

Grand County Planning Commission Minutes

March 23, 2011

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

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

Members Absent: none

Staff Present: Krissie Killoy, and Mary Hofhine.

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. Pam Hackley disclosed that she has been out to the U of U Rio Mesa Center site and met with Sylvia Torti and toured the site.

Citizens to be Heard - Ed Bridges announced the High School Concert Band program.

There were no other announcements or citizens to be heard.

Public Hearing - Conditional Use Application: Education and research facility – University of Utah Rio Mesa Center. Ms. Killoy gave the following report:

This application is submitted by Sylvia Torti, Assistant Research Professor of Biology at the University of Utah (Applicant). The Applicant is requesting Conditional Use Permit approval for a combination “Community Service” and “College or University” use (see: Article 3, Use Table, p.3-1)). The subject property consists of approximately 380 acres, zoned Range and Grazing (RG). The property is accessed from Entrada Ranch Road, near Dewey Bridge. Specific plans include construction of the following facilities:

1. Pavilion (lecture / dining hall)
2. Private Camping (20 private tent pads for students and teachers –not open to the public),
3. A single bathhouse,
4. Storage shed, and
5. Parking.

In order to fairly apply the land use code it is first necessary to understand and classify the uses proposed onsite. Rio Mesa Center includes a combination of Public and Civic “Use Types” including Community Service and College or University. Such Use Types and their associated Accessory Uses are permitted by Conditional Use in the RG zone district. Staff notes that the Rio Mesa Center is a nonprofit, institutional use serving both the local and regional community. Absent objections or suggestions for conditions from surrounding property owners and residents, staff takes no exception to approval of the requested permit.

Conditional Use Permits shall be approved where the County determines there will not be a significant negative impact upon residents of surrounding property or upon the public. The following six criteria shall be considered in the application review:

1. Effect on Environment

The location, size, design and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property, nor cause substantial or permanent interference with the right to peaceful enjoyment of property.

Staff Finding:

The subject site is bordered by the Dolores River to the north and west, and BLM land to the south. Predominant adjacent uses include grazing and recreation. Rio Mesa Center's location (RG), size (380 acres), design (consideration of natural environment), and operating characteristics (limited private use for education and research) compliment adjacent uses. No detrimental impacts are anticipated.

2. Compatible with Surrounding Area

The proposed site plan, circulation plan and schematic architectural designs shall be complementary with the character of the surrounding area with relationship to scale, height, landscaping and screening, building coverage, and density.

Staff Finding:

Project layout and architectural design minimize contrast with the surrounding landscape by utilizing moderately sized structures, earth tone colors, non-reflective building materials, and a 100 foot required setback from the riverbank. Additionally, the site plan has been revised to include a single bathhouse now located out of the floodplain. The Applicant will provide an updated graphic as part of the public hearing. No signs have been proposed at this time.

3. External Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the county through the creation of noise, glare, fumes and odors, dust, smoke, vibration, fire hazard, excessive light, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.

Staff Finding:

No negative external impacts are anticipated.

4. Infrastructure Impacts Minimized

The proposed use shall not have negative impacts on existing uses in the area and in the county through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.

Staff Finding:

No additional impacts on public infrastructure are anticipated. Access for the facility will be from Entrada Ranch Road, with no additional improvements required. Upgrades to the internal driveway were recently completed. Limited power currently exists on site. Additional power needs will be met with a small scale solar and/or wind system.

Water and septic are proposed on-site. A well was recently drilled on site –drilling, casing, and sealing is complete. Peak sanitary sewer flow is anticipated to be less than 1,500 gallons a day. A preliminary septic design, including a standard septic tank with a drain field, has been submitted. Final review and approval of the well (24 hour pump test -Division of Drinking Water, David Ariotti) and septic system design (test holes and percolation tests -State Sanitarian, Jim Adamson) is required prior to being scheduling for County Council.

5. Consistent with LUC and General Plan

The proposed use will be consistent with the purposes of this LUC, the General Plan, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses otherwise permitted in the zone in which it is located.

Staff Finding:

The proposed use and location are consistent with uses otherwise permitted in the immediate vicinity as well as in the general zone district. The Rio Mesa Center is a University of Utah education and research facility. Development of the Center supports goals and strategies identified in the current General Plan, including promoting higher education and the social and economic value such facilities bring to the community and region.

6. Parcel Size

The proposed use may be required to have additional land area, in excess of the lot area otherwise allowed by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the zoning district.

Staff Finding:

No additional land area is necessary.

The Chair asked the applicant if they had any additional information to include.

Ms. Torti, Assistant Research Professor of Biology at the University introduced herself and the architect that will be working on the project. They provided a site plan for review, including elevations of the proposed buildings. The owner of the property is Apple Lane L.L.C., Dave Bonderman. The University is currently leasing the property with option to purchase if it's not gifted.

Kalen Jones stated that he was unaware that Mr. Bonderman was the property owner and disclosed that his landscape company has been doing business with Mr. Bonderman on his residence in the County.

The Chair opened the public hearing, with no comments from the public the Chair opened the discussion to the Commission.

The Commission discussed the following:

- need for a letter from a fire protection agency,
- discussion of set-backs from the river,
- 100 year flood way information,
- septic system leech fields.

Staff explained that these items have been discussed and have been addressed or will be addressed at building permit.

Ed Bridges moved to give a favorable recommendation to the Council subject to the following conditions:

1. Septic – State Sanitarian approval of the proposed septic system.
2. Water – Division of Drinking Water approval for well water quality and quantity.
3. Fire Protection – Review by appropriate agency for fire safety, including building sprinkling if necessary.

Pam Hackley seconded.

The Commission discussed the site and the road, which will need an agreement for maintenance with the County Supervisor.

The Chair called for a vote, all voted in favor.

Public Hearing - Land Use Code Amendment Section 3.3.2A. Regulating Accessory Uses: In April 2008, the land use code was revised to include a major overhaul of residential dimensional standards including setbacks and maximum building lot coverage. The purpose of the proposed draft 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. As it exists, accessory structures over ten feet have a required side setback greater than that of the principal structure. The draft amendment seeks to eliminate this conflict by establishing a side and rear yard setback for accessory structures of 10 feet or that of the underlying zone district, whichever is less.

The existing definition of accessory structures includes such things as detached garages, solar systems, sheds, workshops, fences, patios/cabanas, and signs. Currently, however, only one accessory structure is permitted per lot in the SLR zone district and only two per lot in the RR, LLR, and RG zone districts. The draft amendment seeks to eliminate this problem by regulating accessory structures by maximum building lot coverage, rather than by number.

Public hearing was opened, with no discussion the Chair called for a motion.

Dave Stolfa moved to send the amendment, as written, to the Council with a favorable recommendation. Mike Duncan seconded.

Discussion; being none, the Chair called for a vote.

All voted in favor.

Future Considerations: Ms. Killoy gave a brief update of the General Plan process and proposed dates for the next public meetings.

Approval of Minutes – February 23, 2011 minutes were accepted with changes.

County Council Update – Gene Ciarus gave an update of the last Council meeting.

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