

Grand County Planning Commission Minutes

Corrected minutes

May 26, 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. **Pam Hackley asked to be excused at 8:00 PM.**

Council liaison – Gene Ciarus

Others Present: County staff Mary Hofhine.

Krissie Killoy and Mark Wright were absent.

The Chair asked that cell phones be turned off; the Chair dispensed with introductions.

Workshop – Review of the staff analysis of the Canyonlands Watershed Council letter submitted to the Council. The letter suggested a number of changes to the Land Use Code specifically to change permitted uses in the heavy industrial zone district to conditional uses.

Ed Bridges questioned whether the application fee was paid by the Canyonlands Watershed Council, which led to a discussion as to the proper process of the application. Also addressed was Pam Hackley's membership on the Watershed Council and member of the Commission. Ms. Hackley did disclose that she was a member of the Commission and would like to be a part of the discussion as a Commissioner.

Staff addressed the issue and explained that the Council had given the directive to the Planning Commission and the Planning Commission directed staff to bring their professional opinion to the Commission regarding the advantages and disadvantages of the request from the Watershed Council.

The Commission discussed the conditional use process; staff explained that the State regulation require that if a land use is conditional in the LUC then the use specific standard needs to be processed for the use. Conditional uses are permitted uses in zone districts with "set" conditions, the conditions are used due to the potential impacts on the county, surrounding neighbors or adjacent land uses that may or may not be compatible with the proposed use. Conditions can reasonably mitigate or eliminate the detrimental impacts. If the process is not followed it leaves the County vulnerable to appeals.

Ed Bridges asked about the River Corridor Plan and the Thompson/Crescent Area Plan would we need to update those plans if we make changes to the Land Use Code. Staff was unsure, but that was a good point and will review the plans to make sure. Staff also suggested that since we are in process of an update to the General Plan that we should consider how much will be reviewed during the General Plan development.

Mike Duncan moved to direct staff to prepare use specific standards for the Heavy Industrial zone for 1)Public Landfill, 2)Asphalt or concrete batch plant, 3)ore refining or processing, 4)power plant, 5)railroad facilities, including shops, 6)fuel product storage; at staffs discretion. Dave Stolfa seconded.

Ed Bridges would like to amend the motion to include that the six uses 1)Public Landfill, 2)Asphalt or concrete batch plant, 3)ore refining or processing, 4)power plant, 5)railroad facilities, including shops, 6) fuel product storage be considered conditional uses in the Range Grazing, (RG) zone district as well. Dave Cozzens seconded the amendment.

The Chair asked if there was discussion on the motion or the amended motion. Pam Hackley said she wouldn't support that amendment because it goes beyond what the Commission has directed staff to do.

The Commission discussed the motion and amended motion at length.

The Chair called for a vote on the amended motion to include the six uses in the RG zone district. Ed Bridges and Dave Cozzens voted for the motion, Dave Tubbs, Kalen Jones, Dave Stolfa, Mike Duncan and Pam Hackley voted against the motion. The motion did not carry.

The Chair called for the vote on the motion to direct staff to prepare use specific standards for the Heavy Industrial zone for 1) Public Landfill, 2) Asphalt or concrete batch plant, 3) ore refining or processing, 4) power plant, 5) railroad facilities, including shops, 6) fuel product storage; at staffs discretion

Dave Tubbs, Kalen Jones, Dave Cozzens, Mike Duncan, Dave Stolfa, and Pam Hackley voted for the motion, Ed Bridges voted against. Motion carries.

Affordable Housing 5-year Action Plan review.

Staff provided a list of Land Use Code barriers to affordable housing including issues and recommendations; the following are the staff's list of barriers to affordable housing:

- Impact fee deferment
- Manufactured home communities
- Accessory Dwelling units
- Open Space
- Right of way and road widths
- Cluster Subdivisions
- Conservation Subdivisions
- Deed restricted affordable housing.

Ed Bridges stated that the accessory dwelling barrier can be rectified by allowing the accessory dwellings to be detached and larger to accommodate a family.

Ed Bridges moved to direct staff to amend the current accessory dwelling regulation to increase the size and allow for the dwelling to be detached and to make them conditional uses. Dave Stolfa seconded.

Discussion – The Commission questioned how increasing the size would help make it affordable larger houses cost more to build and maintain. This was discussed at length.

The Chair called for a vote on the motion – all voted in favor, motion carries.

~~Mike Duncan- Kalen Jones~~ moved to direct staff to re-evaluate the 1999 Impact Fee Deferment Resolution and research the proposed deed restricted guidelines for affordable housing. Dave Stolfa seconded.

Discussion – The Commission discussed the following:

- That the General Plan process has started and the plan should help determine what public needs are desired and prioritize them.
- Staff is currently working on the construction standards.
- Propose changing manufactured home communities into conditional uses and amend the Land Use Code to permit the use in additional districts.

The Chair called for a vote on the motion – all **present** voted in favor - motion carries.

Motion by Ed Bridges to have staff research inclusion of general retail as a permitted use into the Highway Commercial zone district. Died for lack of second.

Approval of Minutes – Motion by Ed Bridges seconded by Dave Tubbs to approve the April 28, 2010 minutes as written. All present voted in favor – motion carries. There was no Planning Commission meeting on May 12th; therefore there aren't any minutes for that date.

Community Development Update – The County had opening meetings training on May 6th, many of the Planning Commission members were in attendance. For those of you who were unable to attend the power point and handouts are available in the Planning office if you want to stop by and pick up the reading material.

County Council Update – Gene Ciarus briefly informed the Commission on the Potash presentation that was given at the last Council meeting; the project is 10 to 20 years out. The Council approved the preliminary plat for Christie 2-lot subdivision and the OEC cell tower.

Adjournment: The meeting was adjourned at 8:45 P.M.