. **Compatible with the surrounding area:** Yes this would be compatible with surrounding parcels in this area. There have been parcels that have been divided into less than 5-ac. lots through out this zone and divided int as small as 1-ac. parcels.
10. **Public facilities & services available:** There is a public paved road that runs through the middle of this parcel. Thompson water line and meters are already in place on both sides of the road. Power poles are on both side of the road for this parcel.



Course	Length	Stake	Color	Number	Remarks
C1	262.91	1/2" IRON	RED	1	START OF SECTION 21
C2	364.4	1/2" IRON	RED	1	START OF SECTION 21
C3	364.4	1/2" IRON	RED	1	START OF SECTION 21
C4	364.4	1/2" IRON	RED	1	START OF SECTION 21
C5	364.4	1/2" IRON	RED	1	START OF SECTION 21
C6	364.4	1/2" IRON	RED	1	START OF SECTION 21
C7	364.4	1/2" IRON	RED	1	START OF SECTION 21
C8	364.4	1/2" IRON	RED	1	START OF SECTION 21
C9	364.4	1/2" IRON	RED	1	START OF SECTION 21
C10	364.4	1/2" IRON	RED	1	START OF SECTION 21
C11	364.4	1/2" IRON	RED	1	START OF SECTION 21
C12	364.4	1/2" IRON	RED	1	START OF SECTION 21
C13	364.4	1/2" IRON	RED	1	START OF SECTION 21
C14	364.4	1/2" IRON	RED	1	START OF SECTION 21
C15	364.4	1/2" IRON	RED	1	START OF SECTION 21
C16	364.4	1/2" IRON	RED	1	START OF SECTION 21
C17	364.4	1/2" IRON	RED	1	START OF SECTION 21
C18	364.4	1/2" IRON	RED	1	START OF SECTION 21
C19	364.4	1/2" IRON	RED	1	START OF SECTION 21
C20	364.4	1/2" IRON	RED	1	START OF SECTION 21
C21	364.4	1/2" IRON	RED	1	START OF SECTION 21
C22	364.4	1/2" IRON	RED	1	START OF SECTION 21
C23	364.4	1/2" IRON	RED	1	START OF SECTION 21
C24	364.4	1/2" IRON	RED	1	START OF SECTION 21
C25	364.4	1/2" IRON	RED	1	START OF SECTION 21
C26	364.4	1/2" IRON	RED	1	START OF SECTION 21
C27	364.4	1/2" IRON	RED	1	START OF SECTION 21
C28	364.4	1/2" IRON	RED	1	START OF SECTION 21
C29	364.4	1/2" IRON	RED	1	START OF SECTION 21
C30	364.4	1/2" IRON	RED	1	START OF SECTION 21
C31	364.4	1/2" IRON	RED	1	START OF SECTION 21
C32	364.4	1/2" IRON	RED	1	START OF SECTION 21
C33	364.4	1/2" IRON	RED	1	START OF SECTION 21
C34	364.4	1/2" IRON	RED	1	START OF SECTION 21
C35	364.4	1/2" IRON	RED	1	START OF SECTION 21
C36	364.4	1/2" IRON	RED	1	START OF SECTION 21
C37	364.4	1/2" IRON	RED	1	START OF SECTION 21
C38	364.4	1/2" IRON	RED	1	START OF SECTION 21
C39	364.4	1/2" IRON	RED	1	START OF SECTION 21
C40	364.4	1/2" IRON	RED	1	START OF SECTION 21
C41	364.4	1/2" IRON	RED	1	START OF SECTION 21
C42	364.4	1/2" IRON	RED	1	START OF SECTION 21
C43	364.4	1/2" IRON	RED	1	START OF SECTION 21
C44	364.4	1/2" IRON	RED	1	START OF SECTION 21
