

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday, March 27th, 2023 at 4:30pm

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

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

YouTube recording of the meeting can be viewed at
<https://www.youtube.com/@GrandCountyUtahGovernment> Previous recordings archived at
www.grandcountyutah.net/AgendaCenter.

In attendance:

Commissioner Aaron Lindberg, Commissioner Bob O'Brien, Commissioner Tony Mancuso, Commissioner Steve Evers, Commissioner Makeda Barkley, County Commission Liaison Trisha Hedin, Planning Director Elissa Martin, Associate Planner Jenna Gorney, Planner I, Machael Layton

Absent

Commissioner Jerry Klaes, Commission Chair Emily Campbell, VISTA Planning Technician Noelle Gignoux

Commission Vice Chair Bob O'Brien calls the meeting to order at 4:31 PM

Citizens to be Heard

1. Daniel Stott - concerns about requirements that may prevent him from developing the ADO
2. Mark Horowitz - spoke in opposition to ADOs in general

Ex Parte Communications & Disclosures

- None

Approval of meeting minutes from February 27th, 2023

Edits: none (Commissioner Evers asked about letters being in the minutes)

Commissioner Mancuso moves to approve the minutes

Commissioner Lindberg seconds

All in favor - all

Approved

County Commission Update

Commissioner Hedin began to give an update from the March 21st Commission meeting.

At this time the Zoom meeting was paused due to interruption.

Meeting resumed with the county attorney present. Zoom participation instructions were announced.

Discussion Items (1:35)

2. Understanding The Moab Area Housing Continuum (See recording for presentation and full details)

- a. Snapshot of current housing market was shared with average property listing prices and average monthly rental rates.
- b. Moab and Spanish Valley Regional Housing Outlook map was shared, showing number and location of housing developments that have been proposed or approved in the region, including the San Juan County region of Spanish Valley.
- c. Commissioner Mancuso mentioned the importance of the Median County income at ~ 50,000 as compared to the infographic detail for Single Family dwelling costs, Commissioner Hedin asked out deed restricted properties and about water availability. Commissioner Mancuso added comments about water sources. Comm Lindberg spoke about density, prices, HDHO's.
- d. Daniel Stott added comments about multifamily housing needs. Commissioner Hedin asked about multi-family projects and Daniel Stott made suggestions. Cathy Bondi spoke about other multi-family developments in the works.
- e. Director Martin spoke about the work of the Land Use Steering Committee and public outreach for input on future land use planning.

- Vice Chair O'Brien introduced the new planning staff member, Machael Layton.

3. Review Updated Planning Roadmap 2023 (See recording for full details)

- a. Roadmap was slated to be shared to County Commission at the last meeting, but was bumped to the next meeting due to timing constraints, giving time for additional PC review.
- b. Director Martin shared info about activity for Q1, primarily based on feedback from Housing Journey Workshop and info from the Land Use Steering Committee.
 - i. Thompson Replat being addressed, Thompson-specific FLUM will follow.
 - ii. 5-year update needed for resource management plan.
- c. Q2 goals and steps to achieve priorities, including finalizing both the Moab Area Affordable Housing Master Plan and the Future Land Use Plan, and beginning the Resource Management Plan. Will discuss with the Commission potential changes to the HDHO Rules and Regulations and eligibility requirements.
 - i. Commissioner Lindberg asks about the sub-committee for the future land use plan - another meeting will be held in April. Vice Chair O'Brien asks about funding for resource management research from the State or organization.
- d. Q3 priorities include finalizing LUC updates related to FLUM and MAAHP, Resource Management Plan, Thompson-specific FLUM, Dark Skies version 2, and begin water-wise planning.
- e. Q4 tentative priorities rolling into 2024 include water-wise planning, Climate Action Plan, Noise mitigation, and begin Non-Motorized Trails Master Plan.

- i. Commissioner Mancuso says resource management plan is a big project and could take longer than expected and may need to be pushed back. Potentially wait until several upcoming studies are finalized before working on the plan.
- Commissioner Barkley Asks if comment-related emails are being read.

