

**GRAND COUNTY PLANNING COMMISSION
MEETING MINUTES**

Wednesday, March 14th, 2018

MEMBERS PRESENT: Ingrid Karlstrom Todd Clausen
 Bob Gnuse Marcus Davis
 Sally Blea Jennifer Scott
 Marcy Monnahan Steve Sery
 Joe Gould

MEMBERS ABSENT:

STAFF PRESENT: Thomas Leatherwood Alex Taft
 Carolyn Derby

The March 14th, 2018 Grand County Planning Commission meeting was called to order by Chairman Marcus Davis at 6:31 P.M.

Roll call of all Panning Commissioners and Grand County staff

Tom Leatherwood Community Development Director – Staff update a new Planning & Zoning Tech will be starting next Monday March 19th. We have hired a new Short Term Rental Administrative Assistant and are currently interviewing for a Combination Inspector.

DISCUSSION PROPOSED BUILDING AND FIRE CODE UPDATES

Presentation was made by Tom Leatherwood – Community Development Director

Grand County is looking to update their Building and Fire Codes from the current 2009 codes to 2015. Winter Park and Fraser have already adopted these codes and the goal of the county is to have uniformity with the other towns and their inspections.

Presentation was made by Tyson Dearduff – Community Development Combination Inspector

Presentation was made by Steve Jensen of Mountain Top Builders and Member of Grand County Builders Association

The Builders Association has been working on the 2015 International Residential Code (IRC). Changes being presented are being supported as they are looking at consistency across the county in all jurisdictions: towns and county. New codes are usually issued every three (3) years to improve health and safety. Building codes are for everyone to follow: homeowners, handyman and major contractors. It holds them accountable and holds homes to a higher level of safety. Energy codes impact health and safety by the air quality. We are now building homes with higher quality of material and they are being built “right and air tight”.

Tom Hawkinson – WinterPark/Fraser Building Official – reiterates the need for countywide consistency.

Ron Thompson – Fire Chief District 1 – There are a lot of talk out there regarding the proposed 2015 Fire Code. The fire department cannot come into your home uninvited to inspect. We want to provide a friendly service to homeowners. Your home is not considered a commercial property unless you are running a business out of it ie: the public comes to your home to purchase goods or services. Their goal is to not shut down homes/businesses but to work with them to update their business. The only reason they would shut down a business is if it was imposing an extreme risk to the public such as live wires that must be crossed for access. Inspections of homes and business is provided to the community at no cost. Their goal is to also have consistency across jurisdictions. If the 2015 codes are not adopted insurance rates could double. Better codes equal lower insurance ratings which equals lower insurance premiums.

Todd Holzworth – East Grand Fire District – Building code would require a sprinkler system not the fire code. Once it is installed then the maintenance is done by the fire department. If an existing building was built in 1960’s they would have followed the codes of 1960. If that subject building changed its use then it would be subject to the new codes being proposed. We will work with businesses our goal is to not shut them down but to come up a plan to help them. Building codes are minimum codes that are to be followed.

PUBLIC COMMENTS

No Public Comments

PLANNING COMMISSION DISCUSSION

Bob Gnuse – Fire code is all about Health & Safety.

Sally Blea – No questions. Agrees with adoption

Ingrid Karlstrom – The 24/7 hotline to call in inspection should be put in code. Section R108.2 Electrical code is crossed out, is that because permits and inspections are done through the state? What is the difference between a Certificate of Occupancy (CO) and Letter of Occupancy (LO)?

Todd Clausen – In support of the proposed code adoption

Joe Gould – Has spent 15 months working as a member of the Grand County Builders Association. Joe will abstain from voting

Marcy Monnahan – No Comment. Marcy will abstain from voting.

Steve Sery – Is in favor of the 2015 code adoption

Jennifer Scott – Happy that the fire suppressants are not going to be mandatory for residence.

Marcus Davis – What is the timing on adopting the code and is that something we can vote on tonight?

Motion was made by Ingrid Karlstrom to approve the Proposed 2015 amendments to the Building and Fire Codes, 2nd Motion was made by Sally Blea. All in favor “aye” Motion carried. Marcus Davis did not vote. Marcy Monnahan and Joe Gould abstained.

BYERS PEAK RANCH SUBDIVISION

DISCUSSION

Background & History

Cornerstone Winter Park Holdings is proposing an 88-unit subdivision of single-family detached homes on approximately 10 acres with the larger property called Byers Peak Ranch. Access to the new homes will be from Mill Avenue (GCR 73) and from Norgren Street, a proposed new access street off Mill Avenue that will serve the development (See Sketch Plan map).

The property is within the R - Residential Zone. Some portions of the larger 295-acre Byers Peak property is zoned F - Forestry & Open. See Sketch Plan: Existing Zoning.

The larger property has been used historically for grazing and agriculture, and irrigation ditches to support those uses have altered the landscape and drainage. The land is relatively flat, sloping at about 2% grade toward the NE corner near the proposed development. While awaiting development, Byers Peak Ranch remains a working ranch.

Byers Peak Ranch is located within an eco-region identified as the Southern Rocky Mountain Steppe –Open Woodland – Coniferous Forest – Alpine Meadow Province. There are no large stands of trees or native vegetation; virtually all of the trees that were present on the site have been logged to reduce the risk of beetle infestation.

San Luis Creek bisects the northwest corner of the larger 295 acre site and Elk Creek bisects the southeast corner. Otherwise no natural stream course or pond exists on the site. Surface water drains on the east side of the property through a 30' wide CMP (located under the railroad underpass) to a roadside ditch along the west side of GCR 72 that connects to Elk Creek. Surface water on the west side collects into a roadside ditch and eventually reaches St. Louis Creek.

The Soil Conservation Service has identified two soils type on the larger parcel: Cumulic Cryaquolls at SE portion of the site, and on the NW adjacent to St. Louis Creek. Fine gravely sandy loam is found throughout the central portion. The Applicant will provide more detailed soils analysis of the proposed site for the new homes at Preliminary Plat.