C45	364.4	1/2" IRON	RED	1	START OF SECTION 21
C46	364.4	1/2" IRON	RED	1	START OF SECTION 21
C47	364.4	1/2" IRON	RED	1	START OF SECTION 21
C48	364.4	1/2" IRON	RED	1	START OF SECTION 21
C49	364.4	1/2" IRON	RED	1	START OF SECTION 21
C50	364.4	1/2" IRON	RED	1	START OF SECTION 21
C51	364.4	1/2" IRON	RED	1	START OF SECTION 21
C52	364.4	1/2" IRON	RED	1	START OF SECTION 21
C53	364.4	1/2" IRON	RED	1	START OF SECTION 21
C54	364.4	1/2" IRON	RED	1	START OF SECTION 21
C55	364.4	1/2" IRON	RED	1	START OF SECTION 21
C56	364.4	1/2" IRON	RED	1	START OF SECTION 21
C57	364.4	1/2" IRON	RED	1	START OF SECTION 21
C58	364.4	1/2" IRON	RED	1	START OF SECTION 21
C59	364.4	1/2" IRON	RED	1	START OF SECTION 21
C60	364.4	1/2" IRON	RED	1	START OF SECTION 21
C61	364.4	1/2" IRON	RED	1	START OF SECTION 21
C62	364.4	1/2" IRON	RED	1	START OF SECTION 21
C63	364.4	1/2" IRON	RED	1	START OF SECTION 21
C64	364.4	1/2" IRON	RED	1	START OF SECTION 21
C65	364.4	1/2" IRON	RED	1	START OF SECTION 21
C66	364.4	1/2" IRON	RED	1	START OF SECTION 21
C67	364.4	1/2" IRON	RED	1	START OF SECTION 21
C68	364.4	1/2" IRON	RED	1	START OF SECTION 21
C69	364.4	1/2" IRON	RED	1	START OF SECTION 21
C70	364.4	1/2" IRON	RED	1	START OF SECTION 21
C71	364.4	1/2" IRON	RED	1	START OF SECTION 21
C72	364.4	1/2" IRON	RED	1	START OF SECTION 21
C73	364.4	1/2" IRON	RED	1	START OF SECTION 21
C74	364.4	1/2" IRON	RED	1	START OF SECTION 21
C75	364.4	1/2" IRON	RED	1	START OF SECTION 21
C76	364.4	1/2" IRON	RED	1	START OF SECTION 21
C77	364.4	1/2" IRON	RED	1	START OF SECTION 21
C78	364.4	1/2" IRON	RED	1	START OF SECTION 21
C79	364.4	1/2" IRON	RED	1	START OF SECTION 21
C80	364.4	1/2" IRON	RED	1	START OF SECTION 21
C81	364.4	1/2" IRON	RED	1	START OF SECTION 21
C82	364.4	1/2" IRON	RED	1	START OF SECTION 21
C83	364.4	1/2" IRON	RED	1	START OF SECTION 21
C84	364.4	1/2" IRON	RED	1	START OF SECTION 21
C85	364.4	1/2" IRON	RED	1	START OF SECTION 21
C86	364.4	1/2" IRON	RED	1	START OF SECTION 21
C87	364.4	1/2" IRON	RED	1	START OF SECTION 21
C88	364.4	1/2" IRON	RED	1	START OF SECTION 21
C89	364.4	1/2" IRON	RED	1	START OF SECTION 21
C90	364.4	1/2" IRON	RED	1	START OF SECTION 21
C91	364.4	1/2" IRON	RED	1	START OF SECTION 21
C92	364.4	1/2" IRON	RED	1	START OF SECTION 21
C93	364.4	1/2" IRON	RED	1	START OF SECTION 21
C94	364.4	1/2" IRON	RED	1	START OF SECTION 21
C95	364.4	1/2" IRON	RED	1	START OF SECTION 21
C96	364.4	1/2" IRON	RED	1	START OF SECTION 21
C97	364.4	1/2" IRON	RED	1	START OF SECTION 21
C98	364.4	1/2" IRON	RED	1	START OF SECTION 21
C99	364.4	1/2" IRON	RED	1	START OF SECTION 21
C100	364.4	1/2" IRON	RED	1	START OF SECTION 21

