

## **Grand County Planning Commission Minutes - DRAFT -**

March 28, 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:** Vice Chairman D.L. Taylor, Marcus LaFrance, Dave Cozzens, Ed Bridges, Charley Every and Jean Binyon.  
County liaison – Gene Ciarus.

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

### **Regular meeting was called to order at 6:00 PM**

**Acceptance of Minutes** – The Commission accepted the February 28<sup>th</sup>, 2007 as written.

Review of the P&Z vacancy applications and recommendations to the Council.

Shawn Warnke, Council Administrator gave a presentation on the Planning Commission and their role in the County. Staff explained that two other letters of intent were in her office after the date for final submission. Mr. Warnke stated that for this time both letters should be considered by the Commission. Staff read the letters to the Commission for recommendation.

The Commission discussed that one of the applicants is currently serving on the County Board of Adjustment, which makes her ineligible for consideration. It was further discussed that the person could resign the position on the Board of Adjustment if appointed to the Commission. That would leave a vacancy on the Board of Adjustment.

Staff passed out papers for the Commission to give their two top candidates for consideration of all seven letters of intent. Those letters are from the following:  
Judy Tangreen, Dee Kellogg, William Love, Charles Pipkin, Wayne Hoskisson, Chad Beyer, and Chris Baird.

The two people that Commission recommends for considerations for the vacancy on the Commission are, Judy Tangreen and Chris Baird. Jean Binyon asked that if Ms. Tangreen is ineligible who would be the next in line. The Commission decided to pick one more for consideration. The third person picked for recommendation by the Commission is; Dee Kellogg. The three people being sent forward for recommendation by the Commission are; Judy Tangreen, Dee Kellogg, and Chris Baird.

**Public Hearing** – Code Amendment Conditional Use regulation and standards.

The Vice Chair opened the public hearing.

Staff gave a brief presentation regarding the use specific standards regarding conditional uses. The document that the Commission is reviewing has all the current code information and the new additions are underlined and the items that will be removed are stricken. The Commission has been reviewing the changes to these codes for a better part of a year. The Commission decided to not try and change the entire code but to make changes in smaller increments; this is the first change based on the Commissions recommendations to staff.

**Barb Morra** asked to make comment via the telephone. Ms. Morra's concerns were in regards to public hearings for the conditional uses. Currently the County requires public hearing at the Planning Commission not at the Council level. Ms. Morra would like the Council to have a public hearing also.

**Jack Campbell** made a comment that there should be a public hearing at the Council level also. Other items that the County should consider in Sec. 6.1.6 odor and light. Also Section 6.1.8 should be connected by "or"; also that the Planning Commission should be the appeal authority.

**Ryan Holyoak** commented that this does not allow for feed lots as Conditional or allowed and feels they should be allowed as Conditional for farming and ranching in the RG zone district.

The Vice Chair closed the public hearing and called for a motion.

Marcus LaFrance moved to postpone action and further discussion until April 11, 2007; at which time the public hearing will be reopened for public input. Charley Every seconded and all voted in favor.

**Public Hearing** – Code Amendment Site Plan and Minor Subdivision – Staff read into the record that Land Use Code as amended to date the General Plan as amended to date and the staff’s report of today’s date with a draft of the proposed Ordinance.

This amendment will allow the minor subdivision and site plan to be an administrative rather than going through the Commission and the Council.

The Vice Chair opened the public hearing – with no comment from the public it was opened to the Commission.

Marcus LaFrance moved to recommend approval to the Council with a minor change that the purpose section in the Minor Record Survey read the same as in the Criteria for approval; ...shall include no more than 3 lots...

Jean Binyon seconded and all voted in favor.

**Rim Village Vista Phase 4 Sketch** - This application, submitted by SMA, on behalf of the owner Chuck Henderson (“Applicant”), proposes to subdivide a 21.72 acre parcel into 196 lots. The property is a split zone of RR, Rural Residential and MFR-20, multi-family residential 20. The Council has endorsed the Zoning Administrator’s interpretation to allow mixing densities; the applicant has provided a Master Plan of the project with the mixing of the density in the RR zone district and the MFR-20 zone district, which allows for the project to have 196 units.

This is Phase 4 of the project and includes 4.02 acres, 4 buildings with 32 multi-family units, 8 units per building. Required parking is 2 spaces per unit in an attached garage. Additional guest parking is proposed at 2 spaces per unit. The only common facilities in this phase will be the private streets.

Charlie Skewes, Horrocks Engineer had not responded at the time of this writing, but the following remarks are from the previous phase and are relevant with consecutive phases.

The private driveways serving the units appear to be narrow. The Spanish Valley Construction Standards allow Private Access Tracts to be used when serving a maximum of 2-3 dwelling units. Access driveways serving more than 3 units need at a minimum, to be built to private lane standards.

The required and proposed parking is not shown on the plat.

There are sidewalks proposed along Meador Drive and Prickly Pear Circle. No internal trails or sidewalks are proposed.

The Planning Commission made the following recommendations to the applicant;

1. Continued obligation of the County Engineers recommendation regarding the street standards based on his letter dated March 27<sup>th</sup> (attached)
2. Internal trails are provided in lieu of sidewalks. There are sidewalks on Meador Drive.
3. The undeveloped open spaces are the areas around the buildings.
4. The individual patio areas overlap into the required open space and cannot be considered common area, See Section 4.11.3 for definition of Common Area.
5. The common area called out adjacent to Lot 7 seems to overlap into the common area of the drainage associated with Phase 3.

**Desert Wind Final Plat** - This application is submitted by Burakorn Kesavadhana (Noy) (Applicant). The Applicant proposes division of 2.4 acres of land into 20 footprint lots. The property is zoned HC, Highway Commercial and is located on Highway 191 Government Lot 72. The HC, Highway Commercial District is designed primarily to accommodate commercial uses, but residential uses are allowed.

The site plan includes the required 20 percent “open space”, plus additional common areas. The site plan includes a perimeter trail system. A HOA will be formed to be responsible for maintenance of common and open space areas.

Grand County Council approved Desert Wind PUD, Preliminary Plat Subdivision, with conditions on July 18th 2006.

Marcus LaFrance moved to recommend approval subject to the following conditions being met prior to getting on the County Council Agenda;

1. Submit an Improvements Agreement signed by the applicant, to include the exact amount of the improvements costs and collateral, and attach the cost estimate for on-site subdivision improvements to the improvements agreement as an Exhibit; and submit a Letter of Credit or other guarantee acceptable to the County in the amount approved by the County Engineer.
2. Payment of County Engineering fees generated by the development. (Staff will have that amount to the applicant before going to the County Council meeting for final approval).

Charley Every seconded and all voted in favor.

**Site Plan Lily Pad Learning Center Day Care** - Tamara D. Woodruff, submitted the attached application ("Applicant"), owner of the property is Mary Henningson. The facility is located at the corner of Murphy Lane and Millcreek Drive and consists of approximately .43 of acres to be developed into a commercial Day Care. The properties to the North and South are residential, the properties to the east is commercial. The proposed day care is in a HC, Highway Commercial zone district. The hours of operation will essentially be daylight hours.

The applicant has been working with staff to provide sufficient information for a site plan. Staff recommends approval of the site plan.

Marcus LaFrance moved to approve the Lily Pad Day Care Site Plan without conditions. Dave Cozzens seconded it and all voted in favor.

**Adjournment:** The meeting was adjourned at 8:00 PM.

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D.L. Taylor, Vice Chairman