

Agenda

GRAND COUNTY Planning Commission

April 27, 2016
6:00 P.M. Regular Meeting
GRAND CENTER
North End Meeting Room
182 No. 500 W., 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 *Chair*

Action Item **Action Item** - a Site Plan review for expansion of Lost River Warehouse located at 2151 South Highway 191 *Staff*

Public Hearings and possible Action Items **Public Hearing** – a proposed Conditional Use Permit for a Recreational Vehicle Campground located at 1151 So. Highway 191. *Staff*

Workshop Discussion Tiny Homes
Bed and Breakfasts
Co-Housing and Dormitories
Parking
Buffering *Staff*

Action Item Approval of April 13, 2016 Meeting Minutes *Chair*

Future Considerations *Chair*

Community Development Department Update *Staff*

County Council Update – Mary McGann *Council Liaison*

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.



STAFF REPORT

MEETING DATE: April 27, 2016
TO: Grand County Planning Commission
FROM: Planning Staff
SUBJECT: Site Plan Review - Lost River Clothing Warehouse, located on Highway 191 in a Highway Commercial zone district

Prior to issuance of a zoning permit or building permit for any commercial or multi-family development in any zone district, the plan shall be submitted to the Planning Commission for its approval of the plan.

This application is to expand the Lost Clothing Warehouse on 2151 South Highway 191, by immediate addition of a 2,250 square foot warehouse and a future warehouse of 3,000 square feet.

Prior to the issuance of a zoning development or building permit for commercial or multi-family uses, LUC Sec. 9.17 requires that the site plan be reviewed and approved as follows: (staff comments are in italics)

- A. **Sec. 6.1.7 Parking**, each parking space shall be set back at least 15 feet beyond the front yard setback. Each space shall be 9 feet wide 20 feet long. *The site plan demonstrates eight parking spaces – warehouse storage requires additional parking of 1 per 2,000 square feet, required parking is five spaces.*
- B. **Sec. 6.10.E. Loading and refuse areas** – Refuse areas will be set back at least 20 feet from the lot line of property and shall be completely screened from view by opaque fence or wall that is at least one foot taller than the dumpster. *No dumpster is illustrated on the site plan.*
- C. **Driveways and access** – *UDOT has provided a letter of approval*
- D. **Sidewalk or trail** – trails or sidewalks are required if the property is more than a mile from the city limits. *N/A.*
- E. **Sec. 6.10 1.E. Compatibility – buffer and screening** – *LUC requires the plan to include a six (6) foot opaque screening adjacent to the residential zone or a lot with a residence or duplex use.*
- F. **Landscaping and screening** – Section 6.4 Landscaping and Screening – *the current landscaping on site complies with this standard.*
- G. **Locations and dimensions of structures and signs** - signage is subject to the requirements of Sec. 6.5. *No new signage is proposed, existing and proposed buildings are illustrated on site plan.*
- H. **Outdoor lighting** – lights shall meet the requirement of Sec. 6.6. *A lighting cut sheet will need to be provided at building permit and shall meet the requirement of the sec. 6.6 of the LUC.*
- I. **Drainage and floodplain** – Sec. 6.7 a drainage plan will be required in order to mitigate drainage if proposing more than 7,000 square foot of impervious area, or a natural drainage way is altered. *The County Engineer has approved the plan. .*
- J. **Compatibility Standards** – Sec. 5.5.3 the minimum setback requirements are; 20 feet in the front, 10 feet on sides and 20 feet at the rear of the property. *Site plan demonstrates compliance.*
- K. **Operational Performance Standards Sec. 6.12** – *these are a continuing obligation of all uses; applicant should get a copy of the standards before issuance of a building permit.*

- L. **Restricted use of commercial and industrial district parking areas.** No automobile trailers, boats, detached campers, junk vehicle or any other object that will render a parking space in a commercial or industrial district unusable according to the purpose of this section shall be parked or stored in off-street parking areas. Junk vehicles shall be defined as those that lack a current license or are wrecked and/or dismantled.
- M. **District standards** - The Highway Commercial District has specific district design standards include the following:
- a. Utilize non-reflective siding materials on all wall facades; and
 - b. Utilize earth-tone colors on all structures to minimize contrast with surrounding landscape.

