

Grand County Planning Commission Minutes

April 14, 2010

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

Members Present: Chair Kalen Jones, Ed Bridges, Dave Tubbs, Dave Cozzens, Dave Stolfa, Mike Duncan, and Pam Hackley.

Council liaison – not present

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

The Commission met at the Courthouse to carpool to the Moab Giants site at the junction of SR313 and Highway 191. There were two County vehicles and some private vehicles that met on the site to review the proposed use of the land. The applicant had provided delineated markers on the ground showing the parking lot, use of the existing topography for screening, where the buildings are planned and where the replicated dinosaurs will be placed. After about 90 minutes on site the Planning Commission and the applicants went back to the Council Chambers to discuss the review.

The Chair reconvened the meeting to at 7:35 in the Council Chambers of the Courthouse and asked that cell phones be turned off or silenced and introduced the County Staff.

Continued Public Hearing for the Outdoor Recreation Conditional Use Permit – Open-Air Dinosaur Tracks Museum;

This application is submitted by Kristie Whipple –applicant’s realtor with Anasazi Realty. Gerard Gierlinski, the applicant, is currently holding the property under contract. The application is requesting site plan and conditional use permit approval for “outdoor recreational use” for an open-air dinosaur tracks museum. The subject property consists of 43.5 acres and is located approximately seven miles north of Moab adjacent at the juncture of US Highway 191 and State Road 313 at the turnoff for Dead Horse State Park and Canyonlands National Park.

The Chair asked the Commission if there was a motion to open the discussion.

Pam Hackley moved to table the Conditional Use Permit for the Outdoor Recreational Use Permit until staff receives the following:

- a perspective of the corner of 191 and 313 pursuant to Sec. 2.12.4 B.1,
- recent version of the architectural renderings of the building,
- lighting cut sheets, and
- a complete set (1 through 4) of the required plan set.

Mike Duncan seconded.

The Chair opened the discussion; there was no comment from the audience. The Commission discussed the following:

- clarification of the needed screening,
- architectural elevations of the building facades,
- berming for the screening,
- grading plans,
- approval letters from the State regarding water and sewer,
- review by a Fire Warden for fire protection,
- irrigation plans for the proposed landscaping.

The County Engineer and the Chair clarified the requested perspective of the cross section of the parking lot and provided the drawing to the applicant.

After the Commission discussion, the Chair amended the motion to include the following:
To table the Conditional Use Permit for the Outdoor Recreational Use Permit until staff receives the following

1. A complete updated application to be provided to the Planning Staff, including:
 - a) Sheets one through four,
 - b) Preliminary approvals from the appropriate state agency for water quality and quantity,
 - c) Preliminary approvals from the appropriate state agency for the proposed septic system,
 - d) State Fire Warden fire plan approval,
 - e) Applicant narrative responding to the criteria for a conditional use and the National Park concerns.
2. Provide two ~~perspective/~~cross-sections of the parking lot to demonstrate that proposed screening meets the requirement of Section 2.12.4.B.1 from locations as drawn on sheet 4 by the County Engineer and the Chair of the Commission.
3. Elevations of the proposed buildings.
4. Submission of proposed grading plan.

Pam Hackley and Mike Duncan agreed to the amendments. The Chair called for a vote. Mike Duncan, Pam Hackley, Dave Stolfa, Dave Tubbs, and Kalen Jones voted in favor of the motion. Ed Bridges and Dave Cozzens voted against the motion. Motion passes.

WORKSHOP - Canyonlands Watershed Council Letter Discussion.

The Chair asked Ms. Sarah Fields if she would like to present her concerns to the Commission to open up the discussion.

Ms. Fields explained the history of the letter and the concerns that the Watershed Council has regarding the requested amendments to the Land Use Code.

Pam Hackley asked if the Commission could give direction to the staff to review the letter in depth and provide discretion and direction on the requested amendments.

Ed Bridges commented that on the basis of development in the industrial zones this is insignificant since there is limited industrial zoning in the County. Point of law – the County can't regulate State and Federal lands and we should direct staff to ignore the letter.

Mike Duncan is in favor of what the letter is requesting and would like to move forward with direction to staff.

Ed Bridges moved to direct staff to ignore this specific request for text amendment since we ~~don't~~ have the discretion to do so. Dave Cozzens seconded.

The Chair opened the motion to discussion by the Commission.

The Commission had the following concerns regarding the motion on the table;

- It's in the public interest to pursue the request,
- Focus on the manageable aspect of the letter,
- This is not the domain of the County and should not be our concern.

After discussion this motion failed by a vote of 2 for and 4 against - Dave Cozzens and Ed Bridges voting aye, and Pam Hackley, Mike Duncan, Dave Stolfa, and Kalen Jones voting "nay", Dave Tubbs abstained.

Mike Duncan moved to direct staff to spend no more than eight hours of labor to provide Planning Commission with a professional opinion on the advantages or disadvantages of the request in the letter, and other possible regulatory tools to achieve the goal of providing the county with greater discretion over permitting potentially high-impact industrial development.

Discussion

- It is in the public interest to pursue this.
- Focus on issues related to permitting development on private land before devoting resources to researching tools and legality of county permitting of activities on state and public land.
- Look into other County's requirements.
- Check on Emery County's actual implementation of permitting development on state and public lands.

Dave Cozzens seconded the motion and all voted in favor.

Approval of Minutes – There were no minutes available for review.

Community Development Update – Staff gave a brief update of the discussion with the firm on the General Plan.

County Council Update – Gene Ciarus was at the County UAC meeting.

Adjournment: The meeting was adjourned at 9:00 P.M.