

Grand County Planning Commission Minutes

May 11, 2011

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

Members Present: Chair Kalen Jones, Dave Stolfa, Ed Bridges, Dave Tubbs, and Dave Cozzens.

Members Absent: Mike Duncan, and Pam Hackley.

Staff Present: Krissie Killoy and Mary Hofhine.

County Council Liaison: Gene Ciarus

The Chair called the meeting to order at 6:00 PM, introduced the members of the Commission and staff; asked that all cell phones be turned off or silenced,

Citizens to be Heard – Ed Bridges announced the concert in the Park by the Canyon Winds there were no announcements or citizens to be heard.

Public Hearing – Blu Vista Casitas re-plat of lots 33 and 34 Staff read into record, as reference, the General Plan as amended to date and the Land Use Code as amended to date.

This application is submitted by Don and Denise Oblak (Property Owners) and Jeromy Johnson (Property Owner Representative). The applicant is requesting a re-plat of lots 33 and 34 in order to remove a center lot line for the purpose of creating a single, larger parcel for their residence. The Blu Vista subdivision was inspected in February by the County Engineer and County Road Supervisor for bond release and acceptance by the County.

The property is located 4403 Blu Vista Drive within a Planned Unit Development in Spanish Valley and is zoned Rural Residential, (RR-PUD).

This is a recorded subdivision with all utilities currently in place and easements recorded. The re-plat will not require any recorded easements to be vacated.

The applicant purchased two contiguous lots in the Blu Vista Casitas Planned Unit Development. The amendment to remove the center lot line will accomplish their plan to build their home on the two combined lots as a single parcel.

Applicants provided staff with all required submittals including the title report, amended plats, and fee. Notices of the public hearing date and time regarding the amendment to the plat were advertised in the Times Independent, posted on the County's notice website, and posted on the property.

The Chair opened the public hearing – there were no comments from the public.

Ed Bridges moved to favorably recommend approval of the Blu Vista re-plat to the County Council. Dave Tubbs seconded.

The Chair asked for comments from the Commission, with none the Chair called for the vote.

All voted in favor, motion passes.

The public hearing was closed.

Workshop - Cinema Court Request for Impact Fee Waiver: Staff explained that there is a letter from Housing Authority of Southeastern Utah, HASU is in the packet. The Housing Authority is asking the County to waive or defer County impact fees for the 60 unit affordable housing apartment complex. The area is within the City's annexation area and pre-annexation application has been started with the City. There are County impact fees that are not required by the City, but the project is anticipating that they will be annexed into the City and therefore not have those additional fees. There are delays in the annexation process, but they would like to start construction prior to the annexation. HASU is requesting that impact fees be waived or deferred so as to allow them to begin construction and finalize the annexation process without incurring those additional fees, given that they would not be required in the City.

The impact fees that would be waived are the fees for county roads, law enforcement, fire, parks, and drainage. The impact fees to GWSSA would still need to be paid since they are within the service area of GWSSA. There are water rights on the property that will be used for outside irrigation.

The Building Department has reviewed the building plans to the 66 unit apartment complexes and the building permit is ready to be issued.

Mr. Bridges asked if taxes are paid on these units. Mr. Woodward explained the units will be deed restricted for 99 years to keep them in the affordable housing market. Property taxes are paid on the apartments for the first ten years after that they will be reassessed as affordable housing.

The Commission directed staff to provide them with a draft resolution for impact fee deferral for review at the next meeting.

Future Considerations: Ms. Killoy gave a brief update of the General Plan; a draft should be available soon for staff review. There will be a joint meeting with the Council and the Commission to review the draft once it is ready for that step.

County Council Update – Gene Ciarus gave an update of the last Council meeting.

Approval of Minutes – April 27, 2011 minutes were accepted as written.

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