CONCLUSION:

This is an expansion of the existing site for an immediate 2,250 square foot building and a future expansion of an additional 3,000 square foot building. Staff recommends approval.

- Drainage plan was approved by Horrocks, County Engineer,
- Lighting cut sheets shall be provided at building permit.

PRELIMINARY
FOR REVIEW

Goff Engineering & Surveying, Inc. expressly reserves the common law copyright and other property rights in these plans. These plans are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining written permission and consent of Goff Engineering & Surveying, Inc. ©

LOST RIVER CLOTHING
MOAB, UTAH

Issue Record:

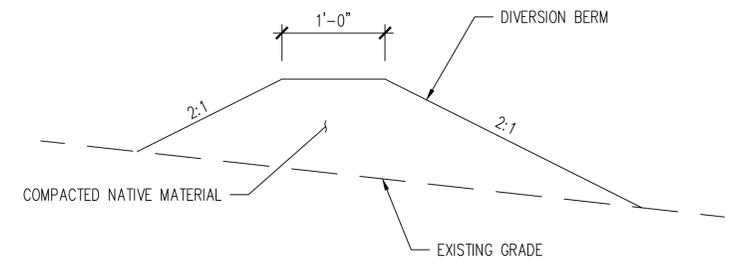
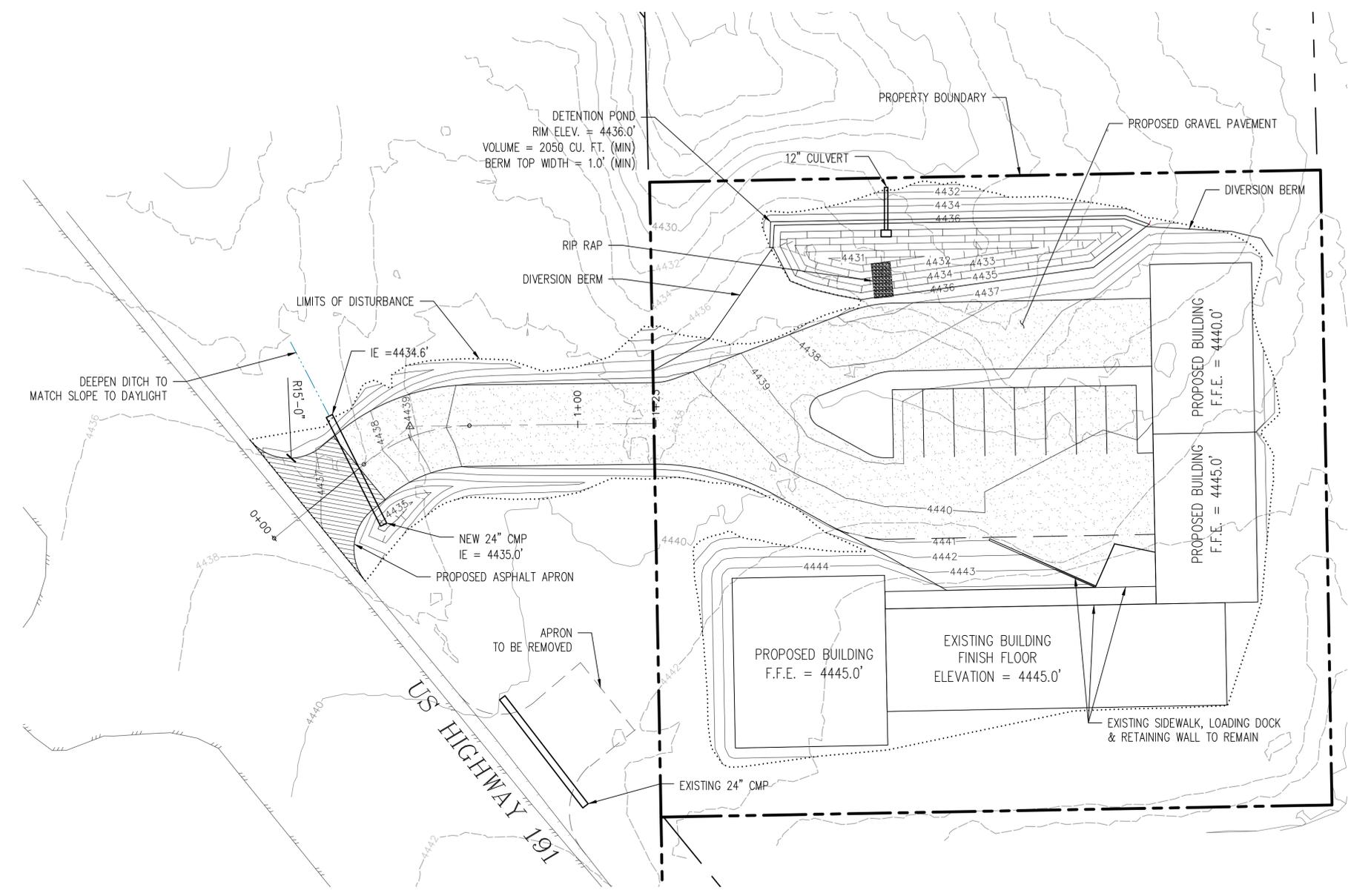
FOR REVIEW	3/28/2016
FOR REVIEW	4/6/2016

