

**REGULAR PLANNING COMMISSION MEETING MINUTES**  
**July 27, 2020**

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

YouTube recording of the meeting can be viewed at

<https://www.youtube.com/watch?v=G4B2LwSCLEY>

Recordings archived at [www.grandcountyutah.net/AgendaCenter](http://www.grandcountyutah.net/AgendaCenter)

***In attendance:*** Planning Commissioners Emily Campbell, Rachel Nelson, Bob O'Brien, Bryon Walston, Kevin Walker, Gerrish Willis and Josie Kovash. County Council Liaison Jaylyn Hawks. Grand County Staff Mila Dunbar-Irwin and Olivia Holmes.

***Commissioner Campbell officially calls the meeting to order at 4:02 pm***

***Citizens to be heard:***

None

***Ex Parte Communications and Conflict of Interest Disclosures:***

No ex parte communications or disclosures from any Commissioners.

***Approval of Meeting Minutes from July 13th, 2020 Regular Meeting Minutes - Approved (00:05:52 min)***

***Discussion:*** Correct misspell on Commissioner Campbell

***Motion and Vote:*** Commissioner O'Brien moved to approve the minutes with the correction of the typo from the July 13th Planning Commission meeting. Commissioner Willis seconds. Motion passed 7-0 with Commissioners Nelson, Walker, Walston, Willis, O'Brien, Kovash, and Campbell voting aye.

***Discussion Item: Small Area Plan 313/191***

***Discussion led by Commissioner Campbell***

***Discussion (00:06:50min):*** Staff to provide regular summary updates on the Public Comment Survey. Preserving the visual appeal of the area is a top priority discussed by council members at the last workshop. PC would like staff to provide three proxy maps that display the three potential options for the Hwy 313/191 area. The three potential options to display are:

1. What exists today and how zones may be utilized
2. Maximum development
3. A middle ground model that utilizes resort special

Staff will consider producing a simpler version of these options with text to display options, if budget does not allow for professional graphic design sketches. The PC would need to provide more input as to what types of development they would like to see. There was a previous planning effort for this area that may be a good starting point for this plan. Zoning of the 313/191

area will ideally be a reflection of the Small Area Plan. The plan is not specifically an underlying zone change, but ideally supports the vision and potential uses in the area. PC needs to address tension between resort commercial and resort special and ensure that the use table reflects the intent of the vision. PC discusses three options for this area:

1. Recommend an overlay that may take characteristics of resort special but is heightened to development standards.
2. Recommend resort special as a zone designation that could be most affected at maintaining the intent and vision for this area.
3. Recommend that the area remains as is with a few minor modifications.

The general consensus is that resort special will most accurately reflect the vision for this area, however this is not all encompassing of all the potential uses for this area. Staff to put together a draft of the vision statement that reflects the County Council, PC, and survey responses. Once the vision is clear, uses for the zone can be addressed. Staff to provide a draft vision plan and summary of survey results by next meeting. PC to send staff specific items in the use tables or other specific examples that should be presented to the public. PC confirms that proxy maps can be displayed with text by staff and does not need graphic design. Staff will also provide examples from other city codes, etc. that demonstrate scenic preservation of areas.

***Citizens to be heard: (01:04:15)***

None

***Public Hearing: Hideaway Estates Subdivisions. A 4 lot subdivision at 1640 Murphy Lane***

***Discussion: (01:06:00min)*** See staff report for details.

None

***Applicant Statement: (01:09:00min)*** Les Ellison. Would like to sell home on lot number one in order to progress development plans. Has already agreed to put a drainage easement through their property to help with flood mitigation and will also be widening Murphy Lane in front of their property. Have obliged all of the county's requests over the last year.

***Motion and Vote: (01:12:10 min)*** Commissioner O'Brien moved to approve the preliminary plat for Hideaway Estates Subdivision located at 1640 Murphy Lane, parcel number 02-0017-0048 conditional on the following: repeal and replacement of resolution 2248 at the final plat to allow subdivision on track one on the howard track due to the new flooding map. Seconded by Commissioner Walker

***Discussion:*** Staff clarifies that Murphy Lane needs to be widened as requested by the Roads Supervisor.

Motion passed 7-0 with Commissioners Walston, Nelson, Kovash, O'Brien, Walker, Willis and Campbell voting aye.

***Future Considerations: (01:16:50 min)***

- Citizens to be heard will follow the current protocol of having two options at the beginning of the meeting and then again at 5:00PM.
- The airport area should not be part of Small Area Plan 313/191 and a plan for the airport should be developed after the Small Area Plan 313/191.

- Small Area Plan 313/191 google doc with notes about PC discussion and public comment survey to be compiled ahead of the August 18th CC meeting and staff to request CC to spend time discussing this. Google doc will need to be in CC packets by August 12th.
  - Another joint PC and CC workshop should be scheduled prior to the CC September 1st meeting.

***Recent Building Permit Review - Staff (01:29:17min)***

- Five HASU self-help (Wingate Village)
- 1 manufactured home
- 1 new construction (residential)
- 2 residential additions/remodels
- 1 mixed-use addition/remodel
- 3 solar
- 3 new construction (residential) in Castle Valley
- 1 addition in Castle Valley

***Action Item:*** Peakview Subdivision postponed to the August 4th meeting. Developer wanted a new plan that was more likely to be approved.  
 Root replat lot accommodation was approved.

***County Council Update - Jaylyn Hawks (06:31:00min)***

- There are 38 COVID-19 cases, five are active, currently one is hospitalized
- CC approved the committee to investigate the solar farm at the Airport
- CC approved the appointment of Josie Kovash to PC
- Rally on the Rocks and Outerbikes events have been cancelled by the organizers
- A new parks superintendent has been hired

***Adjournment: (01:35:00min)*** Commissioner Walker moved to adjourn the meeting. Commissioner Willis seconded. Motion passed 7-0 with Commissioners Walston, Nelson, Walker, O'Brien, Kovash, Willis and Campbell voting aye. Meeting adjourned at 6:38pm.