

Grand County Planning Commission Minutes

October 8, 2008

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: Chairman Marcus LaFrance, Dave Cozzens, Chris Baird, Charley Every, Jean Binyon, and D.L. Taylor.

Ed Bridges was absent.

County liaison – Gene Ciarus.

Others Present: County staff Krissie Killoy, Mark Wright and Mary Hofhine, and other concerned citizens.

The Chair introduced the Commission and staff then requested that all cell phones be turned off; if one goes off during the meeting you will be asked to leave.

The Chair outlined the procedure for the public meeting and asked the Commission if there were any conflicts of interest or ex-parte communications that needed to be disclosed.

Charley Every stated that he is related to Ben Byrd. Mr. Byrd has an item on the agenda for site plan review.

D.L. Taylor commented that he was on the County Council when Ms. Dominick was the County Clerk.

Public Hearings

Sorrel River Ranch, conditional use permit: The applicant had withdrawn the application in order to provide additional information requested by staff.

Sand Flats Road Verizon cellular Tower, rezone: This item was postponed until the next meeting due to the public notice not being posted on the site. Staff will post the site and will resubmit the application at the October 22nd meeting.

All American Acres Lot 8 – Amended Plat: Staff read into the record the General Plan as amended to date the Land Use Code as amended to date and staff's report with all related material.

The Applicant is requesting approval of a 3-lot subdivision in All American Acres (a platted subdivision). The subject property consists of approximately 5 acres and is zoned Rural Residential (RR). The project is in compliance with the maximum density requirement of 1 unit per acre. Additionally, the project meets dimensional standards for single-family detached housing / minimum 19,500 sq. ft. lot area: (1) lot width average 130ft., (2) minimum front and street setbacks 25 ft., (3) minimum interior side setbacks 15 ft., (4) minimum rear setbacks 20 ft., and (5) maximum building coverage 25 percent. Neighboring lots are also in the RR district. Parcel A, Parcel B, and Parcel C are already improved with single-family dwelling units.

Streets

Finding = Parcel A, Parcel B, and Parcel C all have frontage on Easy Street an existing County Road. Easy Street has a 66 ft. County right-of-way. No additional frontage is required to be dedicated.

Sidewalks and Trails

Finding = The average lot size is greater than .5 acres. Sidewalks are not required

Easements

Finding = all necessary easements have been granted.

Drainage

Finding = The County Engineer conducted a site visit and determined a drainage plan is not necessary.

Water and Sewer, Utilities, and Fire

Finding = Parcel A, Parcel B, and Parcel C are already served by utility providers. The Applicant has provided updated utility signatures indicating adequate plat easements and continued commitment to serve and approval by the Fire Chief.

The Chair asked the applicant, Ms. Dominick, if she anything further to add. Ms. Dominick commented that the division of land is to provide lots for her family and has spent the last year working on this project.

The Chair called for a motion – Chris Baird moved to recommend approval to the Council, Jean Binyon seconded and all voted in favor.

Public Meeting - Overlook Road Commercial Property, Site Plan

The Applicant is requesting site plan approval for a commercial warehouse on Overlook Road. The subject property consists of approximately 1.0 acres and is zoned Highway Commercial (HC). The Applicant proposes three attached commercial units. Each unit will be 3,750 square feet for a total building size of 11,250 square feet. The project meets the nonresidential dimensional standards for the HC zoning district: (1) minimum front and street side yard setbacks of 50 feet, (2) minimum interior side yard setbacks of 10 feet, (3) minimum rear yard setbacks of 20 feet, and (4) a maximum building height of 35 feet.

Neighboring lots to the north and west are in the RR zone district. Neighboring lots to the east and south are in the HC zone district.

Parking, Loading, and Refuse Areas

The site plan meets the minimum 1 per 2000 sq. ft. parking requirements for a commercial warehouse. The Applicant proposes 6 parking stalls in compliance with the LUC ($11,250 / 2,000 = 5.6$ parking stalls). The site plan designates a refuse area to be enclosed by a six foot fence in compliance with LUC outdoor storage / screening standards.