Revisions:

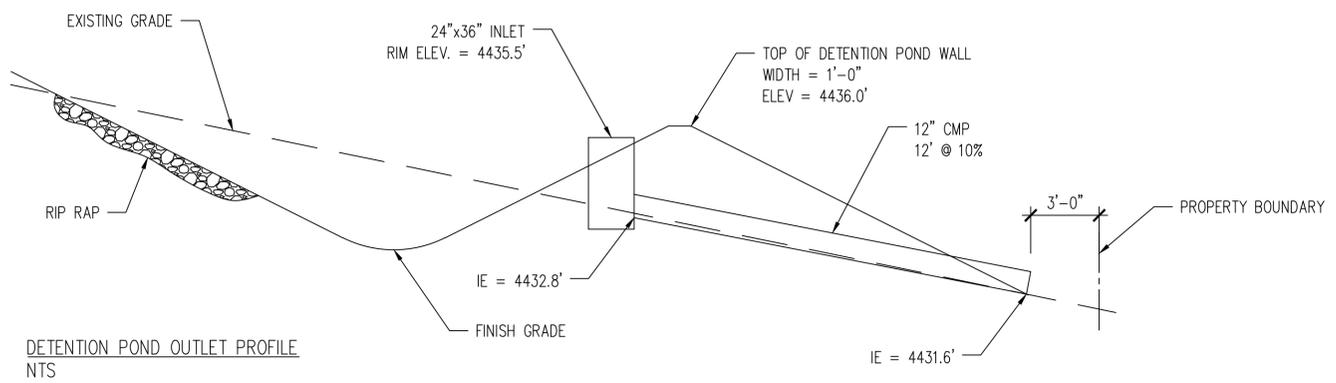
Project Number: 16-004
Drawn By: CTH
Designed by: RSH
Checked By: RSH

Sheet
C1.1

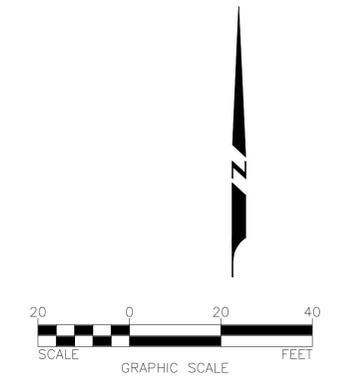
GRADING & DRAINAGE
PLAN



DIVERSION BERM DETAIL
NTS



DETONATION POND OUTLET PROFILE
NTS



© 2016 SET, Inc. Moab, Lost River Clothing CADWIND16-004 Sheets.dwg, 4/6/2016 10:42 AM, cthawkins, 11