07-021-0099
 Beginning at a point which bears South 554.33 feet East of North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, thence West 208.67 feet, thence South 52.78 feet, thence East 208.67 feet, thence South 46.17 feet, thence East 361.5 feet, thence South 361.5 feet, thence East 55.17 feet, thence North 208.67 feet, thence East 450.49 feet to West side 8-1, Thompson Canyon Road, thence Northwesterly along said right of way to a point 654.33 feet South and East 590.42 feet from the Northwest corner of Section 21, thence West approximately 381.8 feet to the point of beginning.

07-021-0088
 Beginning at a point which bears South 697.2 feet East of 470.4 feet from the North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, and proceeding thence South 156.2 feet to a corner, thence East 160.0 feet to the point of beginning.

07-021-0099
 Beginning at a point which bears South 448.04 feet East of North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, thence West 208.67 feet, thence South 206.34 feet, thence East 173.95 feet, thence West 120.03 feet, thence South 92.87 feet, thence West 47.75 feet, thence East 144.78 feet, thence North 156.20 feet, thence West 161.00 feet, thence East 161.00 feet, thence South 208.67 feet, thence West 450.49 feet, thence South 208.67 feet, thence West 55.17 feet, thence West 70.07 feet, thence North 361.50 feet, thence West 247.55 feet, thence West 70.07 feet, thence North 407.67 feet, thence South 448.04 feet, thence East 208.67 feet, thence South 52.78 feet, thence East 208.67 feet, thence South 46.17 feet, thence East 361.5 feet, thence South 361.5 feet, thence East 55.17 feet, thence North 208.67 feet, thence East 450.49 feet to West side 8-1, Thompson Canyon Road, thence Northwesterly along said right of way to a point 654.33 feet South and East 590.42 feet from the Northwest corner of Section 21, thence West approximately 381.8 feet to the point of beginning.

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BOUNDARY LINE ADJUSTMENT
289 N THOMPSON CANYON RD
THOMPSON, UTAH

PROJECT: 091.15
 DATE: 11/14/15
 SHEET: 1 of 1

RED BERRY
 LAND SURVEYING
 402 S. 1000 WEST
 SUITE 100
 OGDEN, UTAH 84403

LOCATED IN THE NORTHEAST QUARTER OF
 TOWNSHIP 21 SOUTH, RANGE 20 EAST,
 SALT LAKE BASE AND MERIDIAN

Lucas Blake
 License No. 7540904

Abstract

The basis of bearings is East between the North Quarter corner and the Northeast corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian. The purpose of this survey is to retrace and monument the boundary of the above described property according to the official records, and the location of pertinent existing monuments located on the ground. The bearings and distances between the described parcels and new descriptions have been written.

Also:
 Beginning at a point on the east right of way line of Thompson Canyon Road, said point bears South 962.00 feet along the section line to the North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, thence East 442.20 feet, thence South 208.67 feet, thence East 161.00 feet, thence North 247.16 feet, thence East 386.55 feet along said right of way line, thence West 470.4 feet to the point of beginning.

Contains: 126,061 sq. ft. OR 2.90 acres, more or less.

07-021-0099
 Beginning at a point which bears South 915.83 feet along the section line from the North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian and running thence East 442.20 feet, thence South 208.67 feet, thence East 161.00 feet, thence North 247.16 feet, thence East 386.55 feet along said right of way line, thence West 470.4 feet to the point of beginning.

07-021-0088
 Beginning at a point on the east right of way line of Thompson Canyon Road, said point bears South 962.00 feet along the section line to the North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, thence East 442.20 feet, thence South 208.67 feet, thence East 161.00 feet, thence North 247.16 feet, thence East 386.55 feet along said right of way line, thence West 470.4 feet to the point of beginning.

Also:
 Beginning at a point on the east right of way line of Thompson Canyon Road, said point bears South 962.00 feet along the section line to the North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, thence East 442.20 feet, thence South 208.67 feet, thence East 161.00 feet, thence North 247.16 feet, thence East 386.55 feet along said right of way line, thence West 470.4 feet to the point of beginning.

Contains: 167,750 sq. ft. OR 3.85 acres, more or less.

07-021-0099
 Beginning at a point which bears South 448.04 feet East of North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, thence West 208.67 feet, thence South 206.34 feet, thence East 173.95 feet, thence West 120.03 feet, thence South 92.87 feet, thence West 47.75 feet, thence East 144.78 feet, thence North 156.20 feet, thence West 161.00 feet, thence East 161.00 feet, thence South 208.67 feet, thence West 450.49 feet, thence South 208.67 feet, thence West 55.17 feet, thence West 70.07 feet, thence North 361.50 feet, thence West 247.55 feet, thence West 70.07 feet, thence North 407.67 feet, thence South 448.04 feet, thence East 208.67 feet, thence South 52.78 feet, thence East 208.67 feet, thence South 46.17 feet, thence East 361.5 feet, thence South 361.5 feet, thence East 55.17 feet, thence North 208.67 feet, thence East 450.49 feet to West side 8-1, Thompson Canyon Road, thence Northwesterly along said right of way to a point 654.33 feet South and East 590.42 feet from the Northwest corner of Section 21, thence West approximately 381.8 feet to the point of beginning.