A series of studies and reports were commissioned by the owner for previous development proposals for the larger 295 acre parcel that includes this proposed development of 10 acres. Those studies – completed for other proposed development on the site - including a previously proposed annexation to the Town of Fraser - include:

- Habitat Assessment for Byers Peak Ranch (10/26/2007), prepared by Wildlife Specialties, L.L.C. – no sensitive species, unique habitats of other important ecological components were found.
- Wetlands Assessment (12/4/2007), prepared by Western Bionomics LLC – identified wetlands areas, mostly not naturally occurring but caused or influenced instead by irrigation and disturbance of the area.
- Traffic Impact Analysis (February 2011) prepared by Flsburg, Holt, and Ullevig – a Short-Term Future (Year 2018) and Long-Term Future (Year 2030), based on proposed development at that time.

Phase I Environmental Assessment Report (2/8/2012,) prepared by Corn & Associates– finding of No Risk in all categories of investigation.

- Phase I Drainage Study, (9/13/2013) Prepared by TopKnot Engineering LLC – master plan drainage concepts for the construction of storm drainage facilities.

Complete versions of these studies are provided as attachments.

Staff recommends that the Applicant provide updated studies as appropriate, and specific to the site for the proposed initial development, at the time of Preliminary Plat. However, staff believes that most information relevant to this proposed development has already been provided in extensive studies referenced above. The most important update will be a traffic analysis for traffic generated from development which will begin at the north end of the site off Mill Avenue.

Development on the larger site has occurred to date at the south end of the site at "Tubing Hill" and is in support of activities at that site, and includes an access road aptly named Tubing Hill Road. This proposed project is the first residential development at Byers Peak Ranch, with other phases anticipated in the near future.

The Applicant proposes to secure water and sewer service and connections from the Town of Fraser. The Applicant has previous "will serve" letters also from Xcel Energy, Qwest Communications (now Century Link) and Mountain Parks Electric Inc. from a previous development proposal, which we assume will be made current for this proposed first phase of residential development.

Project Description

Cornerstone Winter Park Holdings proposes – with this Byers Peak Ranch Filing 1 - to construct 88 homes on approximately 10 acres toward the NE corner of the 295 acre Byers Peak Ranch and immediately adjacent to the town of Fraser. The developer believes that there is a strong market demand for smaller homes that are described as "micro cottage" homes, and proposes homes ranging in size from 800 ft² – 1200 ft². Examples of this type of home are provided in the Sketch Plan: Character Images. These micro cottage homes would be located within a community of such homes "utilizing site sensitive planning and design principles..." the intent is to create what would be Grand County's first "micro cottage" mountain community.

The developer is relying on the high popularity of smaller homes throughout the country, and a growing trend – especially with younger generations who no longer aspire to live in expensive larger homes, but instead prefer smaller and less expensive living spaces.

The Applicant believes the proposed micro cottage community would "help bridge the housing gap." This approach is also seen as an important way to provide attainable, affordable and workforce housing within a county where the price of homes is increasingly beyond the reach of the majority of residents, and younger households in particular.

The different types and sizes of homes and the siting of the homes on the individual lots is discussed in some detail in the submittal letter. The Sketch Plan shows typical lot layouts, setbacks, siting of homes on the lots, parking, and surrounding open space. The applicant has provided a link to two companies that offer the type of housing proposed:

<http://www.designerseriestinyhomes.com/about/> and
<http://sprouttinyhomes.com/salida-community/>

The developer has not yet made a decision regarding the best company for this project.

Compliance with the Grand County Master Plan, Zoning and Subdivision Regulations

I. Master Plan

The proposed development is located in unincorporated Grand County and is contained within a designated county growth area boundary (GAB). Grand County encourages growth in areas adjacent to or proximate to existing towns.

"The continued use of Grand County's growth areas, including those adjacent and within each town is one of the primary implementation actions necessary for the success of the master Plan [and].. are intended to provide land for future growth in a manner where it can best be accommodated, and provided with necessary public facilities and services in an environmentally sensitive and fiscally responsible manner." [Grand County Master Plan, Chapter 4, Growth Areas]

The desired densities characteristic of small towns within the county can be achieved with connection to sewer and water service from the Town of Fraser. At the same time, the proposed development maintains the sense of nearby wide open spaces and expansive views highlighted in the Master Plan that are highly valued by the residents of Grand County.

II. Zoning – Residential

Proposed use of the parcel of approximately 10 acres is single family residential homes. Single Family Residential is permitted in this District.

The Applicant is concerned that this type of residential dwelling might require a variance or variances, which has been the case in other communities. In Grand County, smaller homes – even as small as 400 ft² or smaller – are allowed so long as they meet the provisions of the building code. The primary issue usually with “tiny homes” has been the stairs to sleeping areas or lofts or upper floor bedrooms; and so long as access to these sleeping areas is by approved stairways and not ladders there will be no conflict with the *building* code. These are issues that will be addressed before Preliminary Plat.

The siting of the homes raises other issues about zoning and the Applicant poses two options: single family residential homes with *setback* and *lot size* variances; and, classify the proposed development as a multi-family project with each home site separately platted. While staff imagines the first option as a preferable scenario, we are open to ideas about how the second option might be feasible.

The difficulty making smaller homes variable in most jurisdictions across the county is with the minimum lot size requirement. Smaller homes – whether micro cottages or tiny homes or other description – are not financially viable if the cost of the lot remains the same for both smaller homes as well as larger single family residences; and larger lots with smaller homes make it difficult to create the level of density and community character desired.

The minimum lot size for the Residential Zone is 7000 ft²; the typical lot size proposed is 1500 ft² (70'x25'). The side setback would be reduced from 5' to 0' – zero lot line; rear setback from 20' to 10'; and front setback from 30' to 20'.

