

Grand County Planning Commission Minutes

September 27, 2006

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 Marcus LaFrance, Charley Every, Ed Bridges, Tom Shellenberger, Jean Binyon, and Dave Cozzens. D.L. Taylor was excused.
County liaison - Judy Carmichael.

Others Present: Mary Hofhine, applicants and other concerned citizens.

The meeting was called to order at 6:00 PM by the Chair, Marcus LaFrance; the Chair requested that all attendees and members turn off their cell phones.

Approval of minutes: The September 13, 2006 minutes were accepted as written.

The Chair asked the Commission if there was any ex-parte or conflicts of interest on any of the agenda items for tonight's meeting. There were none.

Public Hearing - Pueblo Verde PUD Preliminary Plat - Staff read into the record as reference the General Plan as amended to date; the Land Use Code as amended to date; the applicants submittal and staff's report. This application is submitted by Jim Farrell, on behalf of the property owners, SLI Real Estate, Howard Kent Manager, and Doug Carroll (Applicant). The property owners submitted written statements authorizing Mr. Farrell to represent them in this public process.

The Planning Commission approved the Sketch Plan application at their regular meeting on August 9, 2006, with conditions.

The applicant proposes division of 28.2 acres into 28 lots, including 4 large lots with an average lot size of 2.43 and 24 lots with an average lot size of 0.34 all for single family dwellings.

Access to the subdivision is off of Spanish Valley Drive; the County Engineer has asked for decel lanes. All interior roads will be built to the County's local road standard. All easements need to be designated as rights-of-way and all roads within the subdivision need to be built by the developer. Sidewalks are shown on the interior of the subdivision.

A preliminary drainage report was approved by the County Engineer. UP&L, GWSSA, and Questar Gas provided signatures of acceptance of easements and commitment to serve the subdivision. The applicant provided a letter from the Fire Chief at the meeting.

The chair opened the public hearing and gave the applicant ten minutes.

Mr. Farrell proposed to the Commission that in lieu of paving the extension of Alejandro Drive he would build a bike path on Spanish Valley Drive within the County right-of-way. There will be a perimeter rail fence along the open space. Mr. Farrell stated that he considers his project an unusual case and would encourage the Commission to not require Chapman Lane to be paved.

The Chair entertained a motion by the Commission to open up discussion; Jean Binyon moved to approve with the following conditions:

1. Comply with the recommendation of the County Engineer, including provision of the turn lane on Spanish Valley Drive;
2. Street improvements should be made on the extension of Alejandro Drive to the county road standard;
3. Street improvements on Chapman Road within the subdivision to the county road standard;
4. Sidewalks shall be provided "along both sides of all streets adjacent to building sites in all residential zone districts except where the average lot size is more than ½ acre";
5. Submission of encroachment permits from the Road Department for the proposed trail on the County Road R.O.W., or modify the development plan so as to located the proposed trail on private property;

6. Submission of a fire protection plan satisfactory to the Fire Chief; and
7. Commitment to form a Homeowners' Association to be responsible for maintenance of common area and open space, as well as any amenities to be provided.

Tom Shellenberger seconded.

Staff questioned the applicant on who would maintain the trail he proposed. Mr. Farrell stated that it would be in the County right-of-way and they would need to take the maintenance as well. Staff pointed out that the county does not have a parks maintenance department. If the applicant wanted to put it on his property and maintain it then he would be providing a public benefit. Also the Post Office sent a letter requesting that the County aware that the Post Office does not allow postal trucks to go into cul-de-sacs for safety reasons. We need to alert developers that they will need to provide an area for clustering of mailboxes.

The Commission discussed at length the connection of Alejandro Drive and the need to build at least ½ of Chapman Lane.

The Land Use Code requires that developers build roads within their subdivisions – there is no provision to let the Commission waive that requirement. The General Plan made policy that developers pay their own way; and then the Land Use Code was the tool for implementing that policy. We need to be more cognizant of those requirements.

Mr. Farrell was given time to give his closing statement. Mr. Farrell acknowledged that Chapman land will be improved at some point and that he will be connection. He proposed the right-of-way for the connection, but he feels strongly about providing a public trail.

After the Commission discussed at length sidewalks, street paving, and bonding the motion was amended by Jean Binyon to read as follows:

1. Comply with the recommendation of the County Engineer, including provision of the turn lane on Spanish Valley Drive from the Northwest;
2. Street improvements should be made on the extension of Alejandro Drive to the county road standard and dedicated as a right-of-way;
3. The applicant shall bond for Street improvements on Chapman Road within the subdivision to the county road standard and dedicate the half street right-of-way;
4. Submission of encroachment permits from the Road Department for the proposed trail on the County Road R.O.W., or modify the development plan so as to located the proposed trail on private property;
5. Commitment to form a Homeowners' Association to be responsible for maintenance of common area and open space, as well as any amenities to be provided.

Seconded by Tom Shellenberger; Charley Every, Marcus LaFrance, Tom Shellenberger, Dave Cozzens and Jean Binyon voted aye. Ed Bridges voted nay.

The Chair passed out the draft of Sec. 8 and scheduled a review of the Land Use Code on Wednesday, October 11, at 1:00 PM.

Adjournment: The meeting was adjourned at 7:00 PM.

Marcus LaFrance, Chairman