

## Grand County Planning Commission Minutes

May 11, 2005

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:** Vice Chair Marcus LaFrance, Charley Every, Dave Cozzens, Tom Shellenberger, and Susie Harrington. D.L. Taylor and Dave Everitt were excused.  
County liaison Judy Carmichael.

**Others Present:** Mary Hofhine and other concerned citizens.

**The meeting was called to order at 6:00 PM** by Marcus LaFrance Vice Chairman as the Chairman was not in attendance.

**Approval of minutes:** Dave Cozzens moved to approve the March 23, 2005 minutes as written, Tom Shellenberger seconded and all voted in favor.

**Sketch Plan for Village Green Partners:** This application is submitted by Developer Jim Ferrell (applicant) on behalf of the property owner Richard B. and Beverly Holladay and is submitted as a Sketch Plan. The subject property consists of approximately 23 acres located at Sunny Acres Lane and Spanish Valley Drive, which is zoned RR, Rural Residential.

The Applicant proposes to develop the property with a total of 26 lots, each for single-family use, the lots range are ½ acre, but are not dimensioned on the plat.

The RR district is a mandatory PUD district, and PUD is required unless the Planning Commission approves a PUD waiver based on findings. A PUD is planned for this project. The maximum density allowed in the RR zone is 1 unit per acre net of streets and alleys, the applicant is proposing a density at 0.92 per acre; the applicant is asking for bonus density within the criteria of the PUD.

The terrain of the property is relatively level and the site does not include any cultivated agricultural, public drinking water supply watersheds; floodplains and riparian habitats; slopes in excess of 30 percent; significant geological, biological, and archeological sites. At preliminary plat the applicant will need to provide a preliminary drainage plan there is an existing historic drainageway on the property.

Street frontage required – each lot or building tract shall front upon a public street and have a minimum lot width of 130 feet. There are not dimensions on the plat so we are not aware that the plat meets this requirement.

There are three double frontage lot proposed in the development the minimum front and street side setbacks is 25 feet building envelopes should be drawn on the plat to show what area homes may be built.

The proposed cul-de-sac will provide access to 22 of the 25 proposed lots. The plat does not show dimensions of the road, Cul-de-sacs are allowed if they do not exceed 1000 feet in length or serve more than 20 dwelling units, since there are no dimensions on the plat the applicant will need to address this at preliminary.

At preliminary the following items will need to be provided; utility easements, fire hydrant placement, a drainage plan, letters of commitment from all utility providers.

The applicant explained that sketch plan does not require dimensions, but he assured the Commission that the cul-de-sac will meet county standards. Mr. Farrell explained that he will be asking for bonus density based on the trail he has planned within a 75 foot “open space” around the perimeter of the project, which the homeowners association will maintain.

Staff explained that the applicant could also ask for a rezone and would be allowed double the density in a cookie cutter subdivision; the rezone, like the PUD, is discretionary.

There was discussion regarding the availability of water in the valley if every project comes in with a bonus density request. The public facility plan shows build out based on the existing zoning.

It was explained that on ½ acre lots sidewalks or trails are required – the proposed trail could not be “extra ordinary public benefit” if it is a requirement. The Commission did not find any extra ordinary public benefit that would allow for the bonus density. The Commission suggested to the applicant the he provide a site plan for the perimeter park, a home owners association to assure the maintenance of the project, and water saving techniques.

The Vice Chair called for a motion – Tom Shellenberger moved to approve the proposed Sketch Plan, subject to the following conditions:

1. Show consistency with the Grand County General Plan
2. Plat should be titled Planned Unit Development if applicant proposes such;
3. Building envelopes on lots 23, 24, 25, and 26;
4. Fully dimensioned roads;
5. Type and layout of public utilities;
6. A letter of commitment for sewer service from GWSSA for all the lots in the subdivision
7. A letter of commitment for water service from GWSSA from the Grand County lots.
8. Engineered preliminary drainage report and construction drawings;
9. Written service commitment for all other utilities;
10. Site plan required by Planning Commission;
11. All owners of property be listed as applicants and provide a title;
12. Advertising of the preliminary plat shall include the requested bonus density of 6 units as part of the PUD proposal.

Charley Every seconded.

Discussion - The Commission did not approve the bonus density as proposed the applicant will need to provide additional information at preliminary.

The Vice Chair called for the vote – Charley Every, Marcus LaFrance, Dave Cozzens, and Tom Shellenberger voted in favor. Susie Harrington abstained.

**Public Hearing** – Proposed amendment to the Land Use Code updating the current zoning map. Staff read into the record as reference the Land Use Code as amended to date the General Plan as amended to date and the staff memo to the Commission.

The Vauna Randall from the recorder’s office and Dave Vaughn from the road department have been working on a new zoning map for the County. The Commission has reviewed it several times for accuracy and this final copy represents all the current zoning.

The Vice chair opened the discussion to the public – discussed were the overlay of the PUD subdivisions and a question about transfer development rights and asking the Council to look into an ordinance to provide for them.

The public hearing was closed and the motion was called for. Susie Harrington moved to recommend approval of the amended zoning map, Dave Cozzens seconded and all voted in favor.

## **Work Session**

Code Amendment – review the MFR, zone district changes. The Commission has been working on amending the MFR zone district. A draft of the proposed changes was reviewed and will be revised by staff for the next meeting.

Over view of SB60, the Land Use & Development Management Act (LUDMA) Marcus explained the immediate needs of the County to fulfill the changes made to State Law regarding Land Use. The most pressing is the state no longer allows for special exceptions and use on review, the Commission will need to decide at the next meeting which of these will be conditional, permitted, or removed.

**Adjournment:** Marcus LaFrance adjourned the meeting at 9:30 p.m.

