

Grand County Planning Commission Minutes

September 14, 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, Mike Duncan, Gerrish Willis , Bob O'Brien, Cricket Green, Ryan McCandless, and Joe Kingsley

Members Absent:

Staff Present: Mary Hofhine, Zacharia Levine

Council Liaison: Mary McGann

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

Citizens to be Heard – there were none.

Action Item: Conditional Use for a Day Care Center for more than eight (8) children at one time. Located at 4508 Vista Verde Circle in Pueblo Verde Subdivision.

This application is submitted by Jeff and Jessica Dunn, property owners. The applicant is requesting conditional use approval for an in-home Day Care, which is conditional use permit (Sec. 3.1 Use Table). The applicant currently provides day care for no more than eight children, a limited Day Care (Sec. 3.2.2. C.) and is requesting a conditional use permit to expand the care to allow more than eight children, General Day Care (Sec. 3.2.2.B) which is conditional use in the SLR zone district. The applicant has provided signatures from state agencies and Moab Valley Fire Department approving the house for the use. The HOA provided a letter stating there is no objection to the use.

A conditional use in the Small Lot Residential zone district shall be approved where the County determines that there will be no significant negative impact upon residents of surrounding property or upon the public. Staff feels the applicant has substantially met the requirements for the use in the zone district.

The Commission discussed the project with staff; the Chair called for a motion.

Gerrish Willis moved to approve to send a favorable recommendation to the County Council for Moab Munchkins Day Care located at 4508 Vista Verde Circle, as submitted.

Joe Kingsley seconded, with no other discussion, all voted in favor.

Workshop / Discussion – County Resource Management Plan:

Zacharia introduced Mike Hansen, with Rural Community Consultants. The County has contracted with this firm to write the County Resource Management Plan.

Mr. Hansen provided a power point presentation which included the information and process for the plan. The Planning Commission discussed the process during the presentation.

Approval of Minutes: Joe Kingsley moved to approve the August 24, 2016 meeting minutes as written. Seconded by Bob O'Brien, all voted in favor.

Future Considerations: Nothing at this time.

Community Development Department Update: On the 19th of September SEES and League of Women Voters are hosting a presentation regarding Retaining and Enhancing a Livable Moab, 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.

County Council Liaison report: Ms. McGann reported that the Council is in the middle of budget meetings.

Adjournment - meeting adjourned at 7:45 pm.