Public Hearings (36:00) Alternative Dwelling Overlay Rezone

Vice Chair O'Brien spoke to all projects being heard at one time.

Public Hearing Opened 5:28 PM (38:10)

Elissa Martin, Planning and Zoning Director presented each application and reminded the room that each is a legislative process and has applicability criteria, not looking at specific site plans and mentioned deed restrictions for overnight rental that go along with ADOs.

1. **Public Hearing To Consider And Solicit Oral And Written Comments for a Request To Rezone Parcel No. 02-0017-0070 (1574 Murphy Lane Moab, Utah) To Designate The Alternative Dwelling Overlay District;**
 - Director Martin read the staff report and info about the parcel. The property consists of three zoning districts, Multifamily Residential, General Business, Small Lot Residential, and has an Overnight Accommodations Overlay for the associated campground. Mainly surrounded by Rural Residential lots. 32 sites for vehicles and details about the site plan. Each site will have sewer and water hookups and will have access to existing community facilities.
 - **Public Comment:** Cathy Bondi spoke about the letter she submitted in opposition to P&Z and mentioned some of the content including the former camp park on that property and issues with noise, density, and disturbance, as well as her thoughts about County land use policy in this area and that other areas are better for ADOs than this one, also 3rd party qualification for HDHO should apply to ADOs.
 - Vice Chair O'Brien asked Bondi about campfires & noise problems in the past and if they were mitigated. She said they were not and that neighbors have to manage the noise themselves.
 - **Public Comment:** Daniel Stott spoke to rules he has about noise at the Contractor's Roost, as one of the only long-term camp parks in the valley, and says all his current tenants are workforce, fires have to be contained and noise is not usually a problem. Bondi spoke about the smoke from fires. Stott talked about a different type of tenant in his establishment that is quieter and the sites are used differently.
 - Director Martin asks about the current use of the camp park, she thinks it is long-term? Bondi is speaking about the former overflow area at this property.

- Commissioner Barkley states we are not looking at overnight camping at this location. Bondi and Director Martin exchange about enforcement for overnight and camping rentals. Bondi is opposed.

2. Request To Rezone Parcel No. 02-0020-0020 (2850 S. Highway 191 Moab, Utah) To Designate The Alternative Dwelling Overlay District;

- Director Martin presents the staff report and details about the parcel; the property is in Highway Commercial Zoning and surrounded by Highway Commercial and Rural Residential. 36 vehicles to be accommodated. Details about drainage and retention and site plan review process available in staff report. Master plan and vicinity map was shown.
- Commissioner Hedin asked Stott about the UDOT traffic studies, Stott explained the difference and that this parcel has better access than his does.
- Vice Chair O'Brien asks for public comment, Bondi asks about UDOT traffic study requirements.

3. Request To Rezone Parcel No. 03-0002-0087 (W 400, N 1089 Moab, Utah) To Designate The Alternative Dwelling Overlay District;

- Director Martin presents staff report and details about the parcel and the neighboring parcels, flood hazard status, and history of the parcel's camping use. Site is located in Rural Residential Zoning, surrounded by Moab City and The Nature Conservancy property, and proposes 28 sites of mixed types. Community kitchen and bath-house will be constructed instead of individual hookups. Buffering/screening requirements. Director Martin shared the master plan.
- Vice Chair O'Brien asks for comments. Bondi spoke about concerns about fire. Commissioner Barkley says that fire use is in the ordinance.

4. Request To Rezone Parcel No. 02-0017-0026 (2380 S. Hwy 191 Moab, Utah) To Designate The Alternative Dwelling Overlay District.

- Director Martin presented the staff report and details about the parcel and the 13 additional unit sites proposed in Highway Commercial with a small portion of Rural Residential zoning. Conditional use permit was approved for Contractor's Roost in 2018 for 28 overnight RV sites, 17 cabins, and 11 RV sites. Retention and other details were shared. Master plan was shown. Vice Chair O'Brien asks for comments, none.

Vice Chair O'Brien invites all applicants to speak about their projects.

