

# Grand County Planning Commission Minutes

April 28, 2010

A regular meeting of the Grand County Planning Commission convened on the above date at 6:00 PM in the Grand County Courthouse.

**Members Present:** Chair Kalen Jones, Ed Bridges, Dave Tubbs, Dave Cozzens, Mike Duncan, and Pam Hackley. Dave Stolfa was absent.

Council liaison – not present

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

The Chair asked that cell phones be turned off; introduced the staff and members of the Planning Commission.

Gabe Preston from RPI, the firm that was chosen to write the General Plan was in attendance. Mr. Preston was introduced and made a brief presentation on the proposal for the update to the General Plan and the future land use plan for the South Corridor. Mr. Preston explained that he was in town to “get to know the people and the community.” Mr. Preston explained that they will be using DHM design out of Durango and Russell Engineering as part of their construction team for the General Plan. Mr. Preston thanked the Planning Commission for their time and expressed his excitement for the plan.

## **Public Meeting - Final Plat Application for Overlook Commercial Condominiums, Ben Byrd applicant.**

This application is submitted by Ben Byrd. The Applicant proposes division of one acre into three condominium units for commercial warehouse use. A condominium is a specific type of property ownership where a unit of property (air space) is owned by an individual, while common parts of the property, such as the grounds and building, are owned jointly by all unit owners. A condominium owner’s association will be formed to be responsible for the maintenance of all common areas.

The property is located on Overlook Road and is zoned Highway Commercial (HC). Surrounding properties to the north (K-Sue) and east (Mega Blue) are zoned HC; properties to the west and south are zoned Rural Residential.

Access is off Highway 191 and Overlook Road. Sidewalk improvements were waived with Preliminary Plat approval (see attached Resolution). Drainage improvements are required and will be bonded for as part of this application.

The Final Plat indicates utility easements along property lines, in compliance with LUC requirements.

The County Engineer has reviewed and approved all engineering, including slopes, drainage and retaining wall.

All utilities are already in place and currently serving existing businesses.

Existing downward focused lighting and shielding from off-site view.

The plat is compliance with the Land Use Code Final Plat requirements and the compatibility standards.

The Chair entertained a motion – Ed Bridges moved to approve the Overlook Commercial Condominium Final Plat subject to the following conditions to be provided prior to going to the County Council for approval:

1. County Attorney final review and approval of CC&R documents
2. County Recorder final review and approval of condominium recordation description; and

3. Submission of SIA and financial guarantee for required curb and gutter improvements.

Dave Tubbs seconded and all voted in favor.

**Final Plat Application for Cutler Subdivision – Robert and Michelle Cutler applicants.**

The application is submitted by Robert and Michelle Cutler. The Applicant proposes division of 2.43 acres into two lots for residential use. The property is located on Rim Rock Road and is zoned Rural Residential (RR). Two existing residences and two accessory structures are located on the property. The application seeks to create separate lots for each residential unit. Surrounding properties are also zoned RR with existing residences.

The applicant proposes to divide 2.43 acres into 2 lots for residential use and meet the minimum requirements for development stipulations.

Access for both lots is proposed off a private access tract. Covenants and restrictions and a homeowners association have been submitted to provide for maintenance. The County Engineer and the Fire Chief reviewed construction plans for the private access tract and determined that the 16 foot of pavement with the proposed shoulder slopes does not meet the requirement of the Fire Code.

The Applicant submitted an engineer's cost estimate and a Subdivision Improvements Agreement for the private access tract. The Applicant proposes a financial guarantee in the form of an escrow account.

Sidewalks are not required where the lot size is greater than ½ acre.

Drainage has been reviewed and approved by the County Engineer.

The Final Plat provides ten foot rear lot line and five foot side lot line utility easements.

The Applicant has provided service commitment letters from utilities companies. All utilities shall be placed underground.

The Chair called for a motion – Ed Bridges moved to forward a favorable recommendation to County Council for approval of the Cutler Subdivision Final Plat subject to the following conditions being met prior to being scheduled for Council review:

1. County Attorney final review and approval of CC&R documents;
2. Fire Chief and Engineer final review and approval of revised construction plans for the private access tract.

Dave Cozzens seconded the motion.

There was discussion regarding the road and the Fire Department requirements for the width and length of the proposed private access tract. Staff explained that they are in discussions with the Fire Department and will make sure the construction change is in place prior to going before Council. The County Engineer assured the Commission that there is no reason to redesign the construction plans.

The Chair called for a vote – all voted in favor of the motion.

**Approval of Minutes – Ed Bridges moved to approve the March 24, 2010 minutes with corrections Pam Hackley seconded and all voted in favor.**

Ed Bridges moved to approve April 14, 2010 minutes as written, Dave Tubbs seconded and all voted in favor.

**Community Development Update** – Staff reminded the Commission of the training on May 6<sup>th</sup> at the Grand Center.

**County Council Update** – Gene Ciarus briefly informed the Commission on the Potash presentation that was given at the last Council meeting; the project is 10 to 20 years out. The Council approved the preliminary plat for Christie 2-lot subdivision and the OEC cell tower.

**Adjournment:** The meeting was adjourned at 7:00 P.M.