

Grand County Planning Commission Minutes

April 23, 2008

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

Members Present: Chairman Marcus LaFrance, Jean Binyon, Dave Cozzens, Ed Bridges, D.L. Taylor, Chris Baird, and Charley Every.
County liaison – Gene Ciarus.

Others Present: County Staff Krissie Killoy, Mark Wright and Mary Hofhine, applicants, and other concerned citizens.

The Chair explained that the Boy Scouts were going to present the flag at tonight's meeting, but called to cancel, they have rescheduled for the next meeting.

The Chair asked that all cell phones be turned off; if one goes off during the meeting you will be asked to leave. Please if you need to have a conversation with persons in the room, other than when called on, step outside the chambers.

The Chair asked the Commission if there were any conflicts of interest that needed to be disclosed on any of the agenda items; there were none.

CNHA Commercial Subdivision - Sketch – Staff explained that the Applicant is proposing to subdivide 2.4 acres of land into two commercial lots. The property is located at 3031 South U.S. Highway 191 and is zoned Highway Commercial (HC). Adjacent properties to north and south are zoned HC; the adjacent property to the east is zoned Rural Residential (RR). Utah Department of Transportation (UDOT) owns a 400 foot right-of-way (U.S. 191) to the west.

The proposed lots are approximately 1.65 acres and 0.75 acres. Lot one and two are fully developed with existing structures and utility service. Both lots have been developed in compliance with applicable County standards. A site plan, including drainage report, was approved by Planning Commission February 14, 2007 prior to the new CNHA office / warehouse construction on lot one.

The Chair explained that this is an administrative matter all the Commission needs to do is review the sketch. The Chair asked if the Commission had concerns that needed to be addressed, there were none..

The Chair recognized Tim Keogh, agent for the Applicant, Mr. Keogh asked the Commission if he could process the preliminary and final as one application since it is essentially built out. The Commission determined that would be acceptable.

Public Hearing – Chapman Plat Amendment – Staff read into the record the General Plan as amended to date the Land Use Code as amended to date, Staffs report with related material.

The Applicant is requesting approval of a 2-lot subdivision in Plateau Circle (a platted subdivision). When vacating or changing a plat, state code requires the Planning Commission to consider and provide a recommendation prior to the land use authority (Council) taking final action. Additionally, state code requires a public hearing. The purpose of this is to provide property owners within the subdivision the opportunity to comment.

The subject property consists of approximately 1.15 acres and is zoned Large Lot Residential (LLR). Lot 5A is already improved with a single-family dwelling unit and accessory uses.

If the Planning Commission should find that neither the public interest nor any person will be materially injured by the proposed amendment, then there is good cause for the amendment. Staff has provided the following findings for review by the Commission.

FINDING: The proposed Lot 5A is developed into a single family residence with accessory uses in compliance with the applicable County standards and building permits. Parcel 5B meets minimum lot requirements and has frontage on Plateau Circle, a County Road.

FINDING: Sidewalks are not required where the average lot size is more than ½ acre (LUC Section 5.4).

FINDING: Utilities are already in place for existing single-family dwellings on Lot 5A. Additionally, the applicant has provided the necessary letters of commitment from utility companies GWSSA (water and sewer) and Rocky Mountain Power (electricity).

FINDING: That neither the public interest nor any person will be materially injured by the proposed amendment, and that there is good cause for the amendment, the land use authority may amend the plat or any portion of the plat.

The Chair opened the public hearing and asked the Applicant if he had comments. The Applicant did not.

The Chair asked if there was anyone from the public that would like to comment – there was none.

The Chair closed the public hearing and entertained a motion.

Ed Bridges moved to recommend approval to the Council, D.L. Taylor seconded. The Chair asked if there was further discussion.

Chris Baird asked if the reason for the public hearing is due to the parcel being in an already platted subdivision. Staff explained that platted subdivisions require amendments so that the residents are aware of the change.

The Chair re-read the motion and called for the vote; all voted in favor.

Approval of the Storm Water Master Plan update – the County Engineer explained that the current Grand County Storm Drainage Master Plan was completed in May of 1997. A number of projects have been completed and are not shown in the current plan.

Funds have been budgeted for the Grand County Storm Drainage Master Plan update in the current 2008 county budget.

The Grand County Planning Commission recommends that the Grand County General Plan be open for an amendment to begin work on the Grand County Storm Drainage Master Plan update.

It was asked if the County would send out a request for proposals? The Engineer explained that we still have Horrocks Engineering on contract and since they did the original an update to the current plan it would be easier and cheaper for Horrocks to do the update.

The Chair asked if there were any more questions or comments, being none he entertained a motion.

Jean Binyon moved to recommend the Grand County General Plan be open for an amendment to begin work on the Grand County Storm Drainage Master Plan update. Chris Baird seconded and all voted in favor.

Acceptance of Minutes – The March 12th and 26th 2008 minutes were accepted with minor corrections.

Adjournment: The meeting was adjourned at 7:30 PM.

Marcus LaFrance, Chairman