

Grand County Planning Commission Minutes

August 11, 2004

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

Members Present: Chairman D.L. Taylor, Kevin Wright, David Everitt, Susie Harrington, and Tom Shellenberger. Tom Rees and Dave Cozzens were excused
County Council liaison; Joette Langianese.

Others Present: Planning Staff; Mary Hoffine, Charlie Skewes, County Engineer, and other concerned citizens.

The meeting was called to order at 6:00 PM

Approval of minutes: Susie Harrington moved to approve the July 14 minutes as amended, Kevin Wright seconded and all voted in favor.

Rim Village Vistas Final Plat and Site Plan Review - The Grand County Planning Commission reviewed this application at their regular meeting on May 12, 2004; the Commission voted to recommend approval of the proposed Preliminary Plat, subject to the conditions set by the Planning Commission being satisfied before the Zoning Administrator will advertise for preliminary hearing before the County Council.

This application, submitted by Chuck Henderson (Applicant), proposes to subdivide approximately 20.6 acres in a MFR, Multi-family Residential District. The minimum lot area in the MFR District is 2,200 square feet for townhouse (multi-family) footprint lots and 7,500 per single family lot.

The subject property is adjacent to Rim Village PUD. The Applicant is proposing to develop the property in phases. Phase I would include a total of 24 multi-family units (footprint lots) and 18 single family lots. No land use plan or layout is submitted for the balance of the property.

Staff reviewed the final plat submittals with the Commission and the following items are still outstanding.

1. Submission of collateral for improvements, in accordance with County requirements;
2. County Engineers approval of the construction plan and cost estimate;
3. Submission of a satisfactory explanation of how the applicant has responded to the conditions of County Engineer (listed in attached letter).
4. Submission of a letter of confirmation from the bonding agent.
5. The Cost Estimate shows the pro-rata share of turn lanes to be \$189.00 per unit. The County Engineer should address this. If the applicant has revised the cost estimate we are not aware of the update.

The applicant has the continuing obligation of the grading and restoration regulations in the LUC.

Staff had met with the applicant's engineer earlier in the afternoon and they have provided information that is not a part of the current submittal. Staff explained that they are only reviewing the information provided to the County and not the new information.

Susie Harrington stated that she is not comfortable sending the application forward with all of the outstanding issues. Susie stipulated that staff not put any applicant on the agenda until all the required submittal information and documents are available for review and discussion. The County has a policy that applications are submitted 30 days before the requested agenda in order to provide the Commission with an acceptable and accurate application for review.

Susie Harrington moved to table the proposed Final Plat, subject to the following conditions being satisfied before the Zoning Administrator will put it on the agenda for the Planning Commission:

1. Compliance with recommendations of the County Engineer;

The County Engineer has sent a letter dated August 13, 2004 after reviewing the revised plans and he still has the following concerns:

- A. There needs to be a firm commitment from all parties involved in the intersection with Highway 191 showing that the intersection can be constructed where shown. An agreement needs to be reached as to how costs for construction the intersection, with turn lanes, will be shared.
- B. The needs of the Home Owner's Association will be different between the Condominium Units in Phase II and the Single Family Home lots in Phase I. It appears that the Phase II property owners will own and be responsible for maintenance of Prickly Pear Circle, the parking areas, landscaped areas, and detention pond #2.
- C. The drainage facilities for Phase I includes detention ponds #1 and #3 (which fall outside of the subdivision), and drainage walkway which runs in easements between lots. I don't know if it was intended for a Home Owners Association to maintain these facilities or if it will be a County responsibility. (note – the County will not maintain drainage facilities on private property)
- D. A verification of an easement for the drainage facilities on the Meador property, if one has been granted.
- E. There are several small items that need added to or corrected on the cost estimate, including:
 - 1) The per unit cost assessed for intersection improvements of \$266.00 per unit.
 - 2) The cost of installing street signs and drainage walkways.

2. UDOT access permit.
3. Submission of collateral for improvements, in accordance with County requirements.
4. Submission of a letter of confirmation from the bonding agent.
5. Outdoor lighting plan.
6. Provide an elevation of the multi-family units.
7. The Declaration of Covenants, Conditions and Restrictions should be amended to provide for perpetual maintenance by requiring that the above provisions pertaining to maintenance of common areas and facilities may not be amended without the prior written approval of the County Council.
8. Common Space should be defined on the final plat.

Kevin Wright seconded and all voted in favor.

Red Valley Estates – Sketch Plan; This application, submitted by Randy Day as agent for David and Merrie Knutson (“Applicant”), proposes to subdivide a 5.17 acre parcel into 20 lots, each for single family use and a lot for drainage detention. The property is located in the MFR, Multi-family Residential District. The proposed lots vary in size from 7500 square feet to 8000 square feet; minimum lot size for the district is 7500 square feet. The proposed subdivision is located on Holyoak Lane adjacent to Sage Valley Estates subdivision.

The proposed subdivision has a cul-de-sac instead of going through to Arnel Lane, the LUC encourages through streets. The P&Z should decide if this proposed subdivision warrants a through street. The sketch plan was sent to the Fire Department, GWSSA, the County Engineer and the Recorders.

Agency Comments:

The Fire Chief gave a verbal approval, he didn't have any current concern with the cul de sac and the fire hydrants are in appropriate places.

The County Engineer will have concerns about increased density in the area, but will address them at preliminary engineering; no other agency has given any comment at this time.

David Everitt moved to approve the sketch plan as proposed, Susie Harrington seconded and all voted in favor.

Archview RV Resort – Conditional use application: This was application was tabled from the July meeting. This application is submitted by Reed Slingerland (“Applicant”) and is requesting an amendment to his Conditional Use permit for an RV Campground in the HC, Highway Commercial zone district on 22.73 acres of real property. Any expansion of a current conditional use requires a new conditional use permit.

The facility expansion is as follows:

- 5 new cabin sites – no water,
- Picnic area with cover,
- 18’ – 30’ by 40’ RV spaces,
- Arcade building/employee duplex - 600 square feet,
- Ice cream shop – 400 square feet,
- 12 parking spaces for Arcade and Ice cream shop,
- 5 large cabins with baths
- Replace and relocate the swimming pool.

The LUC does not allow for cabins to have water plumbed to them, but the zone district does allow for Hotel/motel as defined in the LUC the cabins would meet the definition of motel.

The Commission discussed the site plan and recommended that no additional area lighting be installed and encouraged path lights. Lights that are installed on the building shall be full cut off fixtures.

Susie Harrington moved to send it on to the Council with a favorable recommendation subject to the following:

1. no additional area lights except for path lighting, which cannot be any higher than three feet off the ground and,
2. all lights on buildings shall be full cut off fixtures.

Kevin seconded and all voted in favor.

John Knight is the current SITLA representative and was introduced to the Planning Commission; he has taken Jan Parmenter’s position.

Adjournment: Meeting adjourned at 8:00 p.m.