STAFF REPORT -

MEETING DATE: April 27, 2016
TO: Grand County Council
FROM: Community Development Department
SUBJECT: Conditional Use Application Red Cliffs RV, Colin Fryer Applicant

PLANNING COMMISSION RECOMMENDATION

Move to forward a recommendation to the County Council for approval subject to the following conditions being met prior to County Council review;

1. **Lighting Cut Sheets.** At building permit application the Applicant shall provide cut sheets for all exterior lighting to comply with Sec. 6.6 of the Grand County Land Use Code.
2. **Compatibility to Surrounding Residential Areas.** Due to the proximity to residential properties, two policies shall be instituted:
 - a. No outside burning, and
 - b. Noise curfew of 10:00 p.m.

BACKGROUND

A. General

This application is submitted by property owner and project developer, Colin Fryer (Applicant). The subject site is zoned Highway Commercial (HC) and consists of approximately 0.62 acres. The Applicant is developing a small RV/campground with full-service sites located off Highway 191 on an approximately 40 foot unmaintained right of way. Surrounding properties are zoned HC and includes commercial and single-family residential uses.

The applicant is requesting a conditional use permit and site plan approval for a campground and recreational vehicle (RV) park (LUC Sec. 3.2.2.L). The proposed site plan includes:

- Existing 1,040 square foot home,
- 6 full service RV/trailer sites,
- Storage shed,
- additional parking stalls,
- enclosed trash
- Sec. 6.10 Compatibility Standard, the application will provide compliant fencing to accomplish the screening requirement.

Campground & General Development Standards

Campground Use-specific 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 Use Specific Standards 3.2.3L

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.*
Site plan demonstrates compliance with this requirement.

2. *Each RV / travel trailer space shall be at least 1200 square feet in area.*
Site plan demonstrates compliance with this requirement.

3. *Each cabin or tent space shall be at least 800 square feet in area.*
No cabin sites are proposed

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

5. *Each park shall be served by public water and sewer facilities.*
All utilities are available to the site. GWSSA and RMP have approved the proposal.

6. *No space shall be located more than 200 feet from water and sewage service building.*
RV spaces are full hook-up, which includes water, sewer, and power.

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

This lot is unique in that this tract does not have a bounding property line on a street, only an easement from a non-maintained right of way. The landscaping standards are to create an attractive appearance along streets and highways as a screening device. This site would not accomplish that purpose.

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.)*

Site plan demonstrates compliance with this requirement, there are no trees on the site and the Applicant will need to plant and irrigate trees to accomplish this purpose.

Site Plan & General Development Standards

A. Parking, Loading, and Refuse Areas

Each RV space has parking. Additionally, the central parking area meets the specifications for required number of spaces per the land use code:

2 spaces / residential dwelling = 2 spaces

B. Driveways and Access

Facility ingress and egress is off a 40 foot non-maintained right of way. Fire Department has approved the site. The Applicant has contacted UDOT for an encroachment permit

C. Fences and Walls

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

D. Signs

No signage is being proposed

F. Lighting

The Applicant shall provide cut-sheets meeting the requirements of Sec. 6.6, Lighting prior to building permit approval.

G. Drainage

Sec. 6.7 Drainage, the applicant is not proposing more than 7,000 square feet of impervious area, a drainage waiver was approved by the County Engineer.

H. Compatibility Standards and Landscaped Screening

The entire property is bound by the HC zone district; the southwest and northwest boundaries have single family homes. The applicant plans screening pursuant to Sec. 6.4 of the Land Use Code.

I. Operational Performance Standards

Compliance with operational performance standards is an ongoing obligation. Impacts on the adjacent single family residence should be given consideration during the site planning process. Planning Commission must consider issues such as late night / early morning noise, parking area lights, and fire/smoke when considering the adequacy of proposed screening and landscaping. Due to the proximity to residential properties a no outside burn and a noise curfew of 10:00 pm policy is advised.

