

Grand County Planning Commission Approved Minutes

May 25, 2016

A regular meeting of the Grand County Planning Commission convened on the above date in the Council Chambers of the Grand County Courthouse, 125 E. Center, Moab, Utah.

Members Present: Dave Tubbs, Mike Duncan, Cricket Green, Bob O'Brien, Gerrish Willis and Ryan McCandless arrived at 6:10 PM.

Members Absent: Joe Kingsley

Staff Present: Mary Hofhine

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.

Citizens to be Heard – none

Public Hearing: Replat application combining Government lots 47 & 48 within the KOA Campground.

Staff explained that in order to remove lot lines in a platted subdivision a public hearing is held. Government lots are a subdivision and the County Recorder requires an amendment to the subdivision to remove the lot lines. This application is submitted by Gregory and Susan Robinson (Property Owners). The applicants are requesting a replat of lots 47 & 48, by combining the lots for the purpose of creating a single larger parcel for commercial use, all lots are HC zoned. During the expansion of KOA, in 2015, Mr. Robinson platted the campground within the lot lines and anticipated replating the site at a later date.

The property is located at 3225 and 3411 So. Highway 191 within the Government Lots subdivision and a larger parcel to the east. The subject property is zoned Highway Commercial.

The application is being processed in accordance with Grand County Land Use Code (LUC) Sec. 9.9.1

The application was complete and public hearing notices processed.

The Chair opened the public hearing asked if there were any comments from the audience, there were none.

The Chair asked the Commission if they had questions or comments, being none, the Chair closed the public hearing and entertained a motion.

Gerrish Willis moved to recommend approval to the Grand County Council to combine Lots 47, 48, and a larger parcel within the KOA Campground as submitted. Bob O'Brien seconded. All voted in favor.

Public hearing was closed.

Public Hearing – Sage Creek at Moab Preliminary Plat Condominium Project.

This preliminary plat application is submitted by Wayne Aston, an agent of Black Oak Development Group (Applicant). The property is located at 2811 South Hwy. 191 and zoned Highway Commercial (HC). Surrounding properties to the east are zoned Large Lot Residential (LLR) and consist of single family homes. Surrounding properties to the north and south are zoned HC and consist of single family homes on large lots. The HC District is designed primarily to accommodate commercial uses, but residential uses are allowed.

The Applicant proposes a division of 7.9 acres into 108 condo units, which is a reduction of 12 units from the approved sketch plan submittal. The maximum allowable density is 18 units per acre in the HC zone, or 142 units on 7.9 acres.

The sketch plan submittal was reviewed and approved by the Planning Commission on January 12, 2016.

The preliminary plat site plan includes common areas of pool and drainage facilities. The site plan includes an interior sidewalk. An HOA will be formed and designated as the entity responsible for maintenance of common and open space areas, and interior parking areas.

Applicants will also be required to construct Mesa Road through to Desert Road. Grand County road construction standards shall be followed. The construction plans are currently in the Engineer's office for review, and approval is required as a condition of the preliminary plat approval. The Engineer will need to approve the construction standards for drainage, roads, and sidewalks.

Staff explained that the office is currently waiting on engineering approval. The applicant's engineer has been working with the county engineer, but no approvals from the county engineer were available at this time. The preliminary plat that was provided to the Commission has missing components, including:

1. County Engineer approval of drainage plan, mitigation of historic drainage ways, and proposed roads and utility,
2. Proposed layout of utilities with dedication of easements for underground utilities shall be shown on the plat,
3. Utility companies shall review preliminary plat, letters from agencies stating that they have reviewed the plat for needed easements and needed improvements,
4. Through and connecting streets to be shown as public roads and dedicated to the County,
5. Sidewalk dimensions and sites shall be noted or illustrated on the preliminary plat,
6. Building siting shall be as specified in the *LUC, Sec. 6.10. D Building Height* and *5.4.1B. Project Boundary Buffer*.
7. Subdivision Title " Sage Creek of Moab Preliminary Plat"
8. Development stipulation matrix and required plat notes shall be on the preliminary plat.

Recently the County has removed the requirements for preliminary platting review by the County Council; the next step will be Final review. Staff suggests that the applicant work with staff, including the County Engineer and Road Supervisor to complete the preliminary plat requirements prior to Final Plat and not hold up the application.

The Chair invited the applicants to the discussion. Wayne Aston, with Black Oak Development introduced, Steve Wallace and Kent Milligan, also with Black Oak Development, Kari Ackman, Project Engineer, Randy Freston, Civil Engineer, and Bryon Walston, Moab Premier Properties. Mr. Wallace explained to the Commission that they have been working with the County Engineer to finalize plans. All other outstanding issues can be resolved with County staff and submitted for review, prior to final plat application.

The Commission discussed their reservations in approving an incomplete application. Staff assured the Commission that they would work with the applicant to get the preliminary plat and engineering requirements in place prior to going to final plat.

Bob O'Brien moved to recommend staff, including the County Engineer, to work with the applicants to complete the preliminary plat requirements, prior to Final plat submittals. Gerrish Willis seconded.

The Chair asked if there was further discussion on the motion. Being none, the Chair called for a vote.

Gerrish Willis, Dave Tubbs, Bob O'Brien, and Cricket Green, voted in favor of the motion. Ryan McCandless and Mike Duncan voted nay, motion carries.

Approval of Minutes. The May 11, 2016 minutes were approved as written.

Community Development Department Update: Reminder of the Open Meeting Training

County Council Liaison report: Council person McGann was absent.

Adjournment - meeting adjourned at 8:00 PM