

Grand County Planning Commission Minutes

March 12, 2008

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, D.L. Taylor, Jean Binyon, Chris Baird, Dave Cozzens, and Charley Every. Ed Bridges was absent.
County liaison – Gene Ciarus

Others Present: County Staff Mark Wright, Krissie Killoy, and Mary Hofhine applicants and other concerned citizens.

The Chair asked that all cell phones be turned off; if one goes off during the meeting you will be asked to leave. Please if you need to have a conversation with persons in the room, other than when called on, step outside the chambers.

The Chair congratulated the newly appointed Planning Commission members, Chris Baird and Dave Cozzens and remarked that they look remarkably like the members from last year, *which they are*.

The Chair gave a brief explanation of the process the Commission uses for the public hearing process.

The Chair asked the Commission if there were any conflicts of interest that needed to be disclosed on any of the agenda items; there were none.

Public Hearing – continued from February 13, Planning Commission - **Trail Plan** – Staff read into the record the Grand County General Plan as amended to date, and the proposed plan given to the Commission in their packets. Staff explained that the matrix has been updated as well as the maps, since the last meeting the Trail Mix Committee has met and worked with the motorized group.

Staff introduced Sandy Freethey Chair of the Trails Mix Committee and Geoff Freethey to give a presentation on the changes, which include the clarifications requested by the Planning Commission.

The Chair opened it to public comment.

Kent Green stated that he has concerns since the plan, wants to make sure that all trails are open to OHV and 4-wheel drive access for all users.

Kim Schappert commented that nothing is closed to 4-wheel drive. Kim and Kent agreed to talk to each other after the meeting. The County public process is the only vehicle in which to close roads.

The Chair asked for further discussion.

With no discussion the Chair entertained a motion. Dave Cozzens move to approve as presented, Chris Baird seconded.

The Chair stated that he applauds the effort and is glad that they worked out issues addressed by the group. The public needs to realize that there are some closed areas, but it is a good plan.

Chris Baird said thanks; this is a tremendous amount of work and commends the job. Trail Mix does not have any authority to close any trails.

Jean Binyon stated that this should be included in the transportation plan and pay more consideration.

D.L. Taylor stated that the plan is not law and only a guidance plan for the County.

The Chair called for a vote; all voted in favor.

Rim Vistas PUD Phase 4 Final Plat - This application, submitted by Sauder, Miler and Associates on behalf of the owner Chuck Henderson ("Applicant"), this phase is for Final Plat, Phase IV which includes 4 buildings with 8 units each (32 units total) on approximately 4.02 acres of a larger 21.72 acres, 192 Units. The applicant is proposing to develop Phase IV Rim Village Vistas with a total of 32 multi-family units, common area consisting of the pool, tennis court, and covered pavilion.

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 mixed density. The subject property is adjacent to Rim Village.

Utilities are anticipated to be in the utility right of way; all utilities were approved at preliminary.

The property is not in a floodplain and there is no other evidence of physical constraints.

Access to the subject lots is a proposed Desert Willow Drive, a private drive, and all interior roads will also be private. The County Engineer recommends 24 foot wide interior roadways; the applicant has complied with that recommendation.

There are sidewalks proposed along Meador Drive and Desert Willow Drive.

The applicant has provided the following submittal documents;

1. Subdivision Improvement Agreement with cost estimate, approved by County Engineer;
2. Escrow Bond in the amount of \$440,444.38;
3. Current title report.

Staff will require prior to Council an updated GWSSA commitment letter and Rocky Mountain Power.

The Chair entertained a motion.

Charley Every moved to approve with the following conditions,

1. The applicant shall provide an escrow bond or performance bond approved by the County Clerk and the County Attorney prior to going to Council.
2. The Applicant shall provide updated referral agency letters from GWSSA and Rocky Mountain Power prior to going to County Council.

Jean Binyon seconded and amended the motion to include

3. The applicant provides bonding method approved by the County Clerk and County Attorney.

Charley Every was in agreement with the amendment.

The Chair asked if there was further discussion. Jean Binyon asked about the pedestrian bridge that was not addressed in the bond. Staff will ask the Engineer to address the bonding for the bridge and make sure the numbers are correct before going to Council with final bonding.

Chair called for a vote.

All voted in favor.

Acceptance of Minutes – The February 13th and 27th minutes were accepted with changes.

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

Marcus LaFrance, Chairman

The Commission adjourned to the City Offices for a joint meeting with the City of Moab to review the Moab Housing Study and Initial Housing Plan.