J. Utilities

Existing utilities are on site, Grand Water and Sewer Service Agency (GWSSA) has provided an approval signature.

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

This site is bounded by HC zone district, with residential houses on lots at the southwest and east side of the property. The applicant plans to provide a six foot high screening fence on the entire property line.

2. Compatible with Surrounding Area

The site is adjacent to residential areas. A policy of no outside burning and a noise curfew of 10:00 PM are advised.

4. Infrastructure Impacts Minimized

All utilities are available; a drainage waiver has been provided to Horrocks Engineers. The Moab Valley Fire Department has provided approval.

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 the commercial corridor as identified in the General Plan.

6. Parcel Size

No additional acreage is required.

Public Notices

The public notice for CUP 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 site, and the Utah Public Meeting Notice Website at <http://pmn.utah.gov/>, as required for public hearing.

3. **POST MEETING.** If the revised sets of plans are not approved as submitted two corrected sets of plans both large and small shall be submitted that comply with the Planning Commission's approval.

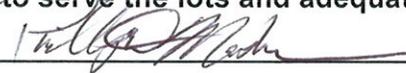
Site Plan: The applicant shall submit a site plan drawn to an acceptable scale (as deemed by the Zoning Administrator) to display the following:

1. Parking, loading, and refuse areas;
2. Access ways, including points of ingress, egress;
3. Sidewalks and trails;
4. Fences and walls;
5. Location and dimensions of structures and signs;
6. Location and type of outdoor lighting;
7. Typical elevations of such buildings;
8. Landscaping and screening;
9. Topography;
10. Specific areas proposed for specific types of land use;
11. Lots or plots;
12. Any areas with slopes in excess of 30 percent;
13. Any areas in a natural drainage or the 100 year floodplain;
14. Existing and proposed easements, areas proposed for public dedication; and
15. Building footprint(s), water and sewer lines, easements and drainage improvements in Digital Format; if available. Digital information shall be provided in the latest version of AutoCAD, or other format compatible with the County GIS as may be specified by the Zoning Administrator (currently preferred in State Plane Coordinates - Utah Central Zone or the Valley Coordinate System) with all measurements stated in feet.
16. Compatibility standards, LUC Sec. 6.10

Application Fee. The process / filing fee of \$350.00 shall be paid in full.

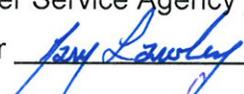
REQUIRED SIGNATURES (or attach letter of approval by the agency)

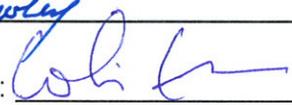
Agency will review for ability to serve the lots and adequate existing and future easements.

Moab Valley Fire Department 

Grand County Road Supervisor UDOT

Grand Water and Sewer Service Agency 

Rocky Mountain Power 

Property Owner's Signature:  Date: _____

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Pleasant Grove, Utah 84062
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Tel: 801.763.5100
Salt Lake line: 532.1545
Fax: 801.763.5101
In state toll free: 800.662.1644

April 13, 2016

Mary Hofhine, Development Coordinator
Grand County
125 E. Center
Moab, Utah 84532

Subject: Colin Fryer RV, 1151 S. Hwy 191 – Request for Drainage Plan Waiver – Approval

Dear Mary:

I have reviewed the submitted documents received April 15, 2016 and the request for a waiver of providing a drainage report for Colin Fryer Property located at 1151 S. Hwy 191. Per Grand County Construction Standards Section 2.E requirements for a Waiver of Drainage Study and information submitted is listed below:

Sec. 2.E. Waiver of a drainage study requirements

1. A waiver of the drainage Study requirements will be considered when the following conditions exist:
 - a. The amount of impervious surface will not be increased to more than 15 percent of the lot area and is less than 7,000 square feet. – Response: The submitted response shows calculations for a net change of impervious area of less than 15% of the lot area (less than 7000 square feet). This condition is has been met.
 - b. The site is not characterized by unusual topography of drainage patterns. – Response: The topographic map shows the site sloping gently to the north east with no unusual drainage patterns. No unusual topographic or drainage patterns exist.
 - c. The site does not lie within the boundaries of the 100 year floodplain or other significant floodplain or floodway. – Response: The submitted map shows the parcels outside of the FIRM 100 flood zone.