Staff believes these changes are reasonable. The typical lots to the north on and above Mill Avenue are 25'x100'. Because of the approximately 31% open space shown on the Sketch Plan (exceeding the code requirement of 20%), the smaller lots with access to ample open space would provide adequate distance between and among the homes. The homes would have limited and high windows on the zero lot line, helping to assure privacy that setbacks might otherwise provide.

As for the second option posed, staff believes that use of the multi-family provision in the code is not a desirable and perhaps not a legally sound approach. The definition of multi-family in the zoning code is as follows:

Dwelling, Multi-family: A building, or portion thereof, designed for or occupied by two (2) or more families living independently of each other. [Section XX, Definitions]

This might arguably be an approach if the homes proposed were at least duplex units, but that is not the case.

Nevertheless, this approach was adopted previously for the Porcupine Ridge Subdivision, using a townhome platting process but with cabins rather than townhomes. While use of this process might be explored again, the requirement of 60% open space would make a revised version of this project extremely difficult, especially in an urban growth area where overall higher densities are encouraged and are certainly consistent with the goals of the Applicant.

Finally, the code does allow for a Planned Unit Development (PUD) process and this might be a desired approach. However, the current PUD process provided for in the code is cumbersome and likely to cause considerably delay for the project. It might be considered for future phases of development at Byers Peak Ranch, but staff recommends the first alternative as the best approach to assure the type of development desired within a reasonable time frame – so that homes might be available to potential buyers in sometime toward the end of Summer 2018.

The applicant is proposing with alternative #1 a development scenario with three ways to address the “affordability gap”:

- Reduced setbacks to allow for smaller lots;
- Smaller lots, lower per unit site development and utility connection costs; and therefore a lower cost of land and infrastructure in the total home price;
- Off-site built homes to reduce per sf² costs of construction.

Staff believes the Planning Commission, by approving smaller lots and modifying setbacks accordingly, has an opportunity to take the lead in the County in helping create more affordable housing opportunities, without in any way compromising the quality of construction of homes, and the quality of life for residents of the proposed micro cottage community.

While staff appreciates the Applicant’s site sensitive development approach, we believe the lot layout compromises the opportunity for passive solar homes oriented to south (solar south) that would increase the

livability of homes and increase energy efficiency. If zero lot lines were at the north, and larger windows were facing south, the developer could create maximum opportunity for passive solar heating and cooling; and would allow direct south light during the long winter months in Grand County. Of course, savings in energy costs would be considerable, especially during cold winter months; and many financial institutions amortize those cost savings into the mortgage, adding to the desired affordability. A simple grid, following the example of Mill Avenue and streets to the north, would achieve this goal. The orientation of the homes for passive solar design would mean that the lots might be somewhat wider to make certain that the “shadow” from the homes to the south would not compromise optimum south light during winter months.

Requirements of the Energy Code, which is a part of the family of building codes adopted by the county, does not contain a provision regarding the solar orientation of the home. The Energy Code relates to the building itself. However, if the solar orientation of the home also promoted energy efficiency, with the other benefits mentioned above, optimum energy efficiency could be achieved.

III. Subdivision Process

The purpose of the sketch plan review is for the Planning Commission to review the general layout of open space, critical areas (i.e., steep slopes), home sites, lot lines and roads and to insure: (1) that the proposed development is in accordance with the Master Plan and the Subdivision Regulations; (2) that adequate utilities and access are available; and (3) that the property on which the cluster development is proposed is at least apparently suitable for development in the manner contemplated by the developer.

Based on the plans and information provided with the application Staff finds the following:

- 1) The application is in accordance with the Master Plan and Subdivision Regulations;
- 2) Adequate access and utilities are available to the development; and
- 3) The property is suited for the development as it is proposed.

The sketch plan shall contain or be accompanied by the information listed below, all of which has been provided, including more detailed studies and analyses provided by the Applicant in conjunction with previous development options and proposals for the larger 295 acre site. See **Background & History** above.

(a) Relevant site characteristics and existing features analyses applicable to the proposed cluster development.

This requirement is met.

(b) Reports concerning streams, lakes, topography, geology, soils and vegetation.

This requirement is met.

(c) Reports concerning geologic characteristics of the area significantly affecting the land use and determining the impact of such characteristics on the proposed cluster development.

This requirement is met.

(d) In areas of potential radiation hazard to the proposed future land use, these potential radiation hazards shall be evaluated.

The application has not yet addressed radiation hazards. Radon is a known hazard in the County. It is hazard that cannot be tested until a structure is built. It is appropriate to require that all residential units with at grade or below grade levels have an underslab ventilation system installed during construction to minimize radon build up. These issues will be discussed with the applicant when the housing types and onsite development plans has been determined.

(e) A sketch drawing and other documentation showing the proposed layout or plan of development, including the total development area, the total number and types of dwelling units and other buildings, the total area of green belt and open space and their location, and the proposed area for school sites if applicable.

Recommendations

Staff recommends approval of the Sketch Plan for Byers Peak Ranch Filing 1, with the following conditions to be addressed with the submittal of the preliminary plan:

1. Determination of any issues with regard to the *building* code for the proposed “micro cottage” homes.
2. Determination of how to proceed regarding smaller lots and building setbacks that are proposed that may not conform to the zoning code, and will likely require variances from the Board of Adjustments.
3. Determination of the feasibility of greater orientation of proposed homes for passive solar design.
4. Radon mitigation shall be required at the time of construction as addressed in the Staff Report and made a requirement of the design standards being developed for this application.
5. The Applicant shall consult with all utility providers and update “will serve” letters as appropriate, provide a “will serve” letter from the Town of Fraser for water and sanitary sewer, and consult with East Grand Fire Protection District prior to submitting the preliminary plan.

6. All preliminary plan requirements as contained in the Subdivision Process, Road and Bridge Standards, Storm Drainage Standards and Erosion Control Manual are provided when the preliminary plan is submitted.

