

Grand County Planning Commission Minutes

October 27, 2004

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: Chairman D.L. Taylor, Tom Shellenberger, Tom Rees, Dave Cozzens, Marcus LaFrance, David Everitt, and Susie Harrington.

Others Present: Mary Hofhine and County Council liaison, Joette Langianese.

The meeting was called to order at 6:00 PM

Approval of minutes: Marcus LaFrance moved to approve the October 13th minutes as written, Tom Rees seconded and all voted in favor.

PUBLIC HEARING – Preliminary PUD Amendment – Rim Village: Phase VI as proposed in this final plat includes some significant differences relative to the approved Preliminary Plat. While the density remains consistent between the approved Preliminary and proposed Final Plat and the proposed setbacks relative to exterior boundaries are similar, the proposed street layout is completely different; and the proposed building orientation is more uniform. Street connectivity through this to the property on the west side is indicated on the plat.

Staff has no objections to the proposed changes in street layout. Also, it should be noted that, in the recent past, the Applicant has addressed the Site Development issues, particularly the “compatibility” issues of Sec. 4.10 in conjunction with the Final Plat. A letter from the developer indicates that the Homeowners Association has decided to utilize the single, existing, screened trash enclosure area for the entire complex. The site plat shows that the applicant proposes extending the six foot high fence around the exterior of the protected zone, irrigated landscaping, and a perimeter trail. The Building Official has informed staff that ADA requirements for multi family sites impose regulation for exterior design.

Phase V of Rim Village was reviewed without comparing it to the preliminary plat and phase V was approved without going through the amendment process. The LUC reads that final plats shall conform substantially to the preliminary plat as approved... Phase V did include three buildings in a cluster much like the preliminary plat, but with a major road change. The developer had previously proposed a plan with these changes and included more density. The Planning Commission reviewed the plan and voted against it due to the density not the realignment of the buildings and roads.

After a lengthy discussion regarding the change the Chairman closed the public hearing and called for a vote.

Tom Shellenberger moved to approved the amended PUD as presented it was seconded by Dave Cozzens. The Chairman called for a vote and Tom Rees, Marcus LaFrance, Dave Cozzens, Dave Everitt, and Tom Shellenberger voted in favor, Susie Harrington opposed.

Rim Village – Final Plat Phase VI - The Commission felt that since the PUD amendment had not been approved by the Council they would not feel comfortable reviewing Phase VI until the final decision by the Council.

Dave Everitt moved to table the review of the Final Plat Phase VI for Rim Village until after the Council approves the PUD amendment. Marcus LaFrance seconded and all voted in favor.

Sign Revisions - Colin Fryer from Red Cliff Lodge asked that the Commission look at the sign ordinance revisions and to include an allowance for larger signs for the Winery. Mr. Fryer was reminded that his project is NOT in a commercial district, but in a RG, PUD district. If he would like to have larger and more signs for his development he should either ask for a PUD amendment, change the zone of the development to a commercial zone, or bring in a code change for the zone district that would allow signs in the RG zone district.

The Commission discussed the sign changes and will review the proposal at the next meeting.

Minor Subdivision Amendment - Staff proposes changes to the Minor Subdivision approval process that would remove the requirement for a plat. Otherwise, the Minor Subdivision approval criteria and procedures are proposed to remain substantially unchanged.

Currently, a plat is required for all Minor Subdivisions to be recorded in order to provide clear and understandable public land record. The County Recorder advises that this is creating a plat storage problem in her office. To reduce storage demands on the County Recorder's office, Staff suggests that recording of a resolution with a map (Preliminary Plat) would suffice.

The Planning Commission reviewed the amendment and directed staff to advertise for a public hearing on the proposal.

Lot Line Adjustment Amendment - Staff proposes changes to the way Lot Line Adjustments are handled. Currently, even though the State Code authorizes the County to approve such adjustments without a plat provided certain conditions are met, the *Land Use Code* requires an Exemption Plat be recorded in each case illustrating the old and new lot lines in the interest of maintaining clear and understandable public land records. The State Code, 17-27-103(iii) further requires that the following conditions be complied with prior to the recording of such deeds:

- A. No new lot is created; and
- B. The adjustment does not result in violation of applicable zoning requirements;

The County Recorder "approves" such adjustments by the recording of a deed, even where there is not proof of compliance with some of the above conditions. Planning Commission believes we need a better system to ensure that appropriate minimum conditions are met and documented.

The Planning Commission reviewed the amendment and directed staff to advertise for a public hearing on the proposal.

Adjournment: D.L. Taylor adjourned the meeting at 8:00 p.m.