Upon review of the submitted documents and submitted information the request for waiver of the drainage report conditions have been meet and is approved.

This review was for the waiver of drainage report and does not include a review of any other code requirement as they were not part of the information submitted.

Please contact me if you have questions or need additional information.

Sincerely,
HORROCKS ENGINEERS

A handwritten signature in blue ink, appearing to read "David Dilman".

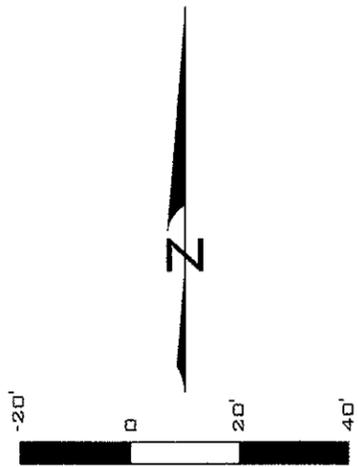
David Dilman, P.E.

Principal

cc: file

TOPOGRAPHIC SURVEY

FOR A PARCEL LOCATED IN
SECTION 7, T26S, R22E, SLB&M,
GRAND COUNTY, UTAH



SCALE: 1" = 20'
(18" X 24" ONLY)
LOCATED IN
SEC 1, T26S,
R21E, SLB&M.

VICINITY MAP:
(NO SCALE)

