

Workshop Grand County Planning Commission Minutes

June 13, 2007

A workshop of the Grand County Planning Commission convened on the above date at 3:00 PM in the Council Chambers of the Grand County Courthouse.

Members Present: Chairman Marcus LaFrance, D.L. Taylor, Dave Cozzens, Ed Bridges, Charley Every, and Jean Binyon.

County liaison – Gene Ciarus.

Others Present: Richard Grice, contract planner, Mary Hofhine, applicants and other concerned citizens.

Regular meeting was called to order at 3:00 PM

The Vice Chair welcomed the newest member of the Commission, Chris Baird.

Now that there is a full membership the Vice Chair opened the nominations for Chairman; Jean Binyon nominated Marcus LaFrance, no other nominations were heard. The Vice Chair called for a vote and all voted in favor.

Code Amendment review – Richard Grice presented to the Planning Commission the revised code amendment to Article 3, Zoning District regulations; Article 4, Use Regulations, Article 5 Special Purpose and Overlay Districts; Article 6 Lot Design Standards; Land Use Code Sec. 6.1 Conditional Use Permits and SLR1, SLR2 zone district designation to SLR, Small Lot Residential.

Exhibit A represents a major overhaul of County Zoning.

Article 3 is a new use classification system, by applying criteria that evaluate use based on their common characteristics.

Article 4 is largely a grouping of Special Purpose and Overlay Districts to better distinguish them from the Base Districts described now in Article 2. Also included in Article 4 is a new Watersource Protection Overlay District.

Article 5 does not require that development proceed through the Planned Unit Development process. Also include new developer options – conventional subdivision, cluster subdivision or conservation subdivision.

Exhibit B involves repeal and reenactment of Conditional Permit Procedures. The drafted changes includes new generic conditional use standards and specific standards for most conditional uses.

Exhibit C has new language for affordable housing and establishes a set of standards designed to preserve affordable housing over the long term.

The Commission in reviewing the changes made the following recommendations to the amendment;

- Restricting occupancy of overnight rentals to 30 days.
- Provide an overlay map that includes the current overnight rental areas as non-conforming and those areas will be the only areas allowed to be used as overnight rentals.

The public hearing on these changes will be later this evening at the regular meeting of the Commission.

Adjournment: The meeting was adjourned at 5:00 PM.

Marcus LaFrance, Chairman