

Grand County Planning Commission Minutes

April 27, 2016

A regular meeting of the Grand County Planning Commission convened on the above date in the Grand Center, 182 North 500 West.

Members Present: Dave Tubbs, Mike Duncan, Cricket Green, Joe Kingsley, Bob O'Brien, Gerrish Willis and Ryan McCandless .

Members Absent:

Absent: Mary Hofhine, Zacharia Levine

Council Liaison: Mary McGann absent

The Chair convened the meeting at 6:00 PM and asked that all cell phones be turned off or silenced.

Citizens to be Heard – none

Site Plan Review – Staff explained that prior to issuance of a zoning permit or building permit for any commercial or multi-family development in any zone district, the plan shall be submitted to the Planning Commission for its approval of the plan. A site plan is an administrative decision after review of the Planning Commission.

This application is submitted by Dave and Jana Knowles to expand the Lost Clothing Warehouse on 2151 South Highway 191, by immediate addition of a 2,250 square foot warehouse and a future warehouse of 3,000 square feet.

A drainage report was reviewed by the Grand County Engineer and was approved as designed. Parking, access, signs, buffer and screening have all been demonstrated on the site plan for approval. Staff recommends approval.

The Chair asked the applicant if he had anything to add. Mr. Knowles did not. The Chair called for a motion.

Bob O'Brien moved to approve the site plan. Cricket Green seconded. The Chair asked if there was any discussion on the motion, being none, the Chair called for a vote. All voted in favor.

Public Hearing – This application is submitted by property owner and project developer, Colin Fryer. The subject site is zoned Highway Commercial (HC) and consists of approximately 0.62 acres. The Applicant is developing a small RV/campground with full-service sites located off Highway 191 on an approximately 40 foot unmaintained right of way. Surrounding properties are zoned HC and includes commercial and single-family residential uses.

The applicant is requesting a conditional use permit and site plan approval for a campground and recreational vehicle (RV) park (LUC Sec. 3.2.2.L). The proposed site plan includes:

- Existing 1,040 square foot home,
- 6 full service RV/trailer sites,
- Storage shed,
- additional parking stalls,
- enclosed trash
- Sec. 6.10 Compatibility Standard, the application will provide compliant fencing to accomplish the screening requirement.

Recreational vehicle/ camp parks are a conditional use in the HC zone district. The application complies with the use-specific standards developed for campgrounds found in Use Specific Standards 3.2.3L, site plan standards, and compatibility standards.

The Chair asked the applicant if he had anything to add.

Mr. Fryer explained that he is proposing an RV park for employee housing. The employees will be picked up and taken back by employee transportation, the traffic in and out will not be an issue as with a commercial RV park.

The Chair opened the public hearing.

With no public comments, the Chair closed the public hearing.

The Commission discussed the project with the applicant, Mr. Fryer explained that he will now have approximately 70 units for employees, with houses and RV parks; he will own the RV trailers in the RV parks.

With no other discussion, the Chair called for a vote.

Mike Duncan moved to forward a recommendation to the County Council for approval subject to the following conditions:

1. Lighting Cut Sheets. At building permit application the Applicant shall provide cut sheets for all exterior lighting to comply with Sec. 6.6 of the Grand County Land Use Code.
2. Compatibility to Surrounding Residential Areas. Due to the proximity to residential properties, two policies shall be instituted:
 - a. No outside burning, and
 - b. Noise curfew of 10:00 p.m.

Ryan McCandless seconded and all voted in favor.

The Workshop was advertised for 6:30, we are a few minutes ahead of the time. The Chair asked if the Commission would like to review the minutes.

Approval of Minutes. The April 13, 2016 minutes were approved as written.

6:30 PM Workshop / Discussion

Staff discussed the following with citizens and Commission

Tiny Homes – discussion regarding what they are and where would the County allow them.
Bed and Breakfasts – changes to the current code to balance commerce with neighborhoods.
Co-Housing and Dormitories – workforce housing options.
Parking and buffering standards.

Staff thanked the group of citizens that were in attendance and the Commission for the work that it takes to amend and review Land Use Code.

Community Development Department Update:

County Council Liaison report:

Adjournment - meeting adjourned at 8:30 PM