PUBLIC COMMENTS

Jan Knisley – Lot owner north of Mill Avenue. Loves the concept but there needs to be some serious rethinking regarding parking, traffic and design. Two to 3 bedroom homes usually have more than one car, where are the other cars going to park? With increase of population which increases the need for parking has anyone considered where the snow is going to go?

Katie Soles- Lives on Byers Avenue in Fraser. There will be an increase of traffic on the town roads as all the driveways come out on Mill Avenue. During large snow fall years the meadow caused a lot of flooding that is why the town of Fraser created the berm and ditch to help with flooding. In 2011 the St Louis Creek completely flooded the meadow. Byes Peak Ranch had done a lot of work to keep the flood from happening. Likes tiny home plan but parking on Mill Avenue will not work. Because of nature of water and narrow size of Mill Avenue that would cause heavy traffic and parking on the road. The current size of the road is not suitable for this proposed volume of traffic. Access to the development needs to be within the development not on Mill Avenue. The properties proposed need to be deed restricted to make them and keep them affordable for the work force in Grand County.

Henry Rollert – Property owner at the Divide at Forest Meadows in Fraser. When snow melts in the spring the run off funnels under the rails road and into a ditch near his home. This will only increase the flow near his home. The homes will need to be elevated to avoid flooding. Who will inspect these properties winter Park/Fraser building department or the county? Will the development be annexed to the Town of Fraser?

Patty Sue Coulson (Motor) – Resident at 195 Mill Avenue in Fraser. Main concern is the flooding and the impact to Mill Avenue. Snow storage, where will that all go since there will be parking along the street where the snow usually goes. Concern that there is only one road to the development. Was not aware that the main road to development was in Fraser thought it was coming off of the parkway. Would like to invite everyone to come and see the narrow roads everyone is talking about. Doesn't seem fair they are developing in county jurisdiction but using town of Fraser roads.

Louise Powers – Lives by the Fraser Rodeo grounds. The density of the development is a huge concern. Where is the power and sewer coming from? The properties need to be deed restricted to keep them affordable. Where will the residents store fire wood? Light pollution. The snow making from the adventure park already leaves a fog and causes the temperature in the area to drop.

Eileen Waldow – Is there a current traffic study? Future road goes to Leonard would like to see another access going South as most residents work at the Winter Park Resort. The intersection of Eisenhower and Highway 40 is already a huge issue as it's hard to get out onto the highway with heavy traffic. With heavy work trucks and heavy equipment going to and from the development who will be paying for the road maintenance and repairs.

PLANNING COMMISSION DISCUSSION

Todd Clausen- There needs to be 5ft for utilities – gas, communication, electrical and 10ft for transformers.

Ingrid Karlstrom – Is that an existing pond? In the proposal is that pond engineered to handle all the overflow? Where does the water currently go? Like the concept but it seems too dense and expensive. Too many homes in too small of an area with not enough access, what if a fire broke out?

Sally Blea – Will there be an active HOA? Will this development have their own water and sewer? Is there another subdivision like this in Grand County?

Bob Gnuse – Will the future retention pond be sized to release water so there isn't flooding in the proposed development? How is flooding on Mill Avenue going to be handled? A traffic study on Mill Avenue needs to be done. Soil study also needs to be done. Concerned about the wetlands and the impacts on the foundations.

Marcy Monnahan – The homes look like “cookie cutter” homes or are there different styles? If the water and sewer is coming from the town of Fraser has an agreement been put in place? There needs to be two exits to this development not just one. Are there any water rights that Byers Peak Ranch owns?

Jennifer Scott – Will the roads be private or county maintained as parking overnight on county roads are illegal. Agrees it's unfair to use Fraser roads. Will the homes be listed on the free market so it becomes unaffordable to local residence?

Steve Sery – Likes the concept. Drainage study needs to be done for the entire area not just for the subdivision. He is fine with the sketch plan. Will Planning Commission see Final Plan?

Joe Gould – Will not be making comments or will be voting as applicants are customers of his.

Motion was made by Marcy Monnahan to approve Byers Peak Ranch Sketch Plan with listed condition Steve Sery 2nd the motion. All in favor “Aye”. Motion carried. Joe Gould abstained.

SUMMIT TRAIL LODGE COMDOMINIUMS SUBDIVISION

DISCUSSION

The applicant is proposing a four unit townhome subdivision, with two separate buildings of two homes each. The four townhome dwelling units have identical mirrored foot prints. Each has a foot print of approximately 2,760 square feet, with patio or deck extending on the rear.

The plan substantially meets the development criteria as required in the urban growth area plan, which includes Winter Park Ranch and the original Summit Trail Lodge Condominiums plat. In the creation of the site plan for this project, much care was given to locate the buildings away from the Open Space Tract A because it also provides drainage detention for the adjacent Lot 1.

Each unit has a separate entrance. The units will be served by water and sewer via Winter Park Ranch Water and Sanitation. Electric service will be supplied by Mountain Parks Electric.

Both of these utilities will be plat review agencies during preliminary plat.

The units proposed will share one driveway per structure (two units each); each unit is required to have the minimum three parking spaces per unit (per GCZR Sec. 14.4). The Applicant proposes three parking spaces at the edge of the south building (unit #1) that requires a variance, because of a minor encroachment to the 15' setback.

The current owners purchased the parcel in December 2016, as shown in the assessor's records. The Applicant's intent is to create second homes for each of the four families that comprise the development group.

The developers have created a plan and layout of the homes that provides usable open space – desks and rear yards - on a year-round basis.

I. BACKGROUND

a. History –

The initial plat for all of Winter Park Ranch which was completed in six separate filings platted between 1965 and 1980.

The Summit at Winter Park Ranch, a re-plat of a portion of the second filing and a portion of the third filing that was platted in 1982 and recorded at Reception No.197823.

Summit Trail Lodge Condominiums is a re-plat of Tracts A, B, and K from The Summit at Winter Park Ranch subdivision recorded at Reception No. 2005000418.

