

Grand County Planning Commission Minutes

August 24, 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: Dave Tubbs, Joe Kingsley, Gerrish Willis, Cricket Green, Bob O'Brien, and Mike Duncan.

Members Absent: Ryan McCandless

Staff Present: Mary Hofhine and Zacharia Levine

Council Liaison: absent

Zacharia Levine introduced Kaitlin Myers, a Vista intern and will be here for about a year, she will be working with staff on assured housing plan.

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

Citizens to be Heard – Bill Tucker with Sees (Citizens for Community Collaboration) invited the Planning Commission to a presentation regarding Retaining and Enhancing a Livable Moab, on September 19th at Star Hall. The planning manager and city engineer from Ogden City will describe how Ogden transformed itself from a down-and-out area to a nationally acclaimed city. Each speaker will detail the process for creating Ogden's vision and how the City works with residents and businesses to make it all happen. In this presentation, you can expect to learn about the benefits of planning, downtown revitalization, financing public works, historic preservation, and infrastructure development for community well-being. This event is hosted by Sees and the League of Women Voters.

Public Hearing – Land Use Code Amendment Section 9.17 Site Plan Review. Currently the Land Use Code requires site plan review approval by the Planning Commission. Site plans are administrative and as long as the applicant meets the requirements of the code a site plan shall be approved. Review by the Planning Commission becomes redundant and creates additional time constraints on the applicant.

The Chair opened the public hearing – there was no public comment.

Gerrish Willis asked if having the Commission review site plans was helpful. Staff explained that site plan review is administrative and reviewed by other County staff to assure the required standards are met. Building permits will not be issued until the minimum standards are met.

With no other comment the Chair closed the public hearing and called for a motion.

Gerrish Willis moved to forward a favorable recommendation for approval of the code amendment to the Land Use Code, Section 9.17 Site Plan Review. Seconded by Joe Kingsley and all voted in favor.

Site Plan Review - Star Point Enterprises, Don Hamilton applicant is requesting to expand the Star Point Office Space on 2431 Spanish Trail Road, by the addition of two, 2000 square foot, mini-storage buildings.

The property is located within the Highway Commercial (HC) zone district. Current uses include a 60 x 70 building used for office space and storage. The HC zone district is designed for high density housing and commercial activities. Prior to the issuance of a building permit for commercial use, LUC Sec. 9.17 requires that the site plan be reviewed and approved. Staff has determined that the site plan has demonstrated required minimum standards and recommends approval as submitted.

With no discussion, the Chair entertained a motion.

Joe Kingsley moved to approve as submitted, Bob O'Brien seconded and all voted in favor.

Site Plan Review – Slickrock Lodge, Millstream Properties, Brad Lyle representative. Review of site plan for a Lodge with eleven (11) bedrooms and a Bed and Breakfast with seven (7) bedrooms, to be located on 1343 So Highway 191 in a split zone district of Highway Commercial and Rural Residential. The property is located on a split zone of Highway Commercial (HC) and Rural Residential (RR) zone districts the County Council has endorsed allowing mixed zone district densities. The HC zone district is designed for high density housing and commercial activities, the Lodge will be sited on the commercial site. The RR zone district is a residential zone district and a home will be built on site for the use of a Bed and Breakfast.

Site plan review is administrative in action; staff is recommending a conditional approval of the site plan. We are still working with the engineer on the drainage plan, staff is asking for additional parking, lighting cut sheets are being requested, and a letter of approval from Rocky Mountain Power. Staff stated that no building permits will be issued until the conditions are met.

The applicant explained that the business plan is to use the site as a group destination, not necessarily as a hotel and are working within the County Land Use Code to accommodate the business plan. They will work with staff to get the missing components for the approval, prior to building permit.

Discussion – the Commission questioned the need for extraordinary parking needs and the access. The applicant explained that they have added the extra parking, but haven't provided the plan to staff yet. The access has been approved the by the County Road Supervisor.

Bob O'Brien moved to approve with the following conditions being addressed before a building permit is issued:

1. The County Engineer shall approve, in writing, the storm water drainage plan prior to building permit.
2. Extraordinary parking and employee parking shall be included on the site plan.
3. Lighting cut sheets will need to be provided at building permit.
4. A letter of approval from Rocky Mountain Power.
5. A plan for signage and a permit are required.

Gerrish Willis seconded and all voted in favor.

Site Plan Review - Springhill Suites Motel, Lodging Logistics is the applicant, Julie Smith was there as the representative. Courthouse Wash Subdivision received final plat approval from the Grand County Council on July 19, 2016. The proposed use of Lot 3 is a Springhill Suites, which represents the second and final phase of hotel development on the property. The Applicant has provided the necessary application submittals, but awaits legal resolution to a survey discrepancy on the western edge of the subdivision. Building permits will be withheld until FEMA approval is received and the illegal billboard adjacent to US Hwy 191 is removed. The applicants brought the FEMA approval documents to the meeting.

The applicant's representative, Julie Smith, asked the Commission if the bill board could be left up until Certificate of Occupancy, the owner is working on getting the sign permitted by UDOT. Preston Paxman explained that the sign was under his ownership until a few years ago when he sold it to a sign company. They were unaware that the permit had lapsed and are currently working to get the permit reinstated.

Staff explained to the Commission that it would be harder to withhold a certificate of occupancy once a building is built.

The Commission discussed the issue and was sympathetic to the applicant, but they have been aware of the lapsed UDOT permit for at least a year.

Bob O'Brien moved to approve the site plan for Lot 3 of the Courthouse Wash Subdivision for a Springhill Suites Motel, with the following conditions:

1. Final site plan approval will be granted administratively following resolution of a resolution of a survey discrepancy on the western edge of the subdivision boundary, and
2. The non-compliant billboard adjacent to US Hwy 191 is removed or permitted prior to issuance of a building permit.

Seconded by Mike Duncan.

Dave Tubbs asked if the motion was for the billboard to be removed at certificate of occupancy or building permit. Staff re-read the motion for clarification that the motion was for the non-compliant billboard to be removed before a building permit can be issued.

The Chair called for the vote.

Dave Tubbs, Gerrish Willis, Bob O'Brien, and Mike Duncan voted in favor of the motion, Joe Kingsley and Cricket Green voted against the motion. Motion carries.

Approval of Minutes. The July 27, 2016 minutes were approved as written.

Community Development Department Update: Code amendments were approved by the Council.

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

Adjournment - meeting adjourned at 7:30 pm.