

Grand County Planning Commission Minutes

June 8, 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, Dave Tubbs, Mike Duncan, Pam Hackley and Dave Cozzens.

Members Absent: Ed Bridges

Staff Present: Krissie Killoy and Mary Hofhine.

County Council Liaison: Gene Ciarus

The Chair called the meeting to order at 6:00 PM, introduced the members of the Commission and staff; asked that all cell phones be turned off or silenced,

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

Public Hearing – Update to the Grand County Non-motorized Trails Master Plan - Staff read into record, as reference, the General Plan as amended to date and the Land Use Code as amended to date.

The Grand County Trail Mix Committee voted to forward a favorable recommendation to City and County Planning Commissions of the draft Grand County Non-motorized Trails Master Plan at a public meeting on May 10, 2011. Planning Commission received a copy of the plan in their meeting packets.

Sandy Freethey, Chairman of the Trail Mix Committee, provided a power point presentation with explanation of the update.

Discussion:

The Commission questioned what happens when the proposed trails go over privately owned land. It was explained that although the plan may show a trail on private land it doesn't mean it will be allowed, they would still need to legally acquire the land.

The plan also goes into San Juan County and the Commission questioned how that would influence the plan. Ms. Freethey explained that many of the focus areas are in San Juan County; this is only a proposal, the trails would still need to go through a process to be implemented.

Dave Cozzens asked about the proposed trail that is shown through Rocky Road and questioned how that property would be obtained. Ms. Freethey explained that trails are obtained through widening of roads and dedications by property owners.

Pam Hackley asked about maintenance of trails, who will be maintaining all the trails once they are built. Ms. Freethey explained that currently the Trails Mix is doing most of the trail maintenance, mostly on the dirt trails, but the paved trails are a County asset and will become the responsibility of the County. Ideally the Transportation Special Service District or the Recreational District will be the entity that will have the financial responsibility for maintenance.

Since 2008 there have been 108 of miles of new trails proposed, only 15 miles have been built. Trial Mix is trying to balance out the trails needs, looking at building more low / intermediate trails.

Ms. Hackley asked how this fits in with the General Plan update. Ms. Freethey stated that the current General Plan is focused on commuter paths, not necessarily the trails outside the valley.

The Chair opened the public hearing.

Bill Love explained that there are areas that he would like to see removed from the plan. The BLM does not own all of 7 Mile Canyon and would like to see the trails in the area of SITLA removed from the plan.

Dave Cozzens asked where the pending land swaps between the BLM and SITLA are and would it encumber the plan. It was explained the agencies are reviewing the plan and since these are only proposed trails they will be evaluate at the time they become reality.

With no other comment the Chair closed the public hearing.

Dave Tubbs moved to give a favorable recommendation of the proposed Trails Plan to the County Council. Dave Cozzens seconded.

There was no discussion on the motion, the Chair called for a vote.

All voted in favor.

Cinema Court Request for Impact Fee Waiver – The Planning Commission discussed waiving the impact fees for the affordable housing apartment complex at their meeting in May and directed staff to bring back a draft resolution to review. Staff explained the draft resolution and that the Housing Authority has filed the pre-annexation agreement with the City. They would like to start construction and would like get the waiver taken care of as quickly as possible.

Staff explained the temporary waiver section of the resolution. Staff and the Commission would need to work-up policy for the permanent waiver and since we don't have that in place at this time, the resolution is titled temporary. If the Housing Authority doesn't annex into the City then the Housing Authority will need to come back to the County and ask for the waiver to be permanent.

The Chair opened the public hearing – there was no comment from the audience.

Dave Stolfa moved to forward a favorable recommendation of the draft resolution to the County Council, approving a temporary waiver of impact fees for Cinema Court LLC subject to attorney review. If the Attorney makes significant changes the Resolution shall come back to the Planning Commission for further review. Dave Tubbs seconded.

Discussion – the Commission did not have any further discussion, the Chair called for a vote.

All voted in favor of the motion.

The public hearing was closed.

Future Considerations: Ms. Killoy gave a brief update of the General Plan, a brief recount of the shooting range development on the north side of the airport, and the Board of Adjustment meeting.

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

Approval of Minutes – April 27, 2011 minutes were accepted as written.

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