Lot 3 was developed as a larger multi-family subdivision by Developing Equities Group, LLC, a.k.a Summit Trail Investments, Inc. beginning late in 2002.

Phases I & II of adjacent Lot 1 included 39 units; 16 have been completed. The developer subsequently defaulted (Resolution 2012-11-22) and the remaining parcels were sold or transferred.

Lot 3 constitutes a large portion of Original Tract B, not including Open Space Tract A, which was created by the Summit Trail Lodge Condominiums.

The illustrations below show the sequence of subdivisions that occurred, included the proposed Summit Trail Lodge Condominiums Lot 3.

a. Existing Reports

Three previous reports demonstrate that construction on the site is possible, with attention to unstable soils, steep slopes and proper drainage (see above).

The most current report is from Soillogic: “Geotechnical Subsurface Exploration” (Attachment E). The report details findings of “apparent man-made fill overlying topsoil and organics, lean clay, sand, and siltstone bedrock.” Staff agrees with the Applicant that these conditions will support lightly loaded residential foundations with the appropriate depth.

The Soilogic report also details that construction of “exterior flat work and pavements on undocumented fills is not recommended”. There is evidence of erosion in the surrounding area because of the steepness of slopes and soil seepage capacity. Staff recommends that the applicant provide further geo-technical/soils reports and erosion control best management practices (BMPs), to be included with the preliminary plat submittal.

The applicant has supplied several studies that detail information collected for the adjacent Summit Trail Lodge Condominiums – Lot 1, which present similar conditions, and support the Soilogic analysis. First, the HP Geotech “Geotechnical Engineering Study” (Attachment F) tells a very similar story of soil composition and capacity and provides further details. Boring #4 shows a considerable amount of soil swell. This is a finding of concern. However, the overall report shows stable conditions near the site. Therefore studies that examine the findings in the Soilogic report are critical information to be included with preliminary plat submittal.

The report further explains the need for structural fill, underdrain systems, proper soil compaction and closer inspection with cuts to grade exceeding 8’. These reports together demonstrate that these conditions are typical of the region and require that the Applicant will take care in addressing concerns of the soils and slope on site.

The “Final Drainage” report by Carroll and Lange (Attachment G) for Lot 1 verifies that these soil types and slopes are prevalent in the area with slopes as great as forty-five (45) percent. This report details the design challenge for the developer because of “Basin A” which detains the water for an area of 4.9 acres (213,444 ft²) with a total volume of 13,863 cubic feet. The 10 year peak run off is 2.8 Cubic Feet per Second (CFS) and 100 year peak run off is 4.4 CFS.

Staff recommends that the Applicant verify that “Basin A” is properly constructed to receive a 100 year storm over the typical one hour period, and make improvements to the basin as necessary if deficiencies are found. Furthermore, the applicant shall provide a report regarding drainage impacts from the proposed construction.

II. COMPLIANCE WITH GRAND COUNTY REGULATIONS

a. ZONING – Section 4.1 Residential

The application shall comply with the Grand County Zoning Regulations, as addressed below:

This zone allows for multi-family dwellings, and therefore the proposed use is consistent with the zoning regulations.

All proposed units will be served by public water and public sewer via Winter Park Ranch Water and Sanitation. The minimum lot size for a property that is served by both public water and sewer is 7,000 ft².

The total lot area of .72 acres (31,363 ft²) complies with zoning. The applicant has requested a variance to the front setback for the building comprising units 1 and 2, to allow the building to be set back 12.3’ from the property boundary rather than 30’ as required in the zoning regulations. Staff recognizes that this is a significant change in the setback requirement.

The Applicant states that: “Granting this variance allows the building to better fit into the existing terrain, will limit open space impacts, will decrease overall impervious area, and will allow for a more natural, usable back yard space.” Staff believes the proposed building setback means that the building and retaining wall – proposed toward the front of the lot and not the rear – helps avoid steeper slopes and minimizes impacts on the drainage basin below that receives stormwater from a larger development area. However, staff believes the Applicant must explain further how this variance has positive benefits in the overall plan and does not result in harmful impacts.

b. SUBDIVISION (MULTI-FAMILY) – Section 7.1 – Sketch Plan

The application shall comply with the Subdivision Regulations (Multi Family). The Sketch plan addresses each of the following:

The applicant complies with provisions of the subdivision regulations regarding relevant site characteristics and analyses applicable to the proposed subdivision [Section 7.1 (1) (a)]. The total number of units included in the application are four (4). The applicant has shown where parking, open space, drainage and buildings will be located on site. The applicant shows the encumbrance on the rear lot line of the 100-year water surface from the existing detention pond, constructed as a portion of Summit Trail Lodge Condominiums.

The applicant has reports from Soilogic (Exhibit D), Carroll and Lange (Exhibit E), and HP Geotech (Exhibit F), containing preliminary information on drainage, soils, and potential hazards on site, to confirm the feasibility of the proposed project. [Section 7.1(b & c)].

These reports will need to be updated prior to submittal of Preliminary Plat.

Reports containing information of areas with potential radiation hazards shall also be included prior to submittal of Preliminary Plat [Section 7.1(d)].

The Applicant supplied a proposed layout of the development area (Attachment 1) that shows the location of the units, site improvements, driveways, snow storage, easements, and Bryant Boulevard ROW. The applicant is proposing four units that will share common open space pursuant to Section 1.6 (20) of the County Subdivision Regulations. [Section 7.1(f)].

With these conditions met, staff will proceed to a hearing in front of the Board of County Commissioners.

III. STAFF ANALYSIS

The Applicant's proposes to construct four townhome units as second homes for the owners of the parcel. The plan meets criteria as set forth in the master plan for the Winter Park Ranch neighborhood, which is located within the Grand County Urban Growth area (Chapter 3 - 2.1 Growth & 4.2 infrastructure). The density of the development is approximately 2.9du/acre which is similar to densities for Lot 1 of approximately 3.0du/acre.

