

Grand County Planning Commission Minutes

March 26, 2008

A regular meeting of the Grand County Planning Commission convened on the above date at 5:00 PM in the Planning Office, 25 So. 100 East.

Members Present: Chairman Marcus LaFrance, Jean Binyon, Dave Cozzens, and Ed Bridges. D.L. Taylor, Chris Baird, and Charley Every were absent.

County liaison – Gene Ciarus was absent.

Others Present: County Staff 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 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.

Brunner & Gotway – Amended Plat Subdivision Lot 11 All American Acres – Staff gave a brief presentation outlining the process for amending subdivisions. The Applicant is requesting approval of a 3-lot subdivision in All American Acres (a platted subdivision). When vacating or changing a plat, state code requires the Planning Commission to consider and provide a recommendation prior to the land use authority (Council) taking final action. Additionally, state code requires a public hearing at County Council. The purpose of this is to provide property owners within the subdivision (as defined by the plat) the opportunity to comment.

Two of the future parcels are fully developed in compliance with the applicable County standards and building permits were issued for each of the single-family dwellings. Parcel B and C have frontage on Easy Street. Parcel A is a flag lot. In compliance with Section 5.2.5 (LUC pg. 5-1) Parcel A: (1) has 20 feet of frontage on Easy Street, (2) the “handle” portion of the lot is not more than 250 feet in length, and (3) the body of the lot meets dimensional standards.

Sidewalks are not required where the average lot size is more than ½ acre (LUC Section 5.4).

Utilities are already in place for existing single-family dwellings on Parcel B and C. Additionally, the applicant has provided the necessary letters of commitment from utility companies GWSSA (water and sewer) and Rocky Mountain Power (electricity). Gas is not required.

The Applicant submitted a Drainage Report which has been approved by the County Engineer.

The Chair asked the Commission if there were any questions – being none the Chair entertained a motion.

Ed Bridges moved to approve the re-plat of Lot 11 of All American Acres. Jean Binyon seconded all voted in favor.

The amended Land Use Code was passed out to the Commission in attendance.

Acceptance of Minutes – Review of March minutes were postponed until the April Meeting.

Adjournment: The meeting was adjourned at 5:30 PM.

Marcus LaFrance, Chairman