

# GRAND COUNTY PLANNING COMMISSION

Monday, March 28, 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**  
(Administrative) 1) Approval of Meeting Minutes from March 14, 2022 *Chair*

**Discussion Items** 2) County Commission Update *County Commission Liaison*  
a) action items update

**Discussion Items** 3) Staff Updates: *Staff*  
a) Debrief on APA Utah chapter conference in Kanab  
b) Utah State Legislature updates for General Plan and LUDMA  
c) LUC update steering committee meeting on April 1<sup>st</sup>, then with larger group on April 12<sup>th</sup>  
d) Any new directives from Planning Commission with regard to LUC updates are welcome.

**Action Item**  
**(public hearing)** 4) Public Hearing for Book Cliffs Small Area Plan *Staff*  
a) Staff report

## 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, March 14th, 2022 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 meeting can be viewed at [https://youtu.be/D\\_aqSMIn2w](https://youtu.be/D_aqSMIn2w) 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 Makeda Barkley, Commissioner Robert O'Brien, Commissioner Josie Kovash, Associate Planner Elissa Martin, Planner Jenna Gorney

Commissioner Campbell calls the meeting to order at 4:32pm

**Citizens to be Heard** (outside of scheduled public hearings) -

Reed Pendleton - Regarding Housing ratio for OAO and how it was calculated (ratio needs better defined)

The ratio does not include all the Residential units including:

Apartment units

Commercial employee units

Workforce housing units on property

Assured housing not counted

RV Parks used for long term housing only counted as one.

Should we be considering residential units in Spanish Valley that are in San Juan

County, where much of new residential development is occurring?

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

**Action Items:**

**1. Approval of meeting minutes from February 28th, 2022.**

- With edits suggested by Commissioner O'Brien

Commissioner Barkley moves to approve

Commissioner O'Brien seconds.

All in Favor - all

Approved

**2. Discussion items:**

County Commission update - Trisha Hedin

Commission meeting action items update

- Land Use Code Updates - Prioritization request at Co. Commission meeting

- Solidified Letter of support for possible acquisition of UMTRA water line
- Gabriel Woytek left the Commission and is new Clerk Auditor
- Staffing: Commission notice of Vacancy for at Large County Commissioner
- House Bill 146 - to regulate Business Licensing (Food Truck Bill that included licensing and Noise Ordinance info)
- Meeting on the March 22nd to discuss Noise Ordinance options
- Ask will be made to Co. Commission to ratify Chair's signature to veto that Bill
- Blue Ribbon Coalition filed claims against the County and City for damages - up to 1 million due to the regulation put on them related to Noise Ordinance
- The last day to run for any open Commission seat has ended.
- Last day to register to vote is June 17th
- Meeting with Mark Stilson in Chambers at 1:30 Tuesday March 15th

#### Land Use Code Updates discussion

- The County Commission was able to look at options of updates and priorities including ADUs, Assured Housing, Tiny Homes.
- The item as presented was more of a conversation about the nature and scoping of the various options rather than a prioritization exercise
- The OAO ratio was quantified by Commissioner Walker as a baseline for decision making
- Take Away from that meeting- we do need to prioritize - would this better be a workshop or a smaller working group? In small working group format, possible outcomes of each option could be identified and presented.
- Let's put together a smaller working group - Commissioner Kovash and Commissioner O'Brien to continue - Commissioner Evers would like to be included as well
- Commissioner O'Brien: the ratio should be calculated in the same way it was previously (old methodology) however there are outlier situations that would affect that ratio and those modifications can be made.
- Status of Google doc for sharing with the Commissioners: It should be sent out tomorrow for review: timeline, prioritizing those items, options and outcomes will be included
- April 12th - meeting proposed for Land Use code working group.
- Start the conversation of Land Use Code rewrite

### 3. Staff Updates

- a) LUC Updates/re-write and meeting April 12th
  - Included in discussion above
  
- b) Book Cliffs small area plan being drafted
  - Being drafted
  - Should be ready Wednesday for review
  - Background information has been gathered for Wednesday

- Public Hearing April 4th - noticing for the meeting must happen this Friday
  - The Seven County Infrastructure Coalition dropped their application with BLM - citing loss of tourism in their communities and they have other projects at this time
- c) MOU between City and County Planning Commissions
- County Commission approved and signed the MOU for County PC and MC.
  - With the City for approval at their body
- d) Debrief of Public Open House
- Was March 3rd
  - About 50 attended
  - Planning Office will work to reach additional demographics
  - Some scenario planning worksheets completed that evening but instead they were taken to complete later, so we hope to receive them back completed
  - Commissioner Campbell: Balanced representation was in attendance
  - Format was good - continue this format for the General Plan outreach in the future.
- e) Land Use Inventory progress update
- Draft presented at Public Meeting on March 3rd
  - Goal to show density within the parcels for residential uses
  - Would like the map to show where on the ground do we have true density
  - Where do we have actual commercial nodes and where should future nodes go
- f) General Plan and Strategic Plan proposed Timelines
- See Agenda Packet for full timetable
  - April 11th Public Hearing to adopt the draft General Plan
  - April 19th joint workshop on land use
  - May 3rd final proposed adoption date at County Commission
  - 30 day Referral period in an effort to go above and beyond the 10 day requirement
  - Commissioner Campbell - is there a way to break the plan out into smaller sections so comments can be made for an individual section as opposed to the full plan?
  - What additional outreach and Town halls are planned ? how are we ensuring that outreach is occurring across all demographics
  - April 27th & 28th Town Halls are that meant to meet that goal
  - Those meetings are intended to be held at the Grand Center and the other in Spanish Valley at GWSSA offices
  - Commissioner O'Brien - Does the draft Plan go out to the public in current draft format. Should we discuss the suggested changes that were submitted before the plan is presented to the public for comment?

- Comment incorporation: put a “Last updated” stamp on the most recent version that will be updated to Grand County Connects
- Do a track changes once a week as comments are suggested
- Additional outreach options:
  - Facebook advertising
  - Write something in paper call to action
  - Radio stations
- Potentially make a Google doc available to the public in more bite sized pieces for review
- Provide links to each chapter to focus on

#### **4. Future Considerations**

- a) Next Open House will be presented with a parcel specific Future land Use Map
  - Tentatively scheduled for late April
  - Bill will be coming back in late April to present parcel specific future land use map
  - Draft will be circulated to staff in advance

Adjournment 5:21pm

Motioned by Commissioner O'Brien

Seconded by Commissioner Evers

Placeholder for  
Book Cliffs Small Area Plan Staff report  
[will be updated in packet by 12:00pm 3/26/2022]