07-021-0088
 Beginning at a point which bears South 697.2 feet East of 470.4 feet from the North Quarter corner of Section 21, Township 21 South, Range 20 East, Salt Lake Base and Meridian, and proceeding thence South 156.2 feet to a corner, thence East 160.0 feet to the point of beginning.

Surveyor's Certificate
 I, Lucas Blake, certify that I am a professional land surveyor as prescribed under the laws of the State of Utah and that I hold license no. 7540904. I further certify that a find of way was made of the property described below, and the findings of that survey are as shown hereon.

Surveyor Boundary Descriptions



STAFF REPORT

MEETING DATE: January 27, 2016
TO: Grand County Planning Commission
FROM: Community Development Department
SUBJECT: Tabled Action on Pack Creek Campground expansion, Conditional Use Application

TABLED ACTION

The Planning Commission tabled action on the recommendation to Council for expansion of the Conditional Use Permit for Pack Creek Camp Ground, a non-conforming use, at the Public Hearing on December 9, 2015. Staff has received the County Attorney's opinion and will review with Planning Commission prior to action.

RECOMMENDATION

Staff does not believe a recommendation is warranted.

BACKGROUND

A. General

This application is submitted by property owner and project developer, Maureen Cain and Ron Miller (Applicants). The project site planner and engineer is Jeff Pillus, P.E., of SET Engineering. The subject property consists of three acres and is located at 1520 Murphy Lane. Adjacent and nearby properties are zoned Small Lot Residential (SLR) and Large Lot Residential (LLR). In 1989 the property was rezoned to General Business (GB) commercial zone (called C-2 at the time) in order for the property owner to accommodate a campground behind the existing mobile home park, which is still in existence. A site plan for the developed portion of the campground was approved. The original campground had the proposed expansion site of the campground as "future development." The area has been used as overflow camping for an undetermined number of years. Questions about the legal use and permitting status of the "future development" area have not been resolved. Grand County made changes to the Land Use Code in 2008, which removed campgrounds from the list of permitted use in the GB zoned district, making the existing campground a legally nonconforming use.

The County Land Use Code does not allow for the expansion of nonconforming uses. There is an exception in the "Change of Use" section, where a change from a nonconforming use to another nonconforming use may be made by securing a Zoning Development Permit (in this case a CUP) provided such change is to a more restrictive, less impactful use according to the provisions of current zoning ordinances and a determination of the Zoning Administrator. Legal nonconforming status is preserved with an approved change of use. To that effect, the applicants are proposing a site plan that alleviates negative impacts from using the "future development" area as overflow camping by reducing the number of unimproved RV sites and bringing all remaining sites up to current standards (hook-ups, spacing, etc.). The applicants are also proposing that an undefined number of spaces may be used for emergency or transitional housing units and managed by the Housing Authority of Southeastern Utah.

The following restrictions are suggested as mechanisms to further reduce negative impacts:

1. No camping of any kind within a 50 foot setback from the residential zone districts on the east and northeast. Densely vegetated landscaping shall be placed within the setback,
2. Set back on the south east side is 20 feet,
3. Each camp site will have full hook-ups (water and sewer),
4. County road encroachment permit,

5. Institute a no outside wood burning,
6. Institute a noise curfew of 10:00 pm to 8:00 am,
7. Remove the non-permitted foot bridge spanning Pack Creek.

Additionally the site plan does not illustrate the following:

1. Fire Department will require safe ingress/egress and turning radius within the park and an additional hydrant towards the southeast corner of the property to adequately service the new sites,
2. The location of all current and proposed tent camping sites in the "future development" area,
3. Designated or dedicated sites for transitional or emergency housing, to be managed by the Housing Authority of Southeastern Utah (HASU).
4. Areas for dumpster(s) that meet the requirement in the Land Use Code Sec. 6.10 1. F.
5. Typical dimensions of overflow parking sites.

