

# Grand County Planning Commission Minutes

June 9, 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 – Gene Ciarus

**Others Present:** County staff Mark Wright, Krissie Killooy and Mary Hofhine.

The Chair asked that cell phones be turned off; the Chair dispensed with staff introductions; due to the limited attendance.

## **Continued Public Hearing - Draft Grand County Construction Standards and Land Use Code Amendments.**

Mark Wright, County Engineer, explained that the draft Construction Standards reflect the materials and information provided by the Road Department Supervisor, Grand Water and Sewer District Supervisor, Moab Valley Fire Chief, and the Building Official. Also provided was a written reply to the Geometric Road Design Standard Memo dated March 10, 2010 and current cost estimate for roads and sewers as determined by the Engineer and Road Supervisor. The road dimensions were determined by the *National Publication for Adequate Safety*. Mr. Wright suggested that he would field questions from the Commission about the information provided and the process that was used to determine the information.

The Commission discussed the information provided and the following:

- The need for a bike lanes on road ways as a standard,
- A mechanism for narrower roads within the standards,
- Provisions for more flexibility and not have the discretion rely on engineering,
- The standards imply that we are designing for a vehicular community,
- The proposed widths have not changed as requested much,
- The Fire Department's need for wider roads,
- The average daily trip (ADT) will calculate the size of roads needed by developers,
- Additional research from other communities for road widths.

Ed Bridges moved to forward a favorable recommendation to the Council for the Grand Construction Standard amendment and the Land Use Code amendments, seconded by Dave Tubbs.

## Discussion:

The General Plan is year and half out, we can make additional changes as needed after the General Plan reveals the needs.

The wide R-O-W widths on the collector roads will allow for bike and pedestrian pathways within County rights-of-ways.

In the lower density areas the pavement widths can be reduced which makes for rural character.

The Chair called for a vote: Dave Tubbs, Ed Bridges, Dave Stolfa and Mike Duncan voted for the motion. Pam Hackley, Dave Cozzens, and Kalen Jones voted against the motion. Motion carried.

**Workshop** – Draft Accessory Dwelling Land Use Code Amendment – Staff explained that this amendment is the directive from the Commission from the workshop on the action plan from the Affordable Housing Plan.

Ms. Killloy explained the drafted amendment and suggested that the Commission schedule for the public hearing; staff will bring back the drafted amendments with the following modifications and additions as discussed.

1. Define and clarify the rear and side setbacks,
2. Define the drive way lengths,
3. Fire chief access length review,
4. Require a full site plan for review by staff and file with the building permit,
5. A deed restricted document filed with the recorder outlining restricted use of the accessory structure from overnight rentals,
6. Impact fee deferrals.

Dave Stolfa moved to direct staff to advertize for the public hearing on the amendment with the discussed modifications addressed and researched. Pam Hackley seconded.

Discussion –

- The Commission questioned financing options, (two homes on one property)
- separate metering of the utilities,
- discussed impact fee deferrals,
- occupancy of the primary or secondary dwelling by owners of the land,
- clarifying and defining the setbacks.

The Chair called for a vote and all voted in favor of the motion.

**Approval of Minutes** – Motion by Dave Tubbs to approve the May 26, 2010 minutes as corrected, Mike Duncan seconded and all voted in favor – motion carries.

**Community Development Update** – Staff gave a brief update of meeting dates for the General Plan.

**County Council Update** – Gene Ciarus provided the Commission a report on the items discussed and acted on by the Council at their last meeting.

**Adjournment:** The meeting was adjourned at 8:00 P.M.