

Grand County Planning Commission Minutes

January 12, 2016

A regular meeting of the Grand County Planning Commission convened on the above date in the Grand County Courthouse, 125 East Center.

Members Present: Chair Dave Tubbs, Mike Duncan (arrived at 7:45 PM), Gerrish Willis, Cricket Green, Joe Kingsley, Ryan McCandless, and Bob O'Brien.

Absent:

Staff Present: 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.

The Chair introduced new members, Cricket Green and Bob O'Brien and welcomed them to the Commission.

Election of Officers – The Chair opened the floor to nominations. Gerrish Willis nominated Dave Tubbs for Chair and Joe Kingsley as Vice Chair. Bob O'Brien seconded the nomination. All voted in favor of the nomination.

Citizens to be Heard – none

Sketch Plan review for Sage Valley Estates.

This sketch plan application is submitted by Black Oak Development Group. The property is located at 2811 South Hwy. 191 and zoned Highway Commercial (HC). The Applicant proposes division of 9 acres into 120 Condo Units. Surrounding properties are zoned Large Lot Residential and consist of single-family residential to the east (LLR zone district), and HC to the north and south with single family homes on large lots. The current site is three separate lots, which will be combined at subdivision process. The south lot is currently under contract, the owner of property has signed the application for sketch plan.

Sketch Plan Sec. 9.3

Submittal requirements shall include conceptual plans for the entire parcel. The sketch plan substantially meets the standard for sketch plan.

- A. A preliminary title report from a licensed title company or attorney listing the name of the property owner(s) and all liens, easements and judgments of record affecting the property. *provided*
- B. Conceptual drawing *provided* – *Minimum setbacks in the HC zone district are shown, but they may need to be modified based on the compatibility standards of Section 6.10. A final determination will be made based on the building plans submitted during preliminary plat review. Landscaping is not addressed.*
- C. A conceptual drawing of the lot and street layout drawn at a scale of not less than 1 inch = 200 feet and including the following:
- D. Proposed number of lots and the approximate area of the individual lots; *provided*
- E. Topographic contours at 5 foot intervals and all easements or rights-of-way necessary for drainage within or without the boundaries of the subdivision; *provided*
- F. Significant natural features of the site including streams, lakes, natural drainage lines, vegetation type, and other similar features; *see Physical Constraints below*
- G. Man-made features such as existing buildings, irrigation ditches, utility lines and easements, bridges, culverts, drainage systems, mines or mine dumps; *see Physical Constraints below*
- H. Zone district boundaries; *shown – building height standards for compatibility will be addressed at development.*
- I. General land use divisions into residential types, commercial, industrial, community facilities, and open space including proposed boundaries of public use or common areas; parking area, total number of dwelling units and total square footage of non-residential space; *provided on plat.*
- J. Type and layout of water supply and sewage treatment system proposed; *shown*

- K. Acreage of the entire tract and the area to the nearest one-half acres and percent of total area to be devoted to open space; *provided – shown on “project tabulations” on plat. No open space is proposed or required.*
- L. The name and location of a portion of adjoining subdivisions shall be drawn to the same scale and shown in dotted lines adjacent to the tract proposed for subdivisions in sufficient detail to show actually the existing streets and alleys and other features that may influence the layout and development of the proposed subdivisions; where adjacent land is not subdivided, the name of the owner of the adjacent tract shall be shown; *provided*
- M. A vicinity-topography map (which may be a USGS one (1) inch equals 2000 feet scale) shall locate the property relative to surrounding areas; and *provided*
- N. A filing fee shall be submitted to cover the cost of review and processing with every subdivision sketch plan in accordance with the fee schedule adopted by resolution of the County Council. *paid*

The Chair asked the applicants if they had anything to add. Josh Richards with Black Oak Development introduced himself and Wayne Ashton with Outlaw Engineers, Engineer for the project, and Steve Wallace CFO. Mr. Richards gave a brief presentation on the project and explained that they are planning to Leed certify the buildings, use as much solar power as possible including the swimming pool and solar panels on the parking structures.

Commission discussed extraordinary parking needs; time line for the project; UDOT access and turn lanes.

The Grand County Planning Commission reviewed the referenced application in a public meeting on January 12, 2016 and recommended the applicant to move forward to Preliminary Plat approval subject to the following conditions prior to preliminary plat approval:

1. **SETBACKS.** Adequate setbacks for all buildings and parking (Sec. 3.2.);
2. **LANDSCAPING.** Adequate landscaping along Highway 191 (Sec. 3.2);
3. **DRIVEWAYS.** 16 foot, minimum, driveways shall be shown on the plat (Sec. 6.2);
4. **PUBLIC ACCESS.** Official UDOT approval (Sec. 6.2.4);
5. **COMPATIBILITY STANDARD.** Submission of a site plan illustrating the required screening and building siting (Sec. 6.10. 1 D. E.)
6. **ENGINEERING.** Submission of a preliminary drainage report including proposed storm drainage collection and delivery system (Sec. 7.7);
7. **PHYSICAL CONSTRAINTS.** All physical constraints located on the property shall be identified on the preliminary plat (Sec. 6.8 and Sec. 6.9);
8. **UTILITIES.** Submission of utility letters indicating service commitment and adequacy of proposed easements (Sec. 7.6);
9. **FIRE PROTECTION.** Fire Chief approval of the adequacy of proposed access and the location and number of fire hydrants (Sec. 7.9); and
10. **PUBLIC WATER and SEWER.** Grand Water and Sewer approval letters for ability to serve and needed easements. (Sec. 7.8 and 7.10)

Approval of Minutes: No minutes were available for review.

Future Considerations: none

Community Development Department Update:

2016 work plan was reviewed, future LUC amendments, and facilitating affordable house development.

County Council Liaison report: Ms. McGann was not in attendance

Adjournment - meeting adjourned at 8:45 PM