The applicant is requesting conditional use and site plan approval for an expansion of a campground and recreational vehicle (RV) park (LUC Sec. 3.3.2 L.). The expanded site plan includes:

- 28 RV (full hook-up) spaces, (shown on site plan)
- Tent camping along Pack Creek, (sites not shown on the site plan)
- Tent camping along the northeast border of the "future development," (sites not shown on the site plan)
- Sites available for emergency and transitional housing units to be managed by HASU, (sites not designated or dedicated on the site plan)

Existing site contains the following,

- A manager's residence, office space, dumpster sites, storage buildings and bath houses,
- 26 full hookup sites,
- 16 tent sites,
- 7 electric and water sites,
- 37 un-serviced dry-camp sites,
- Coin operated laundry, playground, covered picnic pavilion, dump station, and additional parking.
- 33 unit Mobile home park, includes employee units.

Recreational Vehicle/Travel Trailer Parks

Recreational vehicle/travel trailer parks shall comply with the following standards:

Recreational vehicle/ camp parks are a conditional use in the HC zone district. The application complies with the use-specific standards developed for campgrounds found in land use code on pg. 3-12.

1. Each space may be occupied only by persons using travel trailer, truck campers, small cabins (traditional KOA-style) and tents for overnight, short duration or seasonal camping. Expanding the site to include 28 full service RV sites.

2. Each RV / travel trailer space shall be at least 1200 square feet in area.

The narrative states the sites are 30 X 50, page C-502 of the engineered plan shows the typical RV site detail at 30 X 40.

3. Each cabin or tent space shall be at least 800 square feet in area.

The site plan does not show any tent sites. Tent camping on the site does exist adjacent to Pack Creek and the northeast border of the property.

4. Each space shall be at least 30 feet in width.

Each space is at least 30 feet in width;

5. Each park shall be served by public water and sewer facilities.

GWSSA has provided a will serve letter with an understanding that the sewer lines will be modified and addressed separately following receipt of the construction plan.

6. No space shall be located more than 200 feet from water and sewage service building.

RV spaces are full hook-up, i.e. include water, sewer, and power. No dry camp sites are shown in order for the staff to determine if they meet the required 200 foot distance to the service building.

7. The County may require landscaping and screening pursuant to the provisions of Sec. 6.4, Landscaping and Screening.

The applicant has not provided a landscape plan. Landscaping and screening on boundaries of the residential zone districts is required pursuant to Sec. 6.10 of the LUC.

8. One tree of a species suitable for the area shall be provided for each two spaces, and shall be located in close proximity to those spaces. Existing trees on the site may be used to satisfy this requirement. No landscaping plan has been provided.

General Business District Standards – Sec. 2.9 of the LUC. *No new buildings are proposed.* .

Site Plan & General Development Standards

A. Parking, Loading, and Refuse Areas

- Additional Parking spaces are generally needed for ATV trailers and toy haulers. The Applicant's narrative states there will be additional parking, but it is not shown on the site plan.
- Dumpsters shall be set back at least 20 feet from a lot line of the residential zone districts and completely screened by an opaque fence at least one foot taller than the solid waste receptacle.

B. Driveways and Access

Facility ingress and egress is off Murphy Lane. A county road encroachment permit is necessary. Required existing and proposed internal drives are not completely shown on the site plan. Fire Department approval is necessary.

C. Fences and Walls

See "H. Landscaped Screening and Compatibility Standards" below.

D. Signs

No new signs are proposed.

F. Lighting

Lighting cut sheets are necessary for building permits.

G. Drainage

The drainage plan has been provided to Horrocks Engineers, and we are waiting on the results. A portion of the property is included within the floodplain, but no proposed sites overlap with the floodplain boundaries.

H. Compatibility Standards and Landscaped Screening

The site plan demonstrates compatibility and screening to meet the operational performance standards, compatibility standards, screening standards, and general conditional use permit. In order to satisfy the change of use the applicant will need to provide a larger buffer zone.

I. Operational Performance Standards

Compliance with operational performance standards is an ongoing obligation. Impacts on the adjacent residences should be given consideration during the site planning process. The applicant's statement provides acknowledgement that there will be, noise curfew from 10:00 PM to 8:00 AM and no bright lights after 10 PM, throughout the park. The Campground rules allow for wood fires at the sites. Due to the proximity of residences, staff feels a no outdoor wood burning policy should be instituted.

