

**GRAND COUNTY PLANNING COMMISSION**

**Monday, March 14, 2022**

4:30 P.M. Regular Meeting

**\*\*PLEASE NOTE: THIS MEETING WILL BE HELD VIRTUALLY & IN PERSON\*\***

**Commission Chambers**

**125 E. Center St Moab, Utah**

Join via Zoom <https://us02web.zoom.us/j/84930753400> Meeting ID: **849 3075 3400**

Or call in to meeting: **(669) 900-6833** and when prompted, enter meeting ID

Send written comment to [planning@grandcountyutah.net](mailto:planning@grandcountyutah.net) or call **435-259-1343**

**Type of Meeting:** Regular Planning Commission Meeting  
**Facilitator:** Chair Emily Campbell  
**Attendees:** Planning Commissioners, interested citizens, and staff

**4:30 PM**

- Call to Order *Chair*
- Citizens to be Heard – public comment opportunity for any item not listed as a public hearing
- Ex Parte Communications and Disclosures

**Action Items** 1) Approval of Meeting Minutes from February 28, 2022 *Chair*  
(Administrative)

**Discussion Items** 2) County Commission Update *County Commission Liaison*  
a) action items update  
b) LUC updates discussion

- 3) Staff Updates *Staff*
- a) LUC updates / re-write and meeting on April 12<sup>th</sup>
  - b) Book Cliffs small area plan being drafted
  - c) MOU between City and County Planning Commissions
  - d) Debrief of Public Open house (March 3<sup>rd</sup>)
  - e) Land Use Inventory progress update
  - f) General Plan and Strategic Plan proposed timeline

**Discussion Items** 4) Future Considerations *Staff*  
a) Next open house with parcel specific future land use map is tentative for late April

**5:30 PM**

Citizens to be Heard – public comment opportunity for any item not listed as a public hearing *Chair*

**ADJOURN**

**DEFINITIONS:**

**Public hearing** = a hearing at which members of the public are provided a reasonable opportunity to comment on the subject of the hearing.

**Public meeting** = a meeting required to be open to the public pursuant to the requirements of Title 52, Chapter 4, Open and Public Meetings; the public may or may not be invited to participate.

**Legislative act** = action taken by the County Council or Planning Commission; amending ordinances, adopting general plan, Annexations, zoning and rezoning; a reasonable debatable action that could promote the general welfare of the community.

**Administrative act** = action taken by the Planning Commission, County Council or staff interpreting ordinances and regulations, conditional uses, approving subdivision, site plans, issuing building permits; an administrative decision must satisfy the requirements prescribed under state law or the County Land Use Code, whichever is stricter.

**REGULAR PLANNING COMMISSION MEETING MINUTES**  
**Monday, February 28th, 2022 at 4:30pm**

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

<https://us02web.zoom.us/j/84930753400> Meeting ID: 849 3075 3400

YouTube recording of meeting can be viewed at [https://youtu.be/D\\_aqSMlIn2w](https://youtu.be/D_aqSMlIn2w) Recordings archived at [www.grandcountyutah.net/AgendaCenter](http://www.grandcountyutah.net/AgendaCenter)

**In attendance:**

Planning Commission Chair Emily Campbell, County Commission Liaison Trisha Hedin, Commissioner Steve Evers, Commissioner Rick York, Commissioner Robert O'Brien, Commissioner Josie Kovash, Commissioner Anthony Mancuso, Planning & Zoning Director John Guenther, Associate Planner Elissa Martin, Planner Jenna Gorney, Public Engagement Specialist Laura Harris

Commissioner Campbell calls the meeting to order at 4:31pm

**Citizens to be Heard** (outside of scheduled public hearings) - None

**Ex Parte Communication and Conflicts of Interest** - None

**Action Items:**

**1. Approval of meeting minutes from February 14th, 2022.**

Changes: Page 4: County possibly selling off surplus property not housing

Page 6: 4 lines up from bottom WUI spelling

Commissioner O'Brien moves to approve as revised

Commissioner Mancuso seconds.

