

Grand County Planning Commission Minutes

August 10, 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, Ed Bridges, Dave Tubbs, Mike Duncan, Pam Hackley and Dave Cozzens.

Members Absent: none

Staff Present: Krissie Killoy and Mary Hofhine.

County Council Liaison: Gene Ciarus was absent

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 – James Tibbetts – voiced a concern about the General Plan and the cost of the plan during the economic times, voiced a fear that property taxes would go up to accommodate the county costs.

The Chair thanked Mr. Tibbetts and explained that the scheduled public hearing would be the suitable time to speak on his concerns about the general plan.

Public Hearing – General Plan update - Gabe Preston, RPI managing partner and consultant was available by speaker phone and gave an introduction of the information provided to the Commission and where in the process the General Plan is in development. It was explained that the General Plan is an advisory document, guides long term planning and adopting changes to the Land Use Code is an additional step. The plan is advisory for future development and improvements; the plan does not affect underlying development rights. The area plans have been incorporated into the General Plan so there is one central document.

The Chair opened the public hearing and asked that if you want to speak on the subject you will have three minutes to speak to the subject of the Draft General Plan.

Bob O'Brien – stated that he is from Castle Valley and had attended the satellite meeting in Castle Valley regarding the Master Plan with Gabe Preston and County staff. His concern and that of many citizens in Castle Valley is the water. The water in Castle Valley is pristine and they would like to work to protect the water. Read from David Erley's the Mayor of Castle Valley letter to the Commission, "Grand County recognizes the critical importance of its Sole Source Aquifers, Glen Canyon and Castle Valley, and embraces all the protections such designation affords in regard to Federal projects in our drinking water aquifers." Federal Government does not ignore local governments and would suggest, at a minimum, the County to put in the General Plan to provide protections for the aquifers.

Bill Love – stated that he feels Chapter four is inadequate it only looks at zones and sole source and doesn't address the water aquifers and recharge areas. It outlines the water protection boundary not the recharge or aquifers above the loop road, would like those boundaries at least to the loop road. Also the current General Plan has area plans as amendments; those amendments need to be reviewed again and see if there is any pertinent information that should be addressed in this draft.

Gary Walker – Has been in Grand County for a long time and water has always been a sore spot. Streams and surface water all over the mountains seems to be disappearing. Spanish Valley Water and Sewer (GWSSA) has mapped all the recharge and aquifers for years, the county should utilize the maps they are a valuable resource.

John Weisheit - Thanked Gabe and staff for all the work. Asked when the deadline for written comment as he would like to provide a written comment, but hasn't had time to get it done, but wanted to come listen to what others had to say. The Chair stated that in order for comments to get in the packets they need to me in the planning office Thursday before the meeting. Mr. Weisheit explained that Castle Valley has a very vulnerable water shed protection area, the entire community of Castle Valley have personal water wells all served by the aquifer, Castle Valley does not have the protections of a municipal water source. Needs language that the County look for programs that are available for water protection, including grant writing, flood control projects, and water shed protection, these programs may also provide an economic factor for the County.

With no other citizen comment the Chair stated that the public hearing will be help open, there will be at additional meetings before a recommendation to the County will be made.

The Chair opened the discussion to the Commission, explaining that a matrix provided by Mr. Preston with the comments that have been submitted and action taken. The Chair stated that he would like to start the review process by going through the matrix. The Commission discussed accepting the "edits as suggested" and reviewing the comment sections without an action designation. After the discussion, the Commission should have consensus of the change before going on to the next item on the matrix.

Mike Duncan moved to accept all action items "edit as suggested" and "format as suggested" in the matrix. Dave Tubbs seconded.

Discussion:

Pam Hackley questioned the rewording of some of the sections. Mr. Preston stated he hasn't edited those sections yet.

The Commission discussed Chapter 3: Vision, Goals, and strategies Goal 1, Strategy F with Mr. Preston and suggestions were to provide a base map for mineral potential, there seems to be a request for clearer message for mineral development, or at least a map that shows the known resources. This would be a background map, much like the opportunities and constraints map and a goal that is more positive regarding oil gas and mineral development. Could move it to economic section and allow oil gas fluid mineral development while minimizing the impacts of ecology and land while still allowing benefit to the economy.

Pam Hackley disagrees with statement; the focus should be on minimizing the impacts of heavy industry so it doesn't compromise our tourist economy, which we depend on.

Gary Walker started would like the plan to emphasize economic development and a map that would provide that information would be beneficial.

Discussed rewriting and adding an additional strategy or goal in that section.

Mr. Preston will review this section and bring it back for review and Commission can revisit the matrix at the next review.

Kalen explained the process for review and re-read the motion.

Dave Stolfa amended the motion to add that the changes are subject to be further review and acceptance by this group. Ed Bridges seconded.

The Chair called for a vote on the amendment to the motion. All voted in favor.

The Chair called for a vote on the original motion. All voted in favor of the original motion with amendment.

The Commission reviewed and discussed the sections of the matrix for which no action has been provided due to the need for further discussion by the Commission.

The Commissions discussions of changes to the matrix, by section, were approved by consensus of the group. These edits were provided to Mr. Preston with guidance and suggestions for the plan. Mr. Preston will provide a new matrix for the next meeting with the edits based on the comments and corrections of the Commission. Additional written comments will also be incorporated into the matrix for the next meeting.

Dave Tubbs moved to accept the edits as discussed, Pam Hackley seconded and all voted in favor.

Review and Discussion of Draft Planning Commission By-Laws: Due to the lateness of the meeting, Dave Tubbs moved to table the review of the by-laws, Dave Stolfa seconded and all voted in favor of the motion.

Approval of Minutes – June 8, 2011 minutes were accepted with minor spelling / typo changes.

Future Considerations: nothing at this time.

County Council Update – Gene Ciarus was unavailable.

Adjournment: The meeting was adjourned at 9:00 P.M.