

REGULAR PLANNING COMMISSION MEETING MINUTES
May 11, 2020

The Grand County Planning Commission held its regular meeting on the above date with all attendees participating remotely via Zoom.

YouTube recording of meeting can be viewed at www.youtube.com/watch?v=dduLLKN5n8M
Recordings archived at: NEED TO INSERT LINK TO RECORDING

In attendance: Planning Commissioners Emily Campbell, Rachel Nelson, Bryon Walston, Robert O'Brien, Kevin Walker and Gerrish Willis. County Council Liaison Jaylyn Hawks. Grand County Staff Mila Dunbar-Irwin and Abby Scott.

Special Election of Chair and Vice-Chair: Meeting began at 4:00pm with election of new Chair & Vice-Chair before being officially called to order.

Commissioner and Vice-Chair Emily Campbell nominated as Grand County Planning Commission Chair - Approved (2:00 min)

Discussion: none

Motion and Vote: Commissioner Nelson moved to nominate Commissioner Campbell as new Planning Commission Chair. Commissioner Walston seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

Commissioner Kevin Walker nominated as Grand County Planning Commission Vice-Chair - Approved (4:08 min)

Discussion: none

Motion and Vote: Commissioner Willis moved to nominate Commissioner Walker as new Planning Commission Vice-Chair. Commissioner Campbell seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

Commissioner Campbell officially calls the meeting to order at 4:07pm

Citizens to be heard:

Mark Horowitz (1:38:40 min) noted that the agenda for this meeting was not posted on the Grand County website. Mila Dunbar-Irwin noted that this was an oversight, and that all legal requirements for noticing were met. Staff will work to make sure all future meeting agendas are listed on the Grand County website.

Ex Parte Communications:

No ex parte communications from any Commissioners.

Approval of Meeting Minutes:

4-13-2020 Regular Meeting Minutes - Approved (9:27 min)

Discussion: none

Motion and Vote: Commissioner Walker moved to approve the minutes from the April 13, 2020 Planning Commission meeting. Commissioner Willis seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

4-27-2020 Regular Meeting Minutes - Approved (17:10 min)

Discussion: County Councilmember Jaylynn Hawks was in attendance at this meeting in the role of Council Liaison, but is not listed as an attendee. Detail is added on page 10 of packet to indicate that the Willow Springs OAO is in the OAO-Campground/RV Park category.

Motion and Vote: Commissioner Willis moved to approve the minutes from the April 27, 2020 Planning Commission meeting with corrections from discussion. Commissioner O'Brien seconds. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

Discussion: General Comments on Meeting Minutes (17:55 min)

The official, legal record for public meetings includes both the written minutes and the recorded audio. Dunbar-Irwin noted that planning staff has a document of guidelines and best practices that is used by Moab City and will share this document with those taking minutes.

Planning Commission members would like to see consistency in meeting minutes including the following elements:

- Descriptions of discussion should be brief with important detail captured and audio timestamps to reference full discussion.
- Detail on votes should briefly include Commissioner's rationale for voting.
- Any public comments and citizens to be heard should be noted and include audio timestamp.
- All motions and vote counts should be included in their entirety with audio timestamp.

Discussion: General Plan - letter to County Council regarding:

- **Small Area Plan for 313**
- **Directive on how to proceed with 313 applications (short term)**
- **Directive / interest in OAO eligibility zones (29:10 min)**

Small Area Plan for 191/313:

Commissioner Campbell would like to draft a letter to the Grand County Council regarding the above issues because there has been significant interest in the 191/313 area and a lack of a small area plan has made it difficult for Planning Commissioners to vote when those properties come up on the agenda. Planning Commissioners concur that they would like to create a small area plan for this area and would like to ask if County Council supports this course of action. Commissioner Nelson is concerned that without a guiding plan for this area, the development proposals will dictate the development of this area rather than development proposals fitting in with a larger plan for the area. Commissioner Walston would like to ensure that landowners in the area understand the development possibilities of their properties. Councilmember Hawks does not think that the County Council would support pausing applications from this area, but

does think they see the need to review the long range plan for the 313/191 area. The County Council is ultimately the body that is voting on the specific applications for this area, and Planning Commission may be able to extrapolate some of Council's view based on the the results of these votes.

