

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday , November 13, 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:

Commission Chair Bob O'Brien, Commissioner Aaron Lindberg, Commissioner Jerry Klaes, Commissioner Tony Mancuso, Commissioner Steve Evers (via zoom), Commissioner Emily Campbell (via zoom), Planning Director Elissa Martin, Associate Planner Jenna Gorney, Planner I, Machael Layton, VISTA Planning Technician Katie Murphy
Commission Candidates Marc Horwitz and Mary Hofine

Absent

Commissioner Makeda Barkley, County Commission Liaison Trisha Hedin

Commission Chair O'Brien called the meeting to order at 4:32 PM

Citizens to be Heard

1. none

Ex Parte Communications & Disclosures

Commissioner Lindberg has done work for Mr. Horowitz and Mr. O'Neil.

Approval of meeting minutes from October 30, 2023 (2:00)

Commissioner Klaes moved to approve the minutes

Commissioner Campbell seconded

All in favor - all

Approved

Presentations

County Commission Update (2:21)

- Director Martin recapped the HDHO vote from the last meeting and the property Rezone that was presented.

General Business - Action Items - Discussion And Consideration Of Approval

1. Approve 2024 Meeting Schedule And Discuss Options For Rescheduling The Last Meeting Of The Year (Which Would Land On Christmas).Bob O'Brian (Chair)

Commissioner Klaes made a motion to approve the schedule for next year, maintaining the same schedule as in the past, being the 2nd and 4th Mondays at 4:30PM, and to postpone the decision to cancel the last meeting of this year to the November 27th meeting. Commissioner Lindberg second. Vote: all in favor

2. Interview Applicants And Vote To Make A Recommendation To Fill One Planning Commission Vacancy, Which Term Expires On 12/31/2025 Bob O'Brian (Chair)

The Chair interviewed two applicants, the full interviews are available on YouTube. A motion was made by Emily Campbell to make a recommendation for Mary Hofhine to fill the vacant PC seat. An alternative motion was made by Chair Bob O'Brian to table the decision to vote on the board appointment recommendation, until the November 27 meeting, due to several Commissioners being absent.

5. Review And Provide Feedback On The Scope Of Work For The RFP To Finalize The FLUP / Updates To The 2030 General Plan. Elissa Martin, Planning and Zoning (YouTube 1:01:03)
The Planning Director reviewed a scope of work for contract work to finalize the FLUP.

Citizens to be Heard 6PM

- None

Public Hearing (1:24:10)

6. Public Hearing To Consider Ordinance Approving The Amended Development Agreement For The Alternative Dwelling Overlay District Located At 2850 Highway 191. Jenna Gorney, Planning and Zoning. Applicant Tyson Carroll not present, no one spoke in favor or opposed. Commissioner Campbell motioned to send a favorable recommendation to the Commission. Commissioner Klaes seconded. Vote: all in Favor.

7. Public Hearing To Consider Ordinance Approving The Amended Development Agreement For The Alternative Dwelling Overlay District Located At W 400, N 1089 (Navtec Expeditions). Jenna Gorney, Planning and Zoning. Applicant Brian Martinez was present for questions, no one spoke in favor or opposed. Commissioner Klaes motioned to send a favorable recommendation to the Commission. Commissioner Lindberg seconded. Vote: all in favor.

8. Public Hearing To Consider And Solicit Oral And Written Comments On A Request To Rezone Parcel No. 02-0021-0134 (2812 Spanish Valley Dr., Moab, Utah) To Designate The Alternative Dwelling Overlay District. Jenna Gorney, Planning and Zoning. Applicant Sarah Sorg and partner Scott Palmer were present to answer questions. No one spoke in favor or opposed.

9. Public Hearing To Consider And Solicit Oral And Written Comments On A Request To Rezone Parcel No. 02-0021-0127 (2810 Spanish Valley Drive, Moab, Utah) To Designate The

Alternative Dwelling Overlay District. Jenna Gorney, Planning and Zoning. Applicant Nathan Pertuset appeared via zoom to answer questions. No one spoke in favor or opposed.

10. Public Hearing To Consider And Solicit Oral And Written Comments On A Request To Rezone Parcel No. 02-0008-0089 (1441 Spanish Valley Drive, Moab, Utah) To Designate The Alternative Dwelling Overlay District. Jenna Gorney, Planning and Zoning. Applicant Kevin O'Neill was present to answer questions. Joe Dowd and Joe Dowd Jr. spoke opposed, no one spoke in favor.

11. Public Hearing To Consider And Solicit Oral And Written Comments On A Request To Rezone Parcel No. 02-0007-0168 (1379 S. Arnel Ln, Moab, Utah) To Designate The Alternative Dwelling Overlay District. Jenna Gorney, Planning and Zoning. Applicant Mike McCurdy was present to answer questions. No one spoke in favor or opposed.

Commissioner Mancuso made a motion to send a favorable recommendation for the applications for parcels 02-0021-0134, 02-0021-0127, and 02-0008-0089 to County Commission. Commissioner Evers seconded. Vote: all in favor

Commissioner Klaes made a motion to send a favorable recommendation for the application for parcel 02-0007-0168 to County Commission. Commissioner Lindberg seconded. Vote: 4 in favor, Commissioner Evers abstained.

Discussion (continued) (2:29:08)

3. Discussion To Evaluate And Consider An Expansion To The Alternative Dwelling Overlay Pilot Program Jenna Gorney, Planning and Zoning. Consensus was to follow the progression of the approved applications into developments and observe the pros and cons before considering an expansion to the program. A possible workshop can be held on November 27.

4. Landscaping Ordinance (Status Update) Jenna Gorney, Planning and Zoning, Katherine Murphy. A draft has been written and is being reviewed to include drainage, water usage, and grading sections. Commissioners gave feedback about the size and content of the ordinance.

Future Considerations

- None

Adjournment time 7:45 PM

Motioned by Chair O'Brien

All in favor - All