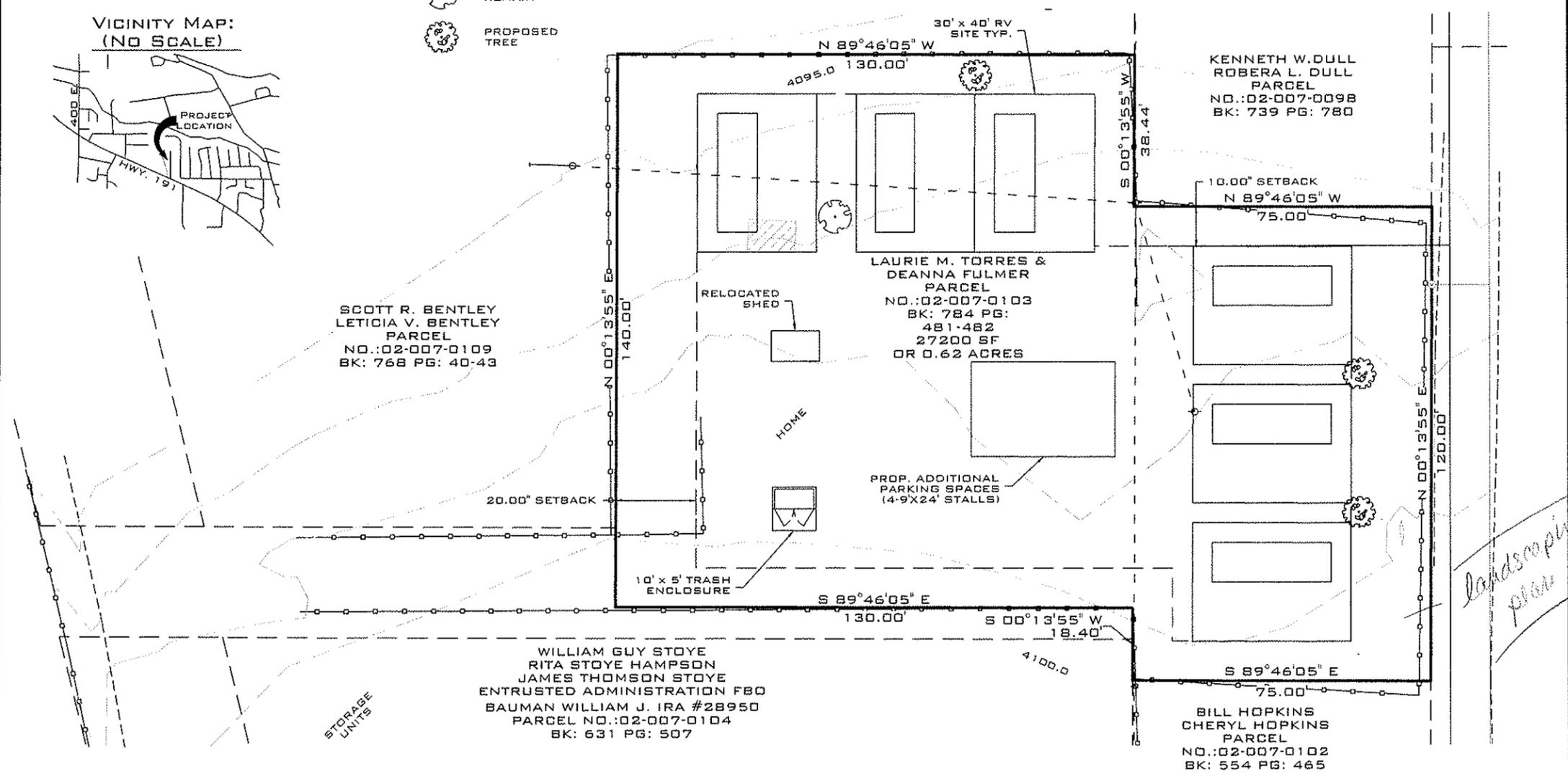


LEGEND:

- FOUND QUARTER CORNER
- EX. TELEPHONE PED.
- EX. POWER POLE
- ⊙ EX. WATER METER
- ▨ TO BE RELOCATED
- ⊙ EX. TREE TO REMAIN
- ⊙ PROPOSED TREE
- SECTION/CENTERLINE LINE
- ADJOINING LOT LINES
- SUBJECT LOT LINES
- BUILDING SETBACK
- EXISTING ASPHALT
- EXISTING FENCE
- EXISTING EASEMENT
- EXISTING SEWER
- EXISTING OVER HEAD POWER
- EXISTING WATER LINE

NOTES:

- PROPERTY ZONED HC
- ADJACENT USES INCLUDE RR (NORTH), HC (SOUTH), GB (WEST), & SLR-2 (EAST).
- COMPLIANT FENCING REQUIRED ADJACENT TO RESIDENCES, PER COUNTY STANDARDS.



DATE:	3/24/16
DRAWN BY:	K.B.
CHECKED BY:	B.E.A.
SCALE:	1"=20'
DWG:	
REVISIONS	DATE

KEOGH ROSENBERG
LAND SURVEYING
ENGINEERING
CIVIL • STRUCTURAL

P.O. BOX 218
80 E. CENTER ST.
MOAB, UTAH 84532
PH (435) 259-8171

TOPOGRAPHIC SURVEY
FOR
COLIN FRYER

SHEET
1
OF 1 SHEETS

\\FILESERVER\DOCUMENTS\KENNETH\COLIN FRYER RV PARK #2\FROM BRANDON\FRYER RV PARK 2.DWG



A-1 Storage

Image Landsat

Google earth

38°33'19.58" N 109°32'00.62" W elev 1283 m eye alt 1.64 km

1997

Grand County Futures: Planning & Zoning Solutions

*Learn, Share, and Contribute
to the future of YOUR community.*

Topics will include:

Tiny Houses...

What are they and where do they belong?

Bed & Breakfasts...

Balancing commerce with neighborhoods

Co-Housing & Dormitories...

Workforce housing options

Wednesday, April 27, 2016 • 6:30 p.m.
Grand Center meeting room (north end)
182 North 500 West

**Note – the regular planning commission meeting location will
move to the Grand Center to accommodate this workshop**

