

Grand County Planning Commission Minutes

Corrected minutes

August 11, 2010

A regular meeting of the Grand County Planning Commission convened on the above date at 6:00 PM in the Grand County Courthouse.

Members Present: Chair Kalen Jones, Ed Bridges, Dave Tubbs, Dave Cozzens, Dave Stolfa, Mike Duncan, and Pam Hackley.

Council liaison – Gene Ciarus

Others Present: County staff Krissie Killooy, Mark Wright, and Mary Hofhine.

The Chair called the meeting to order at 6:00 PM then introduced the Commission and staff. The Chair asked that cell phones be turned off, then asked the Commission if there were any conflicts of interest or exparte that needed to be declared, there were none.

Continued Public Hearing – Accessory Dwelling Land Use Code Amendment: Staff read into record the General Plan as amended to date the Land Use Code as amended to date and the staff report and related materials. Staff provided a copy of the draft code amendment and presented the changes as discussed from the last meeting.

The purpose of the draft amendment is to encourage accessory dwelling units as an affordable housing opportunity while protecting neighborhood character and the quality of life in residential zone districts. Planning Commission reviewed this item in a public meeting on June 9th and in a public hearing on July 14th continued to August 11th. A copy of the draft ordinance is available at the Grand County library and on the County's website.

The Commission discussed the following:

- The proposed code amendment had the height of the accessory structure not to exceed 15 feet or height of the principal structure, whichever is less. The Commission changed less to "more" as discussed.
- Took out the reference to "50% of the gross square footage of the primary residence" – the only restriction to size will be the 800 square feet. The Commission didn't consider the 50% restriction necessary.
- State the justification of the amendment was to incorporate the affordable housing aspect from the Affordable Housing Plan.
- Character of neighborhoods with the added density fixed to the size of the lot.

With no further discussion the Chair closed the public hearing and called for the motion.

Dave Stolfa moved to give a favorable recommendation to the County Council for the amendment to the Land Use Code with the following changes:

1. State the affordable housing justification into the ordinance;
2. In the height measurement (section B.1.b) change the "less" to "more";
3. Remove from B.1.c. "and shall not occupy more than twenty-five percent of the gross square footage of the rear and side yards;
4. Take out the 50% of the gross square footage of the primary residence reference (Section B.1.d).

Dave Tubbs seconded and all voted in favor.

Administrative – Final Plat for Tierra del Sol Phase III

The subject application is submitted by Dan Pyatt - Pyatt Investments, LLC. The property consists of 5.37 acres zoned Planned Unit Development (PUD) with a Small Lot Residential (SLR) base zoning district.

The project has been developed in three phases and includes 42 lots on 10.04 acres, Phase one was adopted on July 18, 2006 and includes 8 lots with .33 acres open space and common area. Phase two adopted on March 6, 2007 includes 12 lots and .18 acres common area and open space. The current application requests final plat review for Phase three consisting of the remaining 5.37 acres and 22 lots and 1.75 acres of open space and common area.

PUD project density may not be greater than that permitted by the underlining base zoning district. SLR maximum density is 5 units per acre. The preliminary plat approves division of 10.04 acres into 42 lots including common areas, swimming pool, and a parcel for storage of recreational vehicles.

GWSSA and the County Engineer have approved both the final plat and construction plans for compliance with water, sewer, and storm drainage requirements.

The engineered cost estimate and construction plans have been reviewed and approved by the County Engineer. The majority of the infrastructure is on the ground and being utilized.

Covenants, Conditions, and Restrictions (CC&Rs) have been provided and sent to the County Attorney for review.

The applicant has submitted a financial guarantee in the form of an escrow account in the amount of \$116,273.69. This will be reviewed by the Attorney and the County Clerk for form and content prior to Council review.

Ed Bridges moved to give a favorable recommendation to the County Council of the Tierra del Sol PUD Final Plat for Phase III subject to the following conditions being met prior to being scheduled for review by the County Council:

1. Submission of a financial guarantee in a form acceptable by the County Clerk and the County Attorney.
2. CCR's and HOA documents approved by the County Attorney.

Dave Stolfa seconded and all voted in favor.

Approval of Minutes – July 14th 2010 minutes were accepted as corrected.

Community Development Update – The selection committee will be meeting after the evenings meeting to select the citizens for the working group.

County Council Update – Gene Ciarus provided the Commission a report on the items discussed and acted on by the Council at their August 3rd meeting.

Adjournment: The meeting was adjourned at 7:15 P.M.