

Agenda

GRAND COUNTY Planning Commission

Wednesday, March 22, 2017
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 Hearing and Action	Public Hearing - Land Use Code amendment to Article 3, Use Table: Allowing single family dwellings in the highway commercial (HC) zone district; and, Article 5.5, Non-residential Development Districts: Incorporating buffer requirements into non-residential development standards.	<i>Staff</i>
Discussion	High Density Development Overlay Districts	<i>Staff</i>
Work Session	County Resource Management Plan update	<i>Consultant</i>
Action Item	Approval of March 8, 2017 Meeting Minutes	<i>Chair</i>
	Future Considerations	<i>Chair</i>
	Community Development Updates	<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.

Principal Uses by Zoning District													
Use Category	Specific Use	RESIDENTIAL					NONRESIDENTIAL						Use-Specific Standards
		SLR	LLR	RR	MFR	RG	NC	GB	RC	RS	HC	LI	
Key: P = Permitted by right C = Conditional Use Permit Required ___ Not Permitted (Use-specific Standards and descriptions of Use Categories are provided in 3.2 and 3.4, respectively)													
Residential Uses (Section 3.4.7)													
Household Living	Dwelling, single-family	P	P	P	P	P				P	P		
	Zero lot line house	P	P	P	P	P					P		3.2.1K
	Alley-loaded house	P	P	P	P	P					P		3.2.1A
	Dwelling, two-family (duplex)	P	P	P	P	P			P		P		3.2.1D
	Townhouse	P	P	P	P	P			P		P		3.2.1G
	Dwelling, multi-family				P				P		P		3.2.1C
	Manufactured home	P	P	P	P	P				P	P		3.2.1H
	Manufactured home community	C									C		3.2.1I
	Upper-story residential						P	P	P	P	P	P	3.2.1J
	All other household living uses				P								

DRAFT

Agenda Summary
GRAND COUNTY PLANNING COMMISSION
March 22, 2017

TITLE:	Public Hearing: LUC Amendment to define a buffer zone in the non-residential zoned district adjacent to protected zones, Small Lot Residential (SLR), Large Lot Residential (LLR), Rural Residential (RR).
FISCAL IMPACT:	N/A
PRESENTER(S):	Zacharia Levine, Community Development Director

Prepared By:
ZACHARIA LEVINE
GRAND COUNTY
COMMUNITY
DEVELOPMENT
DIRECTOR

FOR OFFICE USE ONLY:
Attorney Review:

N/A

STATED MOTION :

Move to recommend the County Council adopt the proposed land use code amendment, as written.

STAFF RECOMMENDATION:

Approve.

BACKGROUND:

Staff recognized the original code amendment that established project boundary buffers in residential districts failed to include project boundary buffers in non-residential districts where they are also needed.

ATTACHMENT(S):

1. Land Use Code amendment Section 5.5.4 (proposed)

Section 5.5. II: Nonresidential Districts

5.5.4. Project Boundary Buffer

1. Project boundary buffers are intended to provide a suitable transition between the proposed development and adjacent development. Buffers are required along all sides of the proposed development, that share a boundary with a protected zone district pursuant to Section 6.10.1 A, excluding arterial or collector streets. For projects providing 20 percent (20%) or more affordable housing units as defined by Section 6.14 of this LUC, the project boundary buffer on each edge shall be 20 feet. For all other projects, the project boundary buffer on each edge shall be 20 feet or the proposed building height, whichever is greater.
2. Buffer width shall be measured perpendicular to the property lines that define the project area.
3. Development projects in nonresidential districts may include a mix of housing types as set forth in Section 3.1, Use Table, so long as the development complies with the maximum density requirement of the underlying base district (See Sections 5.5.1 and 5.5.2B).