

Grand County Planning Commission Minutes

February 23, 2011

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, Dave Stolfa, Ed Bridges, Mike Duncan, Dave Tubbs, Pam Hackley, and Dave Cozzens

Members Absent: none

Staff Present: Krissie Killooy, Mary Hoffine, and Mark Wright

County Council Liaison: Gene Ciarus

The Chair called the meeting to order at 6:00 PM, asked that all cell phones be turned off or silenced, then introduced staff and members of the Commission and Council representative, Gene Ciarus. The Chair asked the members of the Commission if there were any conflicts of interest or ex-parte communication to disclose. There were none.

Citizens to be Heard - Ed Bridges announced the Grand County High School Donkey Basketball fund raiser for March 17th and would like to ask for volunteers from the Commission to help sell tickets at City Market the weekends of March 4th and 11th before the show. Please contact him for details and scheduling.

There were no other announcements or citizens to be heard.

Elections: The Chair solicited nominations for Chair of the Commission.

Ed Bridges moved to nominate Kalen Jones, if he would accept. Mr. Jones accepted the nomination, Dave Tubbs seconded. With no other nominations the Chair called for the vote; Kalen Jones as Chairman of the Planning Commission. All voted in favor.

Dave Tubbs nominated Dave Stolfa as Vice Chair, Ed Bridges seconded, Mr. Stolfa accepted all voted in favor.

Review and Acceptance of Resolution 2944 Establishing Authorization of and Procedures for Electronic Meeting: This discussion is continued from the January 12th meeting. The Commission considered the resolution and asked about the County having the technology for the electronic participation to be effective. The Commission discussed that they would rather have the technology in place before passing the resolution.

Dave Tubbs moved to not accept the Resolution 2944 at this time for Planning Commission meetings. Pam Hackley seconded.

Discussion: Once the technology is installed to make the electronic participation useful then the Commission could revisit the adoption of the resolution for electronic participation.

This does not interfere with the requirement for disability needs. If there is a need to have citizen participate via telephone the Planning Commission shall provide that service to people who meet the ADA requirement.

Dave Tubbs amended the motion by adding "at such time that the technology is available, we will accept Resolution 2944." Pam Hackley seconded.

Mike Duncan felt the first motion was cleaner.

Ed Bridges didn't want the Section 2 B 1. Regarding a quorum to be present at the anchor location for a meeting to take place.

With no other discussion the Chair called for a vote on the motion to move to accept Resolution 2944 at such time that the technology is available. Pam Hackley, Dave Stolfa, Dave Tubbs, Dave Cozzens, and Ed Bridges voted in favor of the motion, Kalen Jones and Mike Duncan voted against the motion. Motion passes.

Workshop: Accessory Structures Land Use Code Amendment: Ms. Killoy explained that the purpose of the proposed amendment is to simplify the existing regulation as it pertains to accessory structures and to eliminate conflicts.

Currently, principal structures on residential lots of less than 12,000 square feet have a required side setback of six feet or less. This is in contrast to existing regulation for accessory structures over ten feet in height. Accessory structures over ten feet in height have a required side setback greater than that of the principal structure. The proposed draft amendment seeks to eliminate this conflict by establishing a side and rear setback for accessory structures of 10 feet or that of the underlying zone district, whichever is less.

Accessory structures include such things as detached garages, solar systems, sheds, workshops, fences, patios/cabanas, and signs. Under current regulation, one accessory structure is permitted per lot in the SLR zone district and two per lot in the RR, LLR, and RG zone districts. The draft amendment seeks to allow greater flexibility in the number of permitted accessory structures by regulating according to building lot coverage, rather than number.

The draft amendment proposes replacing existing setback language with the following:

The minimum front yard setback shall be the same as for the principal structure in the underlying zone district. The minimum side and rear yard setbacks shall be 10 feet or that of the underlying zone district whichever is less.

Additionally, the draft amendment proposes replacing existing language pertaining to the number of permitted accessory structures with the following:

Accessory uses and structures shall be subject to the dimensional standards outlined in Sec. 5.4.2.F (Residential Dimensional Standard Section)

Mike Duncan moved to direct staff to advertize the Accessory Structures Code amendment. Dave Tubbs seconded and all voted in favor.

Future Considerations: Mr. Bridges discussed changes to the Land Use Code that he would like to have considered. These changes are corrections to existing language and the voting by the Commission to be by super majority. [The Chair discussed with staff to put together an action plan for the next year.](#)

Approval of Minutes – December 8th 2010 minutes were accepted with corrections. January 12th 2011 minutes were accepted as written. January 26th 2011 minutes were accepted with changes.

County Council Update – Gene Ciarus had left the meeting at 9:00 P.M. – no Council update was available.

Adjournment: The meeting was adjourned at 9:20 P.M.