J. Utilities

The site is currently served by utilities. GWSSA has provided a will serve letter.

Conditional Use Permit Standards

A conditional use because of its unique characteristics or potential impacts may not be compatible in some areas or may be compatible only if certain conditions are required that reasonably mitigate said impacts.

1. Effect on Environment and 3. External Impacts

Identification of site locations, setback from the property line, and screening techniques will reduce the potential for negative impacts. No open fires and a noise curfew will also benefit the surrounding properties.

The existing foot bridge spanning Pack Creek is not permitted by Grand County. The Army Corps of Engineers or the Utah Division of Environmental Quality must approve the foot bridge prior to Grand County permitting. Until such permission is granted, the foot bridge must be removed.

2. Compatible with Surrounding Area

Impacts to the adjacent residences have been brought to the attention of staff for years by complaints of smoky fires, late night noise, and no restrooms within the 200 foot requirement.

4. Infrastructure Impacts Minimized

All utilities are available; drainage is in for review by Horrocks Engineers. Discussion with the Road Supervisor for the entrance would be reasonable.

5. Consistent with the LUC and General Plan

The campground meets the use-specific standards outlined in the land use code. The location is within a nonconforming site and is not supported by the General Plan.

6. Parcel Size

No additional acreage is required.

Conclusion

Planning commission shall ask and answer the following questions:

1. Is the legal nonconforming status of Pack Creek Campground inclusive of the "future development" area identified in the original campground permit?
2. Does the proposed site plan expansion constitute a change of use, represent a more restrictive or less-impactful use?
3. Are potential impacts adequately mitigated?

Additionally,

- Demonstrate that no camping of any kind will exist within a 50 foot setback from the residential zone districts to the east and northeast and to provide dense landscaping in the setback.
- Move the set back on the south east side to 20 feet as required in the compatibility standard,
- Each camp site will have full hook-ups (water and sewer),
- County road encroachment permit, to provide a proper access for larger RV's.
- Institute a no outside wood burning policy,
- Institute a noise curfew of 10:00 pm to 8:00 am,
- Provide a Fire Department approval letter,
- Typical site illustrations for dimensions of the roads, and parking,
- Areas for dumpster that meet the requirement in the Land Use Code Sec. 6.10 1. F.,
- Illustrate on the site plan where the planned flow parking sites are, with dimensions,
- Designate sites available for emergency or transitional housing units and provide a MOU with HASU.

DRAFT- unapproved
Grand County Planning Commission
Minutes

January 12, 2016

A regular meeting of the Grand County Planning Commission convened on the above date in the Grand County Courthouse, 125 East Center.

Members Present: Chair Dave Tubbs, Mike Duncan (arrived at 7:45 PM), Gerrish Willis, Cricket Green, Joe Kingsley, Ryan McCandless, and Bob O'Brien.

Absent:

Staff Present: Mary Hoffine, Zacharia Levine

Council Liaison: Mary McGann, absent

The Chair convened the meeting at 6:00 PM and asked that all cell phones be turned off or silenced.

The Chair introduced new members, Cricket Green and Bob O'Brien and welcomed them to the Commission.

Election of Officers – The Chair opened the floor to nominations. Gerrish Willis nominated Dave Tubbs for Chair and Joe Kingsley as Vice Chair. Bob O'Brien seconded the nomination. All voted in favor of the nomination.

Citizens to be Heard – none

Sketch Plan review for Sage Valley Estates.

This sketch plan application is submitted by Black Oak Development Group. The property is located at 2811 South Hwy. 191 and zoned Highway Commercial (HC). The Applicant proposes division of 9 acres into 120 Condo Units. Surrounding properties are zoned Large Lot Residential and consist of single-family residential to the east (LLR zone district), and HC to the north and south with single family homes on large lots.

The current site is three separate lots, which will be combined at subdivision process. The south lot is currently under contract, the owner of property has signed the application for sketch plan.

Sketch Plan Sec. 9.3

Submittal requirements shall include conceptual plans for the entire parcel. The sketch plan substantially meets the standard for sketch plan.

