

Grand County Planning Commission Minutes

January 28, 2004

A regular meeting of the Grand County Planning Commission convened on the above date at 6:00 PM in the Council Chambers of the Grand County Courthouse.

Members Present: D.L. Taylor, Tom Rees, Kevin Wright, David Everitt, Dave Cozzens, and Susie Harrington. Tom Shellenberger was excused.
County Council liaison; Joette Langianese.

Others Present: Planning Staff; Mary Hoffine, and other concerned citizens.

The meeting was called to order at 6:00 PM

Approval of minutes: The minutes were not available – no action was taken.

Appointment of Chair and Vice-Chair – Since there are public hearing on the agenda the Chairman recommended the decision for appointing Chair and Vice Chair to the end of the meeting.

Discussion of Consultants Contract: County Administrator, Judy Bane, Council members, Rex Tanner, Judy Carmichael, Jerry McNeely, Jim Lewis, and Joette Langianese were in attendance for discussion of the contract. The Commission relayed to the Council that they wanted to make sure that staff would have enough help and they realize this is a budget obstacle.

Stocks Minor: (cont. from 1-14-04) - No new information was available.

PUBLIC HEARINGS: All public hearings had the following read into the record by reference; the General Plan as amended to date, the Land Use Code as amended to date, and the specific memo to the Planning Commission with all attachments.

Use on Review – Karen Wise – Dog Kennel in RR zone District - This application is submitted by Karen Wise on behalf of Karen Wise and Vonda Wise (Applicant). The application seeks approval of a use-on-review permit “to construct and operate a small private boarding kennel for dogs only.” The subject property is located in a residential neighborhood at 2781 Roberts Road, and is zoned RR, Rural Residential. “Animal pound or kennel (public or private)” is listed in the Land Use Code as a use that may be allowed by Use-on-Review Permit in the RR District.

The 2.53 acre site is currently improved with a single-family dwelling. A site plan submitted with the application illustrates the addition of:

1. Small business office (16' x 12' x 9'),
2. 6 individual kennels (6' x 6' x 6'),
3. Common play area (outdoor),
4. 4 parking spaces (14' x 20'),
5. Driveway

There were letters of concern regarding noise and smell, also citizens in the audience with the same concerns.

The Commission discussed this at length regarding the use and mitigation strategies.

David Everitt moved to give a favorable recommendation for a Use on Review Permit to the Council with the following conditions:

1. Landscaping and screening, fencing, berming, and building soundproofing designed to mitigate the noise impact of the proposed use on the surrounding properties; and

2. Waste handling and ventilation designed to substantially control odors discernable off-site; and.
3. Maintaining a 300 foot setback from residential structures for kennels with outdoor runs; and
4. Requiring dog kennels with outdoor runs to have landscaping, fencing and berming; and.
5. Restricting outdoor exercise areas, runs, or yards, when provided for training or exercising, to use during daylight hours; and
6. Engineered drainage plan if more than 5,000 square feet of impervious area is planned; and
7. A maximum of 10 dogs at any one time allowed on site; and
8. The proposed structures for the kennel and accessory uses be in keeping with the residential character of the neighborhood; and
9. An annual appraisal of the Use on Review permit by the Planning Commission to assess compliance with reviewed requirements for noise control, odor control and keeping the character of the residential neighborhood, for a five year period.

Kevin Wright seconded and all voted in favor.

PUBLIC HEARING - Conditional Use Permit Amendment and Site Plan review – Jim Farrell applicant - This application is submitted by Jim Farrell (Applicant) and requests approval of an amendment to the Moab Rim Campground Conditional Use Permit. The subject property is located on a 4.8 acre parcel in the HC, Highway Commercial District. “Recreational vehicle/travel trailer parks” are listed as a conditional use in the HC District. Existing development, including 3 cabins that were administratively approved to replace 3 tent sites, is summarized as follows:

- 42 camp spaces;
- Office and shower building;
- Playground and pool;
- Well pump house (12 feet by 24 feet);
- 18,000 square feet of fenced RV storage;
- 2 free-standing signs, both of which are externally illuminated (spot lights); and
- One manufactured home for employees.

Tom Rees moved to table the application pending a new site plan showing compliance with the Land Use Code regulations more specifically; dimensions of all camp sites to scale; locate all campsites within 200 ft. of the water and sewage service building as required; submission of cabin elevations; and size of all signs on property.

Kevin seconded and all voted in favor.

PUBLIC HEARING – Amendment to the Conditional Use Permit for Archview RV Camp park – This application is submitted by Reed Slingerland (“Applicant”) and is requesting an amendment to his Conditional Use permit for an RV Campground in the HC, Highway Commercial zone district on 22.73 acres of real property.

Project Description

Existing development includes;

1. 20 tent sites
2. Convenience store and gas station
3. Gift shop
4. 50 RV camp sites
5. 5 cabins – no water or sewer
6. 8 cabins with water and sewer
7. 2 Shower and Laundry buildings
8. Caretakers Residence
9. Swimming pool

The facility expansion is as follows:

1. 5 cabin sites with out water
2. picnic area with cover
3. 12 X 34 cabin to be used as employee housing
4. 450 square foot arcade building
5. 350 square foot ice cream shop
6. 12 parking spaces for arcade
7. seven large cabins with baths
8. parking and overflow parking for large cabins

Susie Harrington moved to table the application pending a new site plan showing compliance with the Land Use Code regulations more specifically;

1. Show dimensions of all proposed sites, elevations of all proposed buildings, scale the site plan for review; and
2. Modify the site plat to locate all campsites within 200 feet of the water and sewage service building as required; and
3. Cabin sites allow small cabins without plumbing (traditional KOA) many of the cabins are plumbed.

Tom Rees seconded and all voted in favor.

Tom asked staff to include an area map with site plan reviews. He would also like to have a summary of the Council's decisions on projects. They will be provided in Commission's packets.

Consultants Contract – continued: The consensus of the Commission is to recommend to the Council that Richard Grice attends one Planning Commission a month at a minimum, and to attend the development review team meeting as technical support. We would also want him to be available on a limited basis to assist and provide technical support of planning staff on procedure and technical writings.

Appointment of Chair and Vice Chair – continued: Dave Cozzens nominated D.L. Taylor to another term as Chairman, all seconded and all voted in favor.

David Everitt nominated Tom Rees as Vice Chair, Kevin Wright seconded and all voted in favor.

Adjournment: Meeting adjourned at 8:00 p.m.