

Grand County Planning Commission Minutes

January 24, 2007

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 Tom Shellenberger, D.L. Taylor, Ed Bridges, Marcus LaFrance, and Jean Binyon - Dave Cozzens arrived at 6:15 PM. Charley Every was excused.
County liaison – Gene Ciarus.

Others Present: Mary Hofhine, Council person Audrey Graham, applicants and other concerned citizens.

The meeting was called to order at 6:00 PM by the Chair, Tom Shellenberger.

Acceptance of Minutes – The Commission accepted the January 10, 2007 minutes with corrections to spelling and syntax.

Southgate Subdivision Phase I Final Plat – This application is submitted by property owners Tim Keogh and Jim Farrell (Applicants). The subject property is zoned HC, Highway Commercial; and the property includes a total of 12.8 acres, located 4.8 miles south of Moab. The Applicant proposed division of the subject property into 56 residential units on 11 acres the remaining property will be vacant commercial property.

The proposed Phase I of the Southgate final plat includes 24 residential units of the planned 56 units, each for single-family use. The lots are for townhouses range from the smallest, 4,273 square feet, to the largest 6,361 square feet.

The County Council approved the Preliminary Plat at a regular meeting on July 18th 2006 with conditions.

The roads will be dedicated to the County after construction except for Oleander Lane, which will be built to a private lane standard.

This subdivision requires sidewalks, Sec. 5.4 of the LUC, unless the average lot size is more than ½ acre, which is the case. The applicant has proposed sidewalks on both sides of the street.

The Improvements Agreement is in the form normally used by Grand County. The collateral proposed is Letter of Credit. No letter has been provided.

A Homeowners' Association is needed that will be responsible for the maintenance of the drainage improvements and common areas. No evidence of the formation of such an entity is provided; the Declaration of Protective Covenants have a statement that reads "at such time that at least 51% of the total acreage of the Property is owned by parties other than Developer, Developer will establish a successor homeowner's association." ...

D.L. Taylor moved to recommend approval to the Council subject to the following conditions:

1. The plat notes from the preliminary plat are not on the proposed final plat; and should include the required plat notes as follows:

Note: the private lane shown hereon lacks the right-of-way and travel surface required by the county for a public street, and therefore the private lane cannot be dedicated to the county for improvement or maintenance, but will remain the responsibility of the Homeowners Association in perpetuity.

A Homeowners Association with assessment Authority shall be established that will be responsible for the perpetual maintenance of all common elements. Documents creating the Homeowners Association shall provide that those portions of such documents pertaining to maintenance of common elements may not be amended without the prior written approval of the County Council.

2. Approval by the County Engineer, including changes as may be requested by the County Engineer,

3. Documentation that easements have been acquired.

4. Submission of the Homeowners' Association documenting responsibility for drainage facility maintenance, and any other common area; Land Use Code Sec. 6.8.

5. The final construction drawings do not show sidewalk on the east side of Willow Tree Road, the Commission decided that the sidewalk on the east side of Willow would not be required. The other side of Willow Tree is a large vacant parcel when it is developed sidewalks will be required of the project.

6. Payment of County Engineering fees generated by the development. Staff will provide that information to you as soon as we get final Engineering costs.

7. Posting of the required bond and financial guarantee and security to ensure completion of the required improvements, in a form satisfactory to the Zoning Administrator.

Ed Bridges seconded – Marcus LaFrance asked that the motion be amended to include the conditions being satisfied before the Zoning Administrator will recommend the item for the County Council agenda, including GWSSA, County Engineer, and Fire Chief recommendations. Mr. Taylor amended the motion to include the amendment and was seconded by Mr. Bridges.

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

Redcliff Condo PUD Final Plat - This application is submitted by Mark Wright on behalf of Trent Mehlhoff and Bradley Mikesell (Applicants). The Applicants propose division of 5.10 acres of land into 72 townhome lots, with 6-12 unit per building. The property is zoned HC, Highway Commercial and is located on Highway 191 at Redcliff Road (east side of highway). The HC, Highway Commercial District is designed primarily to accommodate commercial uses, but residential uses are allowed. Maximum allowable density is 40.8 units (5.10 x 8 units per acre) -- the applicant's proposal exceeds allowable density pursuant to the County Council adopted moratorium, but was specifically exempted from said moratorium because the application was already in process.

The site plan includes the required open space, plus additional common areas. The site plan includes an interior sidewalk. A HOA will be formed to be responsible for maintenance of common and open space areas, and interior roads.

The County Engineer is still in discussion with the applicants Engineer over Redcliff Road construction. The applicant did not provide any road improvements on the construction plans. Interior drives will access parking which will be situated along the exterior of the lot. The County Engineer has recommended that Red Cliff Road be built to County local road standards.

The applicants Engineer has asked the Commission to accept a cost of the ½ road construction or Redcliff and put it towards the cost of the entire road rather than build a ½ road to County Standard. The Chair explained that the Commission cannot make that determination; road standards are a code requirement and the Commission's position needs to reflect the Engineers recommendation based on the standard.

The Chair called for a vote – Marcus LaFrance moved to postpone action on this item pending resolution on the problems cited by the County Engineer's letter of today's date. Jean Binyon seconded and all voted in favor.

WORK SESSION - The Chair explained that the Commission has directed Mr. Grice to codify the current code and that the Commission will work on amendments one at a time rather than trying to fix all the amendments at once. The Chair explained for those in the audience if they wanted to stay and give input to the amendments needed in the Code. Also Shawn Warnke will also have some future planning items to discuss.

The Chair read through the list of priorities for amendment to the code that staff had put together. Would like to start working on this as early as next meeting; start having workshops at 5:00 to 6:00 for worksession and then have regular meeting immediately after.

Shawn Warnke gave a presentation to the Commission on the plans for hiring a staff planner and engineer.

Adjournment: The meeting was adjourned at 7:30 PM.

Tom Shellenberger, Chairman