

**GRAND COUNTY PLANNING COMMISSION
MEETING MINUTES**

April 13, 2016

MEMBERS PRESENT: Ingrid Karlstrom Todd Clausen
 Sally Blea Marcus Davis
 Don Woster Steve Sery
 John Rankin

MEMBERS ABSENT Melanie Zwick
 Marcy Monnahan

STAFF PRESENT: Bill Gray Bob Franek
 Lisa Webb Brett Hanlon
 Kelly Oxley

The April 13, 2016 Grand County Planning Commission meeting was called to order by Chairman Don Woster at 6:30 p.m.

The Planning Commission Meeting minutes from the March 9, 2016 meeting were presented. Ingrid Karlstrom motioned to approve the minutes as read, Todd Clausen seconded the motion. All members voted "aye". Motion was carried.

Amended Final Plat, Lots 4, 5, 6 & 7, Grand Country Village Subdivision

Daniel Machiniak is the owner and authorized agent for D2S LLC who is the applicant for this project. The applicant is proposing an amended final plat that will combine Lot 4, 5, 6, and 7, Grand Country Village. Each of the lots is approximately 0.6 acres in size. When combined, the new parcel, which will be known as Lot 7A, will be 2.32 acres (101,191 square feet) in size. There are no easements along the side lot lines of the parcels. The combination of these four lots will create a parcel that is suitable for the construction of a three or four building mini-storage facility. The total square footage of buildings is estimated to be between 8,000 and 10,000 square feet.

STAFF RECOMMENDATION

Staff recommends the approval of the Amended Final Plat, Lots 4, 5, 6 and 7, Grand Country Village with the following conditions to be met prior to the recording of the amended final plat.

1. The title of the plat shall be amended to read:

AMENDED FINAL PLAT
LOTS 4,5,6 AND 7, GRAND COUNTRY VILLAGE
BEING A RE-PLAT OF LOTS 4,5,6 AND 7, GRAND COUNTRY VILLAGE
SECTION 4, TOWNSHIP 1 NORTH, RANGE 76 WEST, OF THE 6TH P.M.
COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO OWNER RECORDED AT REC. NO. 2013001931

2. The ampersand shall be removed from the legal description.
3. The ampersands shall be replaced by the word "and" throughout the plat.
4. The side lot line easements need to be removed from the plat.
5. Label the road that is currently labeled "Grand Avenue" as "Hillside Drive". This road also needs to have a label that states "GCR 86".
6. Add a label for "GCR 86" under the existing label for Grandview Avenue.
7. County staff will coordinate with Mountain Parks Electric to ensure the correct dedication language is on the plat regarding the easement that is proposed to be established by the plat.

8. Label the new lot "Lot 7A".
9. Label the new address for the new parcel as 1170 GCR 86 / Hillside Drive.
10. The dedication statement that is required by the Grand County Subdivision Regulations is required.
11. The title of the plat shall be corrected in the dedication statement.
12. The title of the plat shall be corrected in the surveyor's certificate.
13. The surveyor's certificate needs to reference the subdivision regulations.
14. The commissioner's certificate which is required by the Grand County Subdivision Regulations shall be used.
15. The ensuring statement shall reference the subdivision regulations.
16. Note #6 shall be removed (all notes should be updated to reflect the fact that there are no side lot line utility easements).
17. A statement of taxes showing that all current taxes have been paid shall be submitted.
18. An electronic version of the final plat shall be submitted.

Ingrid Karlstrom recommended approval of the Amended Final Plat, Lots 4, 5, 6 and 7, Grand Country Village, with Staff conditions. Todd Clausen seconded the motion. All members present voted "Aye". Motion carried. (Resolution No. 2016-4-1)

Amended Final Plat, Parcel B, Fletcher Thomas Outright Exemption

The applicant, Buck Blessing, is requesting an amended final plat for Parcel B of the Unamended Fletcher Thomas Outright Exemption in order to eliminate the building envelope and strike Plat Note #4. Currently, the building envelope on Parcel B is set back 30 feet from Grand Lake, 30 feet from Jericho Road, 10 feet from the easterly property line and 20 feet from the westerly property line. With the building envelope eliminated, the applicant will be able to proceed with a deck expansion project. This deck expansion project involves infilling the existing staircase, expanding the deck slightly to the west and constructing a new staircase that will descend westward from the deck. This stairway, and associated stairway landing, will extend all the way up to the required 5 foot setback line. If the applicant is able to construct the stairway to the west of the deck, the stairs will make the water quality setback a non-issue. As part of this project, two small trees will be relocated. All of the other large trees will remain in place. These trees will serve to screen the stairway from Grand Lake and the Town of Grand Lake to the south.