Access ways

Access will be off of Overlook Rd. The site plan proposes using an existing ingress /egress (20 feet wide).

Sidewalk or Trails

The applicant proposes a walkway around the perimeter of the building.

Landscaping and Screening

Landscaping requirements apply to all commercial and multi-family developments. All undeveloped areas of the street yard and the adjacent right-of-way shall be landscaped with trees, shrubs, grasses, ground cover or other organic and inorganic materials.

Signage

No signage is proposed.

Outdoor lighting

A lighting cut sheet has been provided in compliance with the LUC.

Drainage and Floodplain

A drainage plan will be required before a building permit is issued.

Compatibility Standards

Compatibility standards are intended to protect single-family residential uses. Compatibility standards apply to all commercial and multifamily development occurring across the street from, adjacent to, or within 50 feet of any single-family or duplex use.

The western property line must adhere to compatibility standards. The applicant meets the requirement of the LUC: (1) the applicant is more than 20 feet setback from the RR adjacent property line, and (2) the site plan shows landscaping (desert bush every 20 ft.) along a chain link fence.

Operational Performance Standards

These are a continuing obligation of all uses in Grand County and of specific significance to the Applicant because of the warehouse's proximity to single-family units to the west. This information is distributed to the applicant prior to Community Development Department sign off at building permit.

The Chair entertained a motion: Motion – Chris Baird moved to approve with the following conditions: No building permit will be issued until the following information is provided: (1) County Engineer findings regarding the necessity of a drainage plan and (2) construction complies with HC district standards and utilizes non-reflective siding material on all walls.

Dave Cozzens seconded.

The Chair asked if there was any discussion. Jean Binyon questioned the requirement for a drainage study. The Chair asked Mr. Baird if he would like to amend the motion to add “approved if found necessary”, by the County Engineer, Mr. Baird agreed. Ms. Binyon also would like the second consideration to add “exterior” walls, Mr. Baird also agreed to that change.

The Chair re-read the motion – No building permit will be issued until the following information is provided: (1) County Engineer findings regarding the necessity of a drainage plan and approved if found necessary (2) construction complies with HC district standards and utilizes non-reflective siding material on all exterior walls; and called for the vote. All voted in favor.

Approval of Minutes – The August 27th minutes were accepted with minor spelling corrections. The September 10th minutes were accepted with typographical corrections. .

Community Development Update – Staff updated the Commission on the following:

- Annexation of the North Corridor by the City.
- The Affordable Housing Plan is complete.
- Cloudrock Final Plat for Phase 1 was approved by the Council.
- The Council had their public hearing for the Evaporation Pond.
- The packet includes some training material and training seminar in November.

County Council Update – the Council approved Cloudrock Phase 1. The Council opened and closed the public hearing on the Evaporation ponds.

Marcus LaFrance passed out an addition that he had proposed to the Council at their public hearing. It was explained that only produced water from wells certified to comply with Grand County standards shall be accepted at any evaporation pond facility within the county. The County would establish minimum standards for produced water and these standards would become a public record. The County would maintain a list of acceptable independent testing laboratories for testing the water. Any owner or operator of a gas or oil well that wanted to use the evaporation ponds in Grand County would need to hire a County certified testing laboratory to test produced water from the wells before it could be processed through the production plants in Grand County.

No produced water from any well not having a valid County Certificate will be introduced into any evaporation pond facility with the County. Should any such illegal produced water be accepted and introduced into such facility, all operations of that facility shall be immediately terminated by the County pending resolution of the matter.

This was presented to the Council and they can accept the addition and include it in the proposed ordinance or not, at this point it will be their decision.

With no other items on the Agenda the Chair called for adjournment.

Adjournment: The meeting was adjourned at 6:45 PM.

Marcus LaFrance, Chairman