All in Favor - all

Approved

**2. Discussion items:**

County Commission update - Trisha Hedin

Commission meeting action items update

- Discussion about Entrada Development- Denied by Commission at this time. Potential to revisit in the future if elements for Assured Housing and Conservation Easements were included
- Colorado River Compact was discussed. Details can be found on County Commission meeting minutes

**3. Public Hearings/Action Items**

Saina Carey Rezone request from RG to GB for historic commercial property in Thompson Springs

Elissa Martin Presented - see staff report for full details  
Applicant Commented - see YouTube recording for full applicant statement  
Public Hearing Opened at 4:58pm  
Comments heard - None  
Public Hearing closed at 4:59pm

#### Discussion by Commissioners

- Trisha Heidin - when was the water turned off: Saina Carey - just over 3 years
- Elissa Martin highlighted that water resource not required for rezoning applications, but That verification of
- Commissioner Campbell - have we received any public comments - No
- John Guenther - That is forthcoming with the General Plan

Motion by Commissioner O'Brien to send a favorable recommendation to County Commission for the rezone proposal for property located at 15 W. Old Highway 6 & 50, Thompson Springs, Utah on Grand County Parcel No. 07-0021-0073 to General Business based on the following rationale:

Commissioner O'Brien Rationale: based on the following consideration - it does appear to be within Rural Center Future Land Use Designation of the 2012 General Plan. The property sits in a community center and appears that it has historically been the commercial center. The property also seems to fit with the Future Land Use Plan. Commissioner O'Brien appreciates the clear evaluation from TSSD of the availability of water at this location.

Seconded by Commissioner Kovash

Commissioner Kovash Rationale: Knowing that a precedent has been set by rezoning the adjacent Desert Moon property. This area does feel like a town center. Moving forward, the Thompson area appears to need a broad analysis of land uses and a vision.

Additional Discussion:

Commissioner Campbell - Historic tax information for the Thompson area provided by the applicant is helpful in considering these applications.

All in Favor - 6

Opposed - 0

Abstain - 0

Absent - 1

#### **4. Staff Updates**

##### a) Spanish Valley Survey Results to Date (Laura Harris)

- Brief of cross tab comparing full time Moab resident responses as well as full time Spanish Valley residents provided
- Percentage of response collected (1800 Mailed out/450 responses)

- An interest in knowing responses from rental tenants as opposed to landlord responses for property owned by them
  - Residents will be able to take the survey during the Public Meeting
  - Commissioner Campbell - evaluated the people who lived full time in Spanish Valley vs part time or those who lived outside of Spanish Valley revealed variation such as higher favorability to multi-family housing and commercial uses in that area, actual vs perceived impacts of the potential development types
- b) Housing LUC Updates - (Elissa Martin, Associate Planner)
- ADUs
    - Result of Steering Committee - focus on housing efforts.
    - This section must be updated to meet requirements of state code:
      - Considering the possibility of both internal and detached external ADU on one parcel. Would allow 3 families to live on one parcel - this would not provide additional visual impact if other requirements were to be considered
    - For full review of potential updates to ADU code section by referencing the staff report
    - PC discussion - potentially reconsider parking space requirements
    - These efforts are part of a short term/medium term/long term solution (John Guenther)
    - Deed Restriction - we could restrict lease terms. Moab considered changing Deed restriction to be actively employed households. This is challenging because it is hard to track and excludes potentially retired individuals or other unique cases.
    - Consider deed restriction for full time resident
    - Commissioner Campbell - Relaxed Parking space requirements as an option, looking for direction from the Co. Commission on where to focus?: nodes or broad application
    - Commissioner Kovash - a workforce credential would restrict various portions of our community - potentially extend the deed restriction to make it longer: Maybe 90 days. ADU can allow for increased density for workforce housing without a zoning change. Consider different height restrictions and setback requirements for different zoning districts.
  - Affordable/Assured Housing Requirement for new development
    - Our assured housing section is not currently applicable due to the fact that it was put in place after the bulk of local hotel received development permits, then hotel development was halted shortly after
      - Application for SFD is also challenging due to challenges of valuation at building permit stage
      - Idea to look at affordable housing for all new development
    - Some potential exemptions:
      - principal residences

- schools
- Churches
- Commissioner O'Brien - Moab's model (2 ADU Units) in regards to how many ADUs you can have may not be appropriate for the County because Moab is intended to be dense

Citizens to be heard : 5:52pm

Saina Carey discussed why areas in Thompson were turned into Range and Grazing in the 70's. In the 80's I-70 didn't connect from Green River to Thompson at that time. Once I-70 connected, the area experienced an economic downturn due to the lack of traffic through the area. At the time residents requested a zone change for a tax reduction. Additionally, the train used to stop in Thompson, but now it only stops in Green River. These transportation network changes affected the character of the Thompson area and contributed to its economic downturn.