Staff is in support of the removal of the building envelope. It is staff's opinion that the removal of the building envelope will result in negligible visual impacts. There is an existing driveway and retaining wall that have already been constructed over the building envelope line. The retaining wall that exists on the property will effectively screen the deck expansion project from view. Due to the fact that the driveway and retaining wall have already been built over the building envelope line, the building envelope is serving very little purpose at this point.

Staff has created a condition that will require the property owner of Parcel A, Unamended Fletcher Thomas Outright Exemption to sign a letter of support and acknowledgement regarding the removal of the building envelope. This will inform the neighbor of the project and make it known that the County would be open to removing the building envelope on Parcel A if there is a logical reason to do so.

STAFF RECOMMENDATION

Staff recommends the approval of Amended Final Plat, Parcel B, Fletcher Thomas Outright Exemption with the following conditions to be met prior to the recording of the amended final plat.

1. A letter signed by the owner of Parcel A, Unamended Fletcher Thomas Outright

Exemption shall be provided to show that the neighbor is aware of the project and that there are no objections to the removal of the building envelope.

2. An updated Encroachment Agreement shall be provided in order to prove that Three Lakes WSD consents to the deck expansion project.
3. Remove Plat Note #4 from the plat.
4. The title of the amended final plat shall be revised to read as follows:

AMENDED FINAL PLAT
PARCEL B, FLETCHER THOMAS OUTRIGHT EXEMPTION
A REPLAT OF PARCEL B, UNAMENDED FLETCHER THOMAS OUTRIGHT EXEMPTION
PART OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 3 NORTH, RANGE 75 WEST, OF
THE 6TH P.M.
COUNTY OF GRAND, STATE OF COLORADO
CONVEYANCE TO OWNER RECORDED AT RECEPTION # 2015-001720

5. Refer to the revised title of the plat consistently on the plat (i.e. plat notes, surveyor's certificate, etc.).
6. The Parcel B boundary lines need to match up with what is delineated on the Unamended Fletcher Thomas Outright Exemption Plat, Rec. # 99007332.
7. Add a label for County Road 697 in the format of "GCR 697" and include it along with the label for Jericho Road.
8. Spell the road "Jericho Road" instead of Jerico Road.
9. The square footage of the lot (actual and label) will need to match up with the actual size of the lot. Currently, the boundary lines are based off of incorrect monuments.
10. The acreage of the Parcel B needs to be labeled on the plat to the nearest 1/100th of an acre.
11. Revise a portion of the dedication statement to read as follows:

...THAT HE HAS CAUSED SAID REAL PROPERTY TO BE LAID OUT AND
SURVEYED, AMENDED FINAL PLAT, PARCEL B, FLETCHER THOMAS OUTRIGHT
EXEMPTION...

12. The surveyor's certificate shall be amended so that it references the outright exemption regulations.
13. The commissioner's certificate shall be amended to reference the outright exemption regulations.
14. An ensuring statement shall be added to the plat.
15. Remove the well permit number from the plat.
16. Show only the existing structures on the plat (i.e. the porch that extends into the water quality setback should be removed) or remove the house from the plat entirely.
17. Label the address of Parcel B as a part of the parcel's label in the following style—952 GCR 697.
18. A statement of taxes showing that all current taxes have been paid shall be submitted.
19. An electronic copy of the approved final plat shall be submitted.

Discussion

Sally Blea asked if this new deck design will be encroaching on the sewer easement more than it already is. She also wondered if this is a "break-away" deck. Brett Hanlon stated that it is not a "break-away" deck/stairway and that it will encroach more into the Three Lakes Water and

Sanitation District (TLWSD) utility easement. Mr. Hanlon said the applicant currently has an encroachment agreement with TLWSD but this agreement will need to be re-assessed and updated. This requirement is addressed in Condition #2 of the staff report. Ms. Blea stated that she would like to see this condition met prior to any Board of County Commissioners meeting.

Ingrid Karlstrom wondered why the Applicant did not just enlarge the Building Envelope. Mr. Hanlon explained that the reason for the envelope was to protect the view corridor, but the parcel is situated in such a way that it does not need the building envelope. The only thing that really changes is the side setbacks. Ms. Karlstrom also wondered why we want the well permit number off the plat. Mr. Hanlon explained that it should never have been on the plat. If the well's location was put on the plat, then the well permit number could have remained. However, the well was not shown on the plat.

Marcus Davis recommended approval of Amended Final Plat, Parcel B, Fletcher Thomas Outright Exemption, with Staff conditions, correcting Condition #2 to be met "PRIOR to Board of County Commissioners Approval". Ingrid Karlstrom seconded the motion. All members present voted "Aye". Motion carried.
(Resolution No. 2016-4-2)

Meeting was adjourned at 6:52 PM.