

Grand County Planning Commission Minutes

May 11, 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: Dave Tubbs, Gerrish Willis, Cricket Green, and Joe Kingsley.

Members Absent: Bob O'Brien, Mike Duncan, and Ryan McCandless

Absent: **Staff Present:** Mary Hofhine, Zacharia Levine

Council Liaison: Mary McGann

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

Public Hearing – Re-Plat application for Lot 18 All American Acres, a four lot split in the Rural Residential zone district.

A replat of property is processed by resubdividing an existing subdivision lot. The public hearing is at Planning Commission with final review by County Council for approval.

The Applicants, Alice and Greg McKennis, are requesting approval of a 4-lot subdivision in All American Acres (a platted subdivision). The subject property consists of approximately 5 acres and is zoned Rural Residential (RR) located at 4235 Heather Lane. 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. Two lots are flag lots with a 20 foot access and not more than 250 foot in length. Lot 2 is improved with single-family dwelling unit and approved accessory uses, proposed Lots 1, 3, and 4 are vacant and currently irrigated agricultural land.

The County Engineer reviewed the drainage waiver and declined the waiver. The applicant is working with the County Engineer to comply with the storm water regulations.

The Chair opened the public hearing. There were no comments; the Chair closed the public hearing.

Joe Kingsley moved to forward a favorable recommendation to the County Council subject to the County Engineer approval of the drainage plan.

Gerrish Willis seconded, and all voted in favor. Motion passes.

Site Plan Review - A site plan review of Madeline Cottages hotel/motel located on Angel Rock Road in the Highway commercial zone district.

The Applicants, Jeff and Christy McElhaney, are requesting approval of a site plan review of a 16 unit motel, located at 2741 Angel Rock Road. There are four buildings each with 4 units sited on the property to accommodate, access, drainage, and parking. The subject property consists of approximately 1.2 acres and is zoned Highway Commercial (HC).

Prior to the issuance of a zoning development or building permit for commercial or multi-family uses, LUC Sec. 9.17 requires that the site plan be reviewed and approved by Planning Commission.

Staff reviewed with the Planning Commission all regulated section including, parking, driveways, landscaping and screening, signs, outdoor lighting, drainage and compatibility standards. Staff recommends approval subject to the drainage plan being approved prior to getting a permit and site plan checks for parking, landscaping, and lighting.

Planning Commission authorizes the site plan approval with recommendations of staff being addressed at building permit, including the following:

1. **Drainage Plan.** The County Engineer shall approve, in writing, the storm water drainage plan prior to building permit.

2. **Parking.** Move parking spaces out of the required front setback.
3. **Landscaping.** Landscaping will need to be in and irrigated prior to a Certificate of Occupancy.
4. **Lighting.** Lighting cut sheets will need to be provided at building permit.

Workshop – Code Amendments for review:

Proposed Land Use Code Amendments.

- 1) *Sec. 3.2.3 D. Bed and Breakfast* – Clarifying use and procedure.
- 2) *Sec. 5.4.1.B. Project Boundary Buffer* – relaxing the buffer zone set-back from residential properties.
- 3) *Sec. 6.10 A Compatibility Standard* – Reducing the set-backs to residential properties from commercial buildings.
- 4) *Sec. 10.2 Definitions* – Additional definitions for “Temporary Stay” related to Recreational Vehicles and overnight rental properties in residential neighborhoods.
- 5) *Sec. 3.3.2 D. Employee Housing, Accessory* – Allowance of RV sites, to the otherwise allowed commercial principal use for employees of the on-site business.

Planning Commission discussed the amendments at length and directed staff to advertise for public hearing.

Approval of Minutes. The April 27, 2016 minutes were approved as written.

Community Development Department Update:

County Council Liaison report: Ms. McGann gave a brief report on the happenings at Council.

Adjournment - meeting adjourned at 8:00 PM