- Tiny Home/RV Campark Overlay
  - Potential other option as an immediate solution - to provide workforce housing
  - Evieviating preconceived notions on visual impact by imposing design standards (be an actual tiny home)
  - Challenges with the building code - if within a camp park they could be permitted like an RV if mobile/on wheels
  - Trisha Heidin: popular companies locally provide attractive options  
The concern for RV is that they are energy inefficient
  - Commissioner O'Brien - supporter of tiny home - it becomes real affordable housing
  - What does our code say about composting toilets
  - Evaluation of these options are not mutually exclusive
  - Goal is to be sure they are allowable (composting toilets) talks with health department important to understand requirements
  - Josie - pursue this and find path of least resistance in order to find right fit for most amount of people
  - Commissioner Mancuso - appropriate path forward is whatever option makes as many housing insecure individuals, housing secure. We need to be mindful of equity and social stratification. Implementation must be done in a way that is holistic and equitable
  - Commissioner Kovash - Vehicle and storage uses could be clustered at periphery of property
  - Staff: look at various ways these ideas can be implemented in order to assess impacts

- At county commission tomorrow not only will housing be discussed but OAO, temporary uses, in order to formally prioritize housing or these other items
- At County Commission the goal is to understand: Within the housing topic what is to be prioritized.

#### **5. Future Considerations**

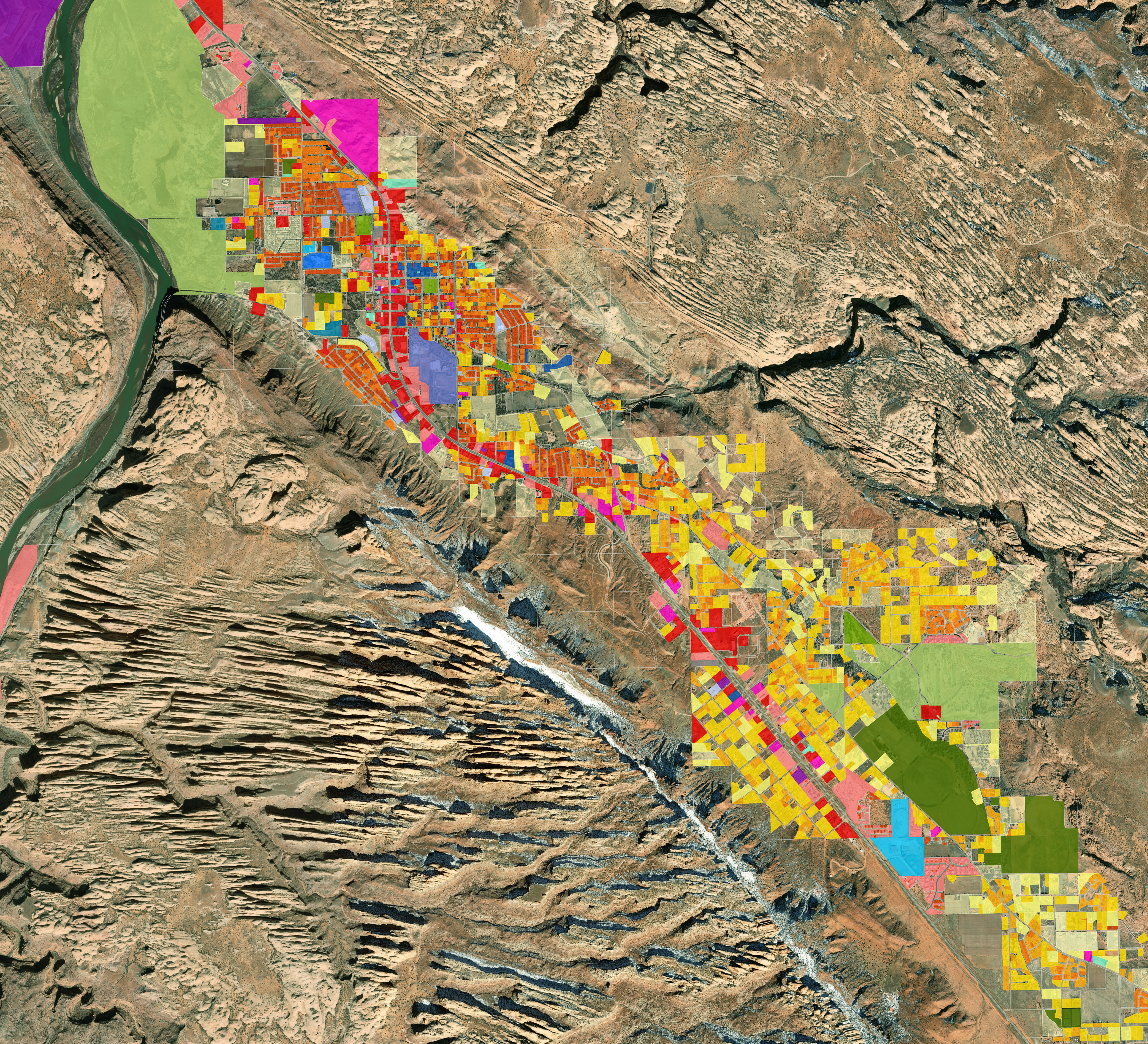
- a) Land Use Public Open House moved to March 3rd, Star Court from 4pm-6pm
  - Setup, refreshments and final draft of General Plan will be available to observe , timetable resources and deadlines - then over the next year neighborhood planning will take place - resolution proceed to public hearing April- then move forward with implementation
- b) Meeting today with 3 County Commissioners, Commissioner Campbell, and Elissa Martin - with regards to
  - 7 county infrastructure in Bookcliffs highways
  - Options to bring to Planning Commission March 28 in time for public noticing drainage issues perennial stream crossing and drainage
  - Should this be an amendment to general plan
  - Add onto land use code
  - Develop small area plan for Book Cliffs area
  - Commissioner Mancuso - how we need to frame our comments on this

