

REGULAR PLANNING COMMISSION MEETING MINUTES
Monday September 9, 2024 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 Mary Hoffine, Commissioner Steve Evers, Commissioner Jerry Klaes, Commissioner Tony Mancuso
Commissioner Laura Long (via zoom)
Planning Director Amy Weiser, County Commission Liaison Trisha Hedin

Absent

Associate Planner Bryce Rogers, Planner I Machael Layton

Call To Order

Commission Chair O'Brien called the meeting to order at 4:30 PM and took role, a quorum was present.

Citizens To Be Heard

None

Ex Parte Communications And Disclosures

None

Approval Of Meeting Minutes

Commissioner Mancuso made a motion to approve the minutes from the August 26, 2024 meeting. Commissioner Evers provided a second. Vote: all in favor

Presentations (15 Min)

None

County Commission Update

County Commission Liaison Trish Hedin provided updates on items heard by the County Commission on September 3, 2024 including the Moab Heat and Cool rezone that was denied and the approved resolution for Initiating Proceedings to Amend the Land Use Code- an additional 180 day coverage period for Land Use Code updates.

Public Hearings

Opened at 4:38 PM by Chair O'Brien

Land Use Code Updates-Amy Weiser, Planning & Zoning Director. Full Hearing available on Youtube. Following the staff report the Chair called for public comment. Harry Holland spoke in support of the RAR zone but would like the minimum size to be larger.

Jonathan Skarda spoke about his concerns with the Highway Commercial zone changes, Dwight Johnson and Rick Cunningham spoke in opposition to the proposed updates to the density in the Highway Commercial Zone.

Proposed new zone - RAR-20 Range and Resource District: Commissioner Evers motioned to send an unfavorable recommendation to the County Commission, second was provided by Chair O'Brien. Vote: 6 in favor 1 abstention

Proposed Major Utility Overlay to replace the ability to obtain a Conditional Use for a major utility: Commissioner Evers motioned to send an unfavorable recommendation to the County Commission, second was provided by Commissioner Klaes. Vote: 6 in favor, 1 abstained.

Proposed change to remove "Outfitter, guide service and facility (non-ATV outfitter, guide service and rental businesses)" as a Conditional Use in the RR Zone: Commissioner Mancuso motioned to send an unfavorable recommendation to the County Commission, second was provided by Commissioner Klaes. Vote: 4 favor, 1 opposed, 2 abstained.

Proposed revision to reduce the maximum allowable residential density in Highway Commercial (HC) from 18 dwelling units to 5 dwelling units: Commissioner Evers motioned to send an unfavorable recommendation to the County Commission, second was provided by Commissioner Mancuso. Vote: 6 in favor, 1 opposed.

Commissioner Evers motioned to send an unfavorable recommendation to the County Commission for all changes to 5.5.3 Residential Dimensional Standards in Nonresidential districts; Commissioner Mancuso provided the second. Vote: All in favor.

Commissioner Klaes motioned to place the LUC revisions of Articles 3, Sections 3.2 and 3.3, Article 6, Sections 6.8 and 6.9 Article 9, Sections 9.4 and 9.16 on the September 23rd PC meeting for review, and to provide a recommendation to the CC; and to table Article 10 - Definitions, and all remaining proposed revisions to Article 3, Section 3.1 Use Table until the Land Use Element and Future Land Use Map are adopted. Commissioner Evers provided the second. Vote: 6 in favor, 1 abstained.

General Business - Action Items - Discussion And Consideration Of Approval

None

Future Considerations

Commissioner Klaes asked for an update on the Future Land Use Map open house, Director Weiser noted that it will be held on September 24, 2024 with small group meetings the day before.

Adjourn

Commissioner Klaes motioned to adjourn, Commissioner Evers provided the second.
Vote: all in favor