- A. A preliminary title report from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the property. *provided*
- B. Conceptual drawing *provided – Minimum setbacks in the HC zone district are shown, but they may need to be modified based on the compatibility standards of Section 6.10. A final determination will be made based on the building plans submitted during preliminary plat review. Landscaping is not addressed.*
- C. A conceptual drawing of the lot and street layout drawn at a scale of not less than 1 inch = 200 feet and including the following:
- D. Proposed number of lots and the approximate area of the individual lots; *provided*
- E. Topographic contours at 5 foot intervals and all easements or rights-of-way necessary for drainage within or without the boundaries of the subdivision; *provided*
- F. Significant natural features of the site including streams, lakes, natural drainage lines, vegetation type, and other similar features; *see Physical Constraints below*
- G. Man-made features such as existing buildings, irrigation ditches, utility lines and easements, bridges, culverts, drainage systems, mines or mine dumps; *see Physical Constraints below*
- H. Zone district boundaries; *shown –building height standards for compatibility will be addressed at development.*
- I. General land use divisions into residential types, commercial, industrial, community facilities, and open space including proposed boundaries of public use or common areas; parking area, total number of dwelling units and total square footage of non-residential space; *provided on plat.*

- J. Type and layout of water supply and sewage treatment system proposed; *shown*
- K. Acreage of the entire tract and the area to the nearest one-half acres and percent of total area to be devoted to open space; *provided – shown on “project tabulations” on plat. No open space is proposed or required.*
- L. The name and location of a portion of adjoining subdivisions shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivisions in sufficient detail to show actually the existing streets and alleys and other features that may influence the layout and development of the proposed subdivisions; where adjacent land is not subdivided, the name of the owner of the adjacent tract shall be shown; *provided*
- M. A vicinity-topography map (which may be a USGS one (1) inch equals 2000 feet scale) shall locate the property relative to surrounding areas; and *provided*
- N. A filing fee shall be submitted to cover the cost of review and processing with every subdivision sketch plan in accordance with the fee schedule adopted by resolution of the County Council. *paid*

The Chair asked the applicants if they had anything to add. Josh Richards with Black Oak Development introduced himself and Wayne Ashton with Outlaw Engineers, Engineer for the project, and Steve Wallace CFO. Mr. Richards gave a brief presentation on the project and explained that they are planning to Leed certify the buildings, use as much solar power as possible including the swimming pool and solar panels on the parking structures.

Commission discussed extraordinary parking needs; time line for the project; UDOT access and turn lanes.

The Grand County Planning Commission reviewed the referenced application in a public meeting on January 12, 2016 and recommended the applicant to move forward to Preliminary Plat approval subject to the following conditions prior to preliminary plat approval:

1. **SETBACKS.** Adequate setbacks for all buildings and parking (Sec. 3.2.);
2. **LANDSCAPING.** Adequate landscaping along Highway 191 (Sec. 3.2);
3. **DRIVEWAYS.** 16 foot, minimum, driveways shall be shown on the plat (Sec. 6.2);
4. **PUBLIC ACCESS.** Official UDOT approval (Sec. 6.2.4);
5. **COMPATIBILITY STANDARD.** Submission of a site plan illustrating the required screening and building siting (Sec. 6.10. 1 D. E.)
6. **ENGINEERING.** Submission of a preliminary drainage report including proposed storm drainage collection and delivery system (Sec. 7.7);
7. **PHYSICAL CONSTRAINTS.** All physical constraints located on the property shall be identified on the preliminary plat (Sec. 6.8 and Sec. 6.9);
8. **UTILITIES.** Submission of utility letters indicating service commitment and adequacy of proposed easements (Sec. 7.6);
9. **FIRE PROTECTION.** Fire Chief approval of the adequacy of proposed access and the location and number of fire hydrants (Sec. 7.9); and
10. **PUBLIC WATER and SEWER.** Grand Water and Sewer approval letters for ability to serve and needed easements. (Sec. 7.8 and 7.10)

Approval of Minutes: No minutes were available for review.

Future Considerations: none

Community Development Department Update:

2016 work plan was reviewed, future LUC amendments, and facilitating affordable house development.

County Council Liaison report: Ms. McGann was not in attendance

Adjournment - meeting adjourned at 8:45 PM