Overnight Accommodations Overlay (OAO) eligibility zones:

Commissioner Campbell thinks that the public would like to to see eligibility areas and would like to know if County Council thinks that the Planning Commission should be directed to work on this issue. Commissioner Walker thinks that eligibility zones are less necessary now because proposals for overnight accommodations are currently being considered more carefully, and this issue should be considered at a future time if needed. He fears that if polygons are drawn for the OAO, property owners who fall within those polygons may feel entitled to OAO approval. Commissioner Nelson has concerns about overnight accommodations in residential zones, and would like to look into excluding residential zones from OAO consideration. Planning Commissioners agree that there is less urgency on creating highly specific eligibility areas at this time, but would like guidance from the County Council on OAO in residential zones. There is some support from Planning Commissioners on excluding residential zones from OAO eligibility.

Commissioners Walker and Campbell will write a draft letter to the County Council on both issues and will send out to all other Planning Commissioners for feedback.

Strawburb PUD (Kalen Jones) at 4057 S Chapman Lane; Lot 7 in All American Acres Subdivision - Approved with additional condition

Discussion: See staff report (1:06:28 min) for details of this proposal. During discussion among commissioners (1:09:30 min) staff clarified that the PUD requested would allow for clustering of development of 5 units toward the front of the property, with 4 of the units on smaller lots, but would not allow for more units to be built than the 1 unit/acre allowed by the underlying zone. The 4 acres at the back of the property and would remain undeveloped land. The master plan for this property would be attached to the PUD and prevent an increase in density above the underlying zone.

The applicant is asking for a reduction in setbacks as part of the PUD in order to maximize the area that could be used for building envelopes.

Public Hearing: Commissioner Campbell opened the Public Hearing at 5:20pm. Public Hearing closed at 5:40, and re-opened at 5:44 to accommodate new participants and closed at 5:53.

Kalen Jones, Applicant: (1:17:48 min)

The Strawburb development will support the goals of agricultural development in the Rural Residential zone. The undeveloped 4 acres at the back of the property is arable and has a right to 15 acre feet of Ken's Lake water. The smaller 4 lots will allow for greater affordability, potentially working with Community Rebuilds to develop those lots. The setbacks have been slightly reduced to allow for greater efficiencies and potential to build Accessory Dwelling Units (ADU) with each primary unit.

Kenny Fallon & Jessica Manderfield, speaking on behalf of Community Rebuilds
(1:34:33 min)

They are in support of Kalen Jones and would like to see this land made available as lots for their homeowners.

Stephanie Dahlstrom, lives on Easy St. near the proposed development (1:40:53)
Does not see this kind of density elsewhere on Easy Street and thinks this development may be out of character.

Motion and Vote: (1:54:54 min) Commissioner Willis moved to send a favorable recommendation to approve the Strawburb PUD and associated master plan for the parcel at 4057 S Chapman Lane / All American Acres Lot 7 with the additional requirement that front setbacks along Easy St. are maintained as per underlying zoning code (25' instead of 20'). Commissioner Walston seconded.

Amendment to the Motion: (2:03:57 min) Commissioner Walker moved to amend the above stated motion by removing the proposed condition requiring the front setbacks along Easy St. are maintained as per underlying zoning code. Commissioner Campbell seconds. Amendment to the main motion fails 2-4 (2:04:54 min) with Commissioners Walker and Campbell voting aye and Commissioners O'Brien, Nelson, Walston and Willis voting nay.

Main motion passed 6-0 (2:11:15 min) with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

Commissioner Willis moved to approve the Strawburb PUD preliminary plat for 4057 S Chapman Lane subject to the condition of approval of the PUD by the County Council. Commissioner Nelson seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye.

Future Considerations: (2:15:05 min)

- Add page numbers to digital copy of the Planning Commission packet
- Consider moving Citizens to be Heard to 5pm instead of the start of meeting
- Next Planning Commission meeting is scheduled for Monday, May 25th, which is Memorial Day and will be moved to Tuesday, May 26th at 4pm.

County Council Update - Jaylyn Hawks (2:23:41 min)

The last regular County Council meeting was cancelled, so there is nothing new to add.

Adjournment: (2:24:00) Commissioner O'Brien moved to adjourn the meeting. Commissioner Walker seconded. Motion passed 6-0 with Commissioners Walston, Nelson, Walker, O'Brien, Willis and Campbell voting aye. Meeting adjourned at 6:28