The site presents significant site design and engineering challenges. A major goal for the Applicant is to create significant useable outdoor space at the rear of all residential units, while at the same time avoiding the possibility of erosion or negative impacts on a drainage basin at the rear (which serves not just this project but adjacent development). Staff believes that the Applicant's proposal demonstrates creative site design and engineering solutions.

The Applicant should provide more information at Preliminary Plat regarding variances requested (as mentioned in "Compliance with Grand County Regulations - Zoning" above)

IV. PLANNING COMMISSION RECOMMENDATION

Planning Commission hearing scheduled for March 14, 2018

V. STAFF RECOMMENDATION

Staff recommends the approval of the Summit Trail Condominiums Sketch Plan with the following conditions to be met prior to submitting an application for preliminary plat approval:

1. The Applicant shall provide further geo-technical/soils reports and erosion control Best Management practices (BMPs,) to be included with the preliminary plat submittal.
2. The Applicant shall provide further detail (Regulation and Sections) regarding requested variances at preliminary plat submittal, after subsequent reviews by the Planning Commission and the Board of County Commissioners.
3. The applicant shall submit updated and additional reports for drainage, soils, and traffic prior to preliminary plat submittal.
4. Utilities companies will be included as plat review agencies during preliminary plat.
5. The applicant shall supply reports containing information of areas with potential radiation hazards, to be included prior to submittal of Preliminary Plat [Section 7.1(d)].
6. The applicant shall further detail areas of open space on the plan to verify total area.
7. The applicant shall meet all preliminary plat requirements.

PUBLIC COMMENTS

Presentation by Tim Gagnon Engineer from Bowman Consulting representing owners Llyod & Milo (did not hear last names).

This is a .72 acre site in the Winter Park Ranch. This site was previously approved in 2003 for development. The property is surrounded by other multifamily units. The back of the lot is unbuildable. It was previously presented to staff as a 6 unit property but since then they have decide to only do 4 units.

PLANNING COMMISSION DISCUSSION

Joe Gould – Mark Hannah is a business partner so no comment other than not being a fan of variances as there should be another way to construct without having to have a variance.

Steve Sery – No comments

Jennifer Scott – Also concerned about having to have multiple variance request. Is the cul de sac private or public? Who will be improving the cul de sac and plowing the road?

Marcy – Loves the design

Bob Gnuse – Questions the water retention pond

Sally – Propose these units be constructed as rental properties for local residences instead of for second homeowners. If they were being built for rental properties she would lighten up on the need for variances. Need to find another building option to avoid variances.

Ingrid Karlstrom – Does this meet the parking code requirements? How does everyone get out if they are parked behind each other?

Todd Clausen – No comments other than he likes the concept.

Marcus Davis – A variance needs to meet a hardship. Wanting a walk out basement is not a need it is a want.

Motion was made by Ingrid Karlstrom to approval Summit Trail Lodge Condominiums Subdivision with all conditions listed as well as staff's recommendations. Second motion was made by Joe Gould. All in favor "Aye. Sally Blea "Ney" Motion carried.

PARSON OUTRIGHT EXEMPTION & AMENDED FINAL PLAT LOT 33

DISCUSSION

VI. PROPOSAL

The applicant is proposing an amended building envelope with the intent of constructing a new single family residence. The property will be served by a household only use well (Permit No# 157569) and On-site wastewater treatment system (OWTS).

Staff requires that the applicant shall secure a building permit prior to construction.

Staff requires that the applicant shall be subject to the regulations set forth by Section 14.5 Three Lakes Design review area.

VII. BACKGROUND

a. History –

The parcel in question has a history that dates back to the 1955. The subdivision recorded at Reception #77000, North Sunnyside Addition to Grand Lake contained 19 lots, including Lot 33 showing an acreage of 3.86.

Prior to Planning commission October 1996, a first amended final plat was requested by Judy Hartman Bertrand. Ms. Bertrand, who purchased the property with the intent of constructing a home on the cliff had hired a local contractor to stake out the site. The contractor informed the Ms. Bertrand that the survey was incorrect. The applicant then contacted the adjacent property owners to amend the final plat making the acreage of Lot 33 approximately 4.36 acres.

In the early 2000's Clark and Beverly Parsons owned Lot 33 and the adjacent 40 acre Metes and Bounds parcel to the east. The Parsons' requested an outright and subdivision exemption to subdivide into two lots. The outright exemption, combine a portion Lot 33, with the 40 acre parcel and also separated a 2.9 acre parcel. This subdivision exemption is recorded at Reception #2003000794 (Attachment E).

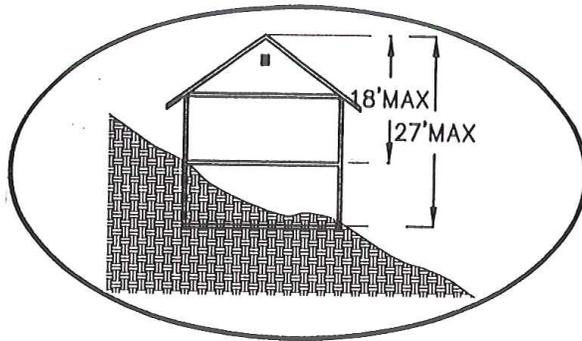
VIII. COMPLIANCE WITH GRAND COUNTY REGULATIONS

A. ZONING – Section 4.1 Residential District

The application is shall be compliant with the Grand County Zoning Regulations, the following is how each item was addressed:

This zone allows for single family dwellings, the proposed use of the lot is consistent with the zoning regulations. The total land area of this parcel is 3.14 acres, the stated minimum area for lots of subdivided land not served by public water or sewer is 30,000 ft². This lot also meets the minimum width and area. Setbacks are not being considered due to the recorded building envelop.

