

Grand County Planning Commission Minutes

July 27, 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: Chair D.L. Taylor, Marcus LaFrance, Tom Shellenberger, Dave Everitt, Dave Cozzens, and Charley Every. Susie Harrington was excused.
County liaison Judy Carmichael.

Others Present: Mary Hofhine and other concerned citizens.

The meeting was called to order at 6:00 PM by the Chairman, D.L. Taylor.

Approval of minutes: None available.

Michael Liss was present to invite the Planning Commission to the charettes he will be having with the planners he has hired to help with Moab Mesa project.

Minor Subdivision Review – Kenna Minor Subdivision Estates located at 3230 East Juniper Drive. This application is submitted by, Keogh Land Surveying, on behalf of the property owner, Edmond and Kenna Bridges (Applicant). The Applicant is requesting approval of a 2-lot minor subdivision, pursuant to the *Grand County Land Use Code*, Sec. 6.9, Minor Subdivisions. The subject property includes about 2.5 acres and is located at 3230 East Juniper Drive. The lots are proposed as follows; Lot 1 contains 1.28 acre, and Lot 2 contains 1 acre.

The subject property is zoned RR, Rural Residential, which has a minimum lot area of 1 acre and a minimum lot width of 130 feet – the proposed lots comply with both of those requirements. Minimum side setbacks are 15 feet. Lot 2 is already improved with a single family dwelling. Conformance with the required setbacks is illustrated.

Marcus LaFrance moved to recommend approval of the Kenna Minor Subdivision with the following conditions;

(1) Addition of the following (drainage) note to the plat:

Note: No building permit(s) shall be issued for a structure(s) on any lot in this subdivision prior to the completion of a site specific drainage study to quantify the potential change in drainage run-off (pre- vs. post-development flows), and a detention basin, drainage swell, dry well, or similar facility on site designed to detain such run-off.

(2) Letters of commitment from all utility companies.

(3) A letter from Moab Valley Fire Department addressing fire hydrants placement.

Tom Shellenberger seconded and all voted in favor.

Commission discussed a need for a moratorium on bonus density allowances within the PUD requirements to give them time to work on the subjective wording in the current ordinance. The Commission directed staff to draft a letter for D.L.'s signature recommending the Council put into effect a moratorium on bonus density until the Commission works on the changes.

Marcus LaFrance moved to have staff write a letter for the Chairs signature recommending a moratorium on bonus density David Everitt seconded, those voting aye were Marcus LaFrance, Charley Every, D.L. Taylor, Tom Shellenberger, Dave Cozzens voted nay.

The Commission went on a field trip to review the areas on the MFR District Map.

Adjournment: D.L. Taylor adjourned the meeting at 8:15 p.m.