- Maureen Cain spoke about her efforts to be a viable business that provides affordable housing. Currently run a mobile home park, but not everyone can afford to buy a manufactured home - the ADO will provide a more affordable option for the local workforce. Likely little traffic during the day as all tenants will be working.

- Commissioner Lindberg asks Maureen about the fire concerns near the creek and asks about mitigation. Maureen says a hydrant is required to be installed and the driveway design will conform with emergency vehicle needs. Commissioner Evers asked about rules that will mitigate neighbors' concerns, Maureen responded that open fires are prohibited already, have installed grills for cooking, and electric hookups that will prevent generators from running.
- No applicant comments from either property #2 or #3
- Daniel Stott spoke about Moab needing the ADO's and that there is less water use there than in residential lots.
 - Commissioner Lindberg asks Stott about the area needing the frontage road, Stott talked about the deceleration lane and the space UDOT has planned for additional highway lanes. North bound truck traffic congestion also mentioned. Vice Chair O'Brien calls for other questions or comments.

Public Hearing closed 6:12 pm (1:20:20)

Vice Chair O'Brien calls for discussion on all items.

- Commissioner Barkley states that the local workforce needs dignified housing and respect from the community. Commissioner Lindberg hopes that planning will look at specific fire mitigation details when reviewing the plans.
- Vice Chair O'Brien asks for a motion before more discussion. Commissioner Mancuso moves to send a favorable recommendation to approve the alternative dwelling overlay rezone and respective associated master plan for Grand County parcel number 217 & 70 based on the items of consideration. Vice Chair O'Brien asks for clarification on the motion.
- Amendment: Commissioner Mancuso moves to send a favorable recommendation to approve the Alternative Dwelling Overlay rezones and respective associated Master Plans for Grand County Parcels No. 02-0017-0070, 02-0020-0020, 03-0002-0087, 02-0017-0026 based on the items of consideration associated with their respective parcels. Commissioner Barkley seconds.

Discussion:

- Commissioner Barkley asks if Pack Creek neighbors are working on fire prevention. Commissioner Lindberg asks if this is a conditional use and if the use gets pulled if conditions change? Director Martin says this is not a CUP and there are laws in the County that everyone has to follow and that they will be enforced on these properties just like any other residential property.
- Commissioner Evers acknowledges that area landowners are frustrated with the County and he understands their concerns. Commissioner Mancuso says he was not sold on supporting the rezone until the campfire issues were addressed, Jenna says land use codes do not prevent people from having campfires, but burn dates do exist.
- Commissioner Lindberg says there are no concerns with the second property. Commissioner Evers says the housing crisis outweighs rezoning commercial parcels, fits with neighborhood characteristics. Commissioner Lindberg says the ADO does not require too much infrastructure, so the use can always be changed back to the original

zone. Director Martin reminds them that the underlying commercial rezone does not go away.

- Vice Chair O'Brien asks for comments on 3rd property. Commissioner Mancuso states Brian Martinez, the proponent, has been involved with the ADO process since the beginning on this property in particular. Vice Chair O'Brien would love to see full hookups but likes that there is variety and that this is the best option for people who can't afford other housing options. Commissioner Lindberg states that temporary employment comes with temporary housing needs that provide security.
- Vice Chair O'Brien calls for comments on property 4. Commissioner Barkley says it already exists and Commissioner Lindberg hopes it sets the example of being clean to other properties. Commissioner Evers says it is in line with the criteria A-G.

Vice Chair O'Brien asks that the motion be re-read. Commissioner Mancuso read his motion "to send a favorable recommendation to approve the Alternative Dwelling Overlay rezones and respective associated Master Plans for Grand County Parcels No. 02-0017-0070, 02-0020-0020, 03-0002-0087, 02-0017-0026 based on the items of consideration associated with their respective parcels."

Vice Chair O'Brien called for further discussion or a vote.

Vote: All in favor.

Future Considerations 6:30 PM (1:38:38)

1. None other than Q1-4 (Commissioner Evers says "great job" to Director Martin on the presentations and work)

Adjournment 6:31 PM (1:39:40)

Motioned by Commissioner Lindberg

Seconded by Commissioner Barkley

All in favor - All