Maximum height is being considered as a portion of the first amended final plat, staff requires that building heights keep to a maximum of 27' in order to protect the view corridor from Grand Lake and surrounding areas. The historical intention of the building envelope was to find a location onsite to keep the proposed residence from "not tower above ridgelines, nor compete with the visual dominance of the hillsides."



DETAIL
NOT TO SCALE
SINGLE STORY HOUSE WITH WALKOUT BASEMENT
PER GRAND COUNTY SPECIFICATIONS

The plat recorded at reception No. 2003000794 included a building envelope that meets and exceeds the setback, and the proposed envelope continues this requirement. With these conditions met staff will proceed to a hearing in front of the Board of County Commissioners.

B. OUTRIGHT EXEMPTION Section 1.4 Jurisdiction & Section 3.2 – Plat

Under Section 1.4(d) Jurisdiction of the Outright Exemption Regulations the Applicant seeks an Amended Final Plat. The application is shall be compliant with the Grand County Outright Exemption Regulations, the following is how each item was addressed:

The Applicant has included site characteristics directly adjacent to the amended building envelope.

Staff requires that the building envelope shall be shown within the entire parcel, and shall show adjacent properties with owners of record. The drawing submitted in this application meets the minimum requirements of scale ($\leq 1' = 100'$) as being shown on a 24" x 36" size sheet to be submitted at final plat. Considerations need to be made to show additional information required be staff. [Section 3.2(1)].

The submittal supplied by the Applicant, Shows a Title, bar scale, North arrow and date. Title on the final plat shall be corrected to read:

Parsons Outright Exemption Amended Lot 33
Part of Sections 4 and 5
Township 3 North, Range 75 West, 6th P.M.
County of Grand, State of Colorado
Ownership recorded at Reception No. 2017004775

This condition has not been substantially met [Section 3.2(2) (a)]

Legal description of the property, has been included in a note on the preliminary plat, staff requires that it is noted in the title as shown above. This condition has not been substantially met [Section 3.2(2) (b)]

Primary control points, or descriptions, and ties to such have been supplied on the submittal, staff requires the plat show the entirety of the property. This condition has not been substantially met [Section 3.2(2) (c)]

Tract Boundary lines, right-of-way lines of streets, easements, property lines, and tract boundaries are not accurately shown on this submittal, staff requires that the property is show in its entirety with adjacent property boundaries, ROW lines. This condition has not been substantially met [Section 3.2(2) (d)]

Names and right-of-way width of each street or other right-of-way shall be included on the Final Plat to ensure access this condition has not been substantially met [Section 3.2(2) (e)]

Location, dimensions, and purpose of any easement including reference by book and page to any pre-existing recorded easements. Such as the access easement recorded at 2005009227. This condition has not been substantially met [Section 3.2(2) (f)]

Number to identify a lot or site, names of adjacent property owners, and acreage of each site to nearest 1/100th of an acre. This condition has not been substantially met [Section 3.2(2) (g)]

Purpose for which sites, other than residential lots, are dedicated or reserved. This is not applicable in this application as no further subdivision shall occur because of this application. [Section 3.2(2) (h)]

Location and description of monuments. This condition has not been substantially met as the lot needs to be shown in its entirety. [Section 3.2(2)(i)]

Current title commitment has been supplied and is referenced on the plat as Title Company of the Rockies, LLC Title commitment No. 117734-C, dated 10-17-17 which is within 6 months of this application. [Section 3.2(2)(j)]

- Statement by owner platting the property and dedicating the streets, rights-of-way, easements and any sites for public uses, to be in substantially the following form. This has been supplied and shall be maintained on the final plat [Section 3.2(2)(k)]
- Certification by a Surveyor insuring the accuracy of the survey and plat and certifying that he has complied with the requirements of Colorado Revised Statutes, 1973, Title 38, Article 51, and the requirements of these Regulations in the preparation of the final subdivision plat, to be in substantially the following form:

SURVEYOR'S CERTIFICATE

I, (Surveyor's Name) , a duly licensed land surveyor in the State of Colorado, do hereby certify that this plat of (Subdivision Name) truly and correctly represents the results of a survey made by me or under my direction, and that said plat complies with the requirements of Title 38, Article 51, Colorado Revised Statutes, 1973, and that the monuments required by said Statute and by the Grand County Subdivision Regulations have been placed on the ground.

(Surveyor's Signature)

(Surveyor's stamp and registration number shall appear with this certificate)

[Section 3.2(2)(l)]

- Certificates for approval by the Board of County Commissioners as follows: (If public dedications are included, the certificate shall be in the form required by the Board of County Commissioners for approval of subdivision plats). (See next page)

COMMISSIONER'S CERTIFICATE

Approved and all public dedications accepted this ___ day of _____, 20__ by the Board of County Commissioners of Grand County, Colorado. Acceptance of this platted subdivision by the County of Grand does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said County. Until such roads and rights-of-way meet County specifications and are specifically accepted for maintenance by Resolution of the Board of County Commissioners of Grand County, the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within the subdivision. This approval does not guarantee that the size or soil conditions of any lot shown herein are such that a Building Permit may be issued.

Chairman
Board of County Commissioners
Grand County, Colorado

[Section 3.2(2)(m)]

- Certification by the applicant's attorney, the professional engineer, designing or planning firm, if any, and a statement by the owner insuring compliance with the design standards and all other requirements of the Grand County Outright Exemption Regulations and the statement of requirements issued by the Board of County Commissioners. Staff is looking for advisement on this condition of approval [Section 3.2(2)(n)]
- A two and one-half by three inch (2-1/2" x 3") vertical box in the lower right hand corner shall be provided for use by the County Clerk and Recorder. [Section 3.2(2)(o)]
- A vicinity map has been submitted on the preliminary plat and shall remain on the final plat. [Section 3.2(2)(p)]
- Documented proof of legal access. This condition has not been substantially met the County ROW and access easement shall be shown on the plat with reference to their recording book and page [Section 3.2(2)(q)]
- Documented proof of the availability of sewer and water supply. Proof of adequate water supply for any proposed development shall be submitted pursuant to C.R.S §29-20-103 [Section 3.2(2)(r)]
- Statement of taxes due showing current taxes paid. This shall be provided prior to recording of the Final Plat. [Section 3.2(2)(s)]
- An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat. The drawing shall be based or transformed to a known coordinate system, not an assumed local coordinate system. If GPS Lat/Long is not used for this reference, the Geographic Coordinate Data Base should be used to obtain relative coordinates available from the BLM at www.blm.gov/gcdb. The drawing shall include either a data dictionary to explain the layers, or a self-explanatory layering system. [Section 3.2(2)(t)]
- Such additional information as may be required by the Grand County Board of County Commissioners. [Section 3.2(2)(u)]