5:30pm Citizens to be Heard - public comment for items not listed as a Public Hearing - None

Adjournment 6:30pm - Motioned by Commissioner Mancuso .

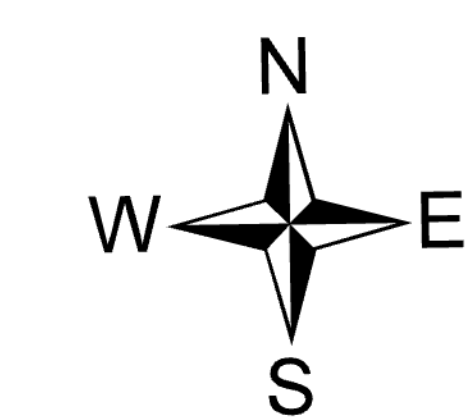
Seconded by Commissioner York

# Grand County Current Land Use 2022



- LandUse
- Mixed Use
  - Commercial
  - Industrial/Manufacturing
  - Hotels/Nightly Rentals
  - Government
  - Public Facilities
  - Community Facility
  - NGO
  - Medical
  - School
  - Church
  - Ag
  - Public Park
  - Open Space
  - Utilities

- Residential Parcels  
Acres
- 0 - 0.25 acre
  - 0.25 - 0.5 acre
  - 0.5 - 1.0 acre
  - 1.0 - 2.5 acres
  - 2.5 - 5.0 acres
  - Over 5 acres





# GRAND COUNTY GENERAL PLAN 2030

*“Adventurous Small Town Spirit”*

## General Plan 2030 and Strategic Plan Proposed Consideration and Adoption Timetable

### March 10, 2022

- A. Purpose** – to identify the steps toward consideration and adoption of the 2030 General Plan (GP). Various future plans, when completed, will update the GP draft. Those plans are (with potential adoptions dates):
1. The Land Use Analysis – (underway - June 2022);
  2. Unified Transportation Master Plan (UTMP – underway – June 2022);
  3. Economic Development Master Plan (2022 budget? – December 2022);
  4. Impact fee and capital project analysis (2022 budget? – December 2022); and
  5. Public Engagement master plan and Strategic Plan (internal – February 2022); and Community GP update – GP Phase II development (February to December 2022)
- B. Dates and Potential Actions** – the following remain tentative but give the Commission a framework for consideration for both Phase I and II, and related updates:
1. **March 3** – Public open house;
  2. **March 14** – Planning Commission resolution to proceed to public notice and referrals for public hearing scheduled for April 11;
  3. **March 14 to April 6** – Public notice and formal referral period;
  4. **April 5** – County commission staff report on Strategic plan and Neighborhood planning strategy;
  5. **April 11** – Planning Commission - proposed **Public hearing; update on Land Use analysis – 15 minutes**
  6. **April 12** – *LUC team review;*
  7. **April 19** – *PC/CC joint workshop – Land Use – 90 minutes – CC Public hearing on GP*
  8. **April 19 to April 26** – County Commission – *proposed public hearing open;*
  9. **April 27 and 28** – Neighborhood Planning Meetings Phase I – *GWSSA offices and Grand Center;*
  10. **May 3** – Proposed adoption of General Plan and Strategic Plan; and
  11. **May 9** – Neighborhood planning Phase II; and
  12. **June** – Consideration of public engagement master plan, land use master plan and transportation master plans for adoption.