

Grand County Planning Commission Minutes

April 27, 2011

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

Members Present: Chair Kalen Jones, Dave Stolfa, Mike Duncan, and Dave Cozzens.

Members Absent: Dave Tubbs, Ed Bridges, and Pam Hackley.

Staff Present: Krissie Killooy 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, no introductions were necessary. Nothing on the agenda anticipates conflicts of interest of ex-parte communication disclosure.

Citizens to be Heard – there were no announcements or citizens to be heard.

Public Hearing - Land Use Code Amendment Section 3.4.D. Use Categories, Government Facilities / Recycling Center: Staff read into record as reference the General Plan as amended to date and the Land Use Code as amended to date.

Canyonlands Community Recycling nonprofit (CCR) recently transferred operation and management of the recycling center to the Grand County Solid Waste Special Service District (the District), Tom Edwards is the Manager. The transfer allows the District to streamline management efforts and CCR to focus attention on education and outreach. CCR and the District have recently established new goals which include diverting 15% of the community's waste stream by 2015. The continually increasing amount of recyclables received at the facility along with changing logistics for how crushed glass is stored and shipped to vendors have raised the need for the recycling center to expand facility operations to allow for greater storage.

The recycling center is located at 1000 E. Sand Flats Road and is located in the Rural Residential zone district. The subject parcel consists of approximately 8 acres and includes the mosquito and weed abatement departments to the west. A City/County jurisdictional boundary line runs through the middle of the property with County jurisdiction to the north and City jurisdiction to the south.

Currently, the County (property owner) leases a portion of the parcel to the District for use as the recycling center. The existing land use code classifies "Recycling centers" as a "Waste Related Service". In the Rural Residential zone district "Waste Related Services" are neither permitted by right nor as a conditional use. As such the recycling center is currently a nonconforming use and as such is not permitted to expand operations

In order to bring the property into conformance with the land use code and thus enable facility expansion the District submitted a request for a land use code text amendment. The text amendment would enable waste related services to be a permitted use within the Government Facility Category.

Kalen Jones provided an alternative to the amendment, he felt adding Waste-Related Services as a permitted use to the government facilities category would be too permissive and instead suggested that Recycling Centers be called out separately in the use table and permitted as a conditional use in the Rural Residential (RR), Range Grazing (RG), and Heavy Industrial (HI) zone districts.

Mike Duncan added that he would suggest that Waste Transfer stations and Waste Transport also be Conditional Uses in the RR, RG, and HI zone districts.

The Commission discussion included that if all Waste-Related Services were permitted in RG, RR, and HI we could conceivably be allowing Waste Transfer Stations and Junk Yards into the rural neighborhoods of the County, RR zone districts. Also discussed was the history of the recycle center and how the facility evolved in the current location.

Kalen Jones moved to forward a favorable recommendation to the County Council of the draft amendment adding to 3.4.8 D - Government Facilities, examples to include Recycling Centers, with the uses not included to state "Waste-Related Services (except Recycling Centers), and in Section 3.1, Use Table, to add under the Government Facilities Section in the specific use category, Recycling Centers as conditional uses in RR, RG, and HI.

Dave Stolfa seconded.

Discussion –

- Are there conditions in the Land Use Code? Staff explained the section of the code that will apply to the amendment.
- Fencing requirements and current fencing.

The Chair called for the vote - Dave Stolfa, Dave Cozzens, Kalen Jones, and Mike Duncan voted in favor, motion passes.

Future Considerations: Mike Duncan asked if an invitation could be given to Emily Niehaus to come to the Planning Commission and give a brief presentation on Community Re-builds, the non-profit group that builds affordable housing.

Staff Update - Ms. Killoy gave a brief update of the General Plan process and proposed dates for the next public meetings and an update of Danish Flats Evaporation Pond Facility.

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

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

Adjournment: The meeting was adjourned at 7:15 P.M.