IX. STAFF ANALYSIS

The Applicant has supplied the relevant documents required with this application and will need to make changes to the Final Plat Mylar prior to submission for recording to be in compliance with the current regulations.

X. STAFF RECOMMENDATION

Staff recommends the approval of the Parsons Outright Exemption Amended Lot 33 with the following conditions to be met prior to submitting an application for preliminary plat approval:

- 1 The applicant shall secure a building permit prior to construction.
- 2 The applicant shall be subject to the regulations set forth by Section 14.5 Three Lakes Design review area. A note shall be added to the Final Plat that reads:

This property is located within the geographic area of the county known as the Three Lakes Design Review Area and is subject to all design criteria of the overlay zoning district.

- 3 The Applicant shall keep building heights to a maximum of 27' in order to protect the view corridor from Grand Lake and surrounding areas. The historical intention of the building envelope and height limit was to find a location onsite to keep the proposed residence from "not tower above ridgelines, nor compete with the visual dominance of the hillsides."
- 4 Title on the final plat shall be corrected to read:

Parsons Outright Exemption Amended Lot 33
 Part of Sections 4 and 5
 Township 3 North, Range 75 West, 6th P.M.
 County of Grand, State of Colorado
 Ownership recorded at Reception No. 2017004775

- 5 The Applicant shall include on the Final Plat a legal description of the property, to be added to the Title shown in condition #2.
- 6 The Applicant shall include on the Final Plat all items on property that convey: primary control points, or description and ties to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred.
- 7 The Applicant shall include on the Final Plat the parcel in its entirety Tract boundary lines, rights-of-way lines of streets, easements and other rights-of-way, and property lines of residential lot and other sites, with accurate dimensions, bearings or deflection angles, and radii, arcs, and central angles of all curves with long chord bearings and distances
- 8. The Applicant shall include on the Final Plat names and right-of-way width of each street or other right-of-way shall be included on the Final Plat to ensure access.
- 9. The Applicant shall include on the Final Plat Location, dimensions, and purpose of any easement including reference by book and page to any pre-existing recorded easements. Such as the access easement recorded at 2005009227.
- 10. The Applicant shall include on the Final Plat Number to identify a lot or site, names of adjacent property owners, and acreage of each site to nearest 1/100th of an acre.
- 11. The Applicant shall include on the Final Plat Location and description of monuments all that identify the property boundary and locate amendments.
- 12. The Applicant shall include on the Final Plat Certificates for approval by the Board of County Commissioners as follows: (If public dedications are included, the certificate shall be in the form required by the Board of County Commissioners for approval of subdivision plats).

COMMISSIONER'S CERTIFICATE

Approved and all public dedications accepted this ___ day of _____, 20__ by the Board of County Commissioners of Grand County, Colorado. Acceptance of this platted subdivision by the County of Grand does not constitute an acceptance of the roads and rights-of-way reflected hereon for maintenance by said County. Until such roads and rights-of-way meet County specifications and are specifically accepted for maintenance by Resolution of the Board of County Commissioners of Grand County, the maintenance, construction, and all other matters pertaining to or affecting said roads and rights-of-way are the sole responsibility of the owners of the land embraced within the subdivision. This approval does not guarantee that the size or soil conditions of any lot shown herein are such that a Building Permit may be issued.

 Chairman
 Board of County Commissioners
 Grand County, Colorado

13. The Applicant shall include on the Final Plat certification by the applicant's attorney, the professional engineer, designing or planning firm, if any, and a statement by the owner insuring compliance with the design standards and all other requirements of the Grand County Outright Exemption Regulations and the statement of requirements issued by the Board of County Commissioners.
14. The Applicant shall include on the Final Plat a two and one-half by three inch (2-1/2" x 3") vertical box in the lower right hand corner shall be provided for use by the County Clerk and Recorder.
15. The Applicant shall include on the Final Plat documented proof of legal access with reference to their recording book and page.
16. Statement of taxes due showing current taxes paid. This shall be provided prior to recording of the Final Plat.
17. An electronic copy of the Final Plat in AutoCAD.dwg or AutoCAD.dxf format shall be provided prior to any recording of any Final Plat. The drawing shall be based or transformed to a known coordinate system, not an assumed local coordinate system. If GPS Lat/Long is not used for this reference, the Geographic Coordinate Data Base should be used to obtain relative coordinates available from the BLM at www.blm.gov/gcdb. The drawing shall include either a data dictionary to explain the layers, or a self-explanatory layering system.
18. Such additional information as may be required by the Grand County Board of County Commissioners.
19. The applicant shall meet all final plat requirements.

All legal documents required in conjunction with the final approval of this request are subject to the review and acceptance of the County Attorney.

PUBLIC COMMENTS

Michael Sobon representing owners Ziggy & Krystyna Sobon.

The goal is to keep the views from being obstructed and to build a bigger home.

PLANNING COMMISSION DISCUSSION

Joe Gould – Are all the setbacks met?

Steve Sery – Doesn't see any issues

Jennifer Scott – No comments

Bob Gnuse – No comments

Sally Blea – No Comments, She does remember that the site is hard to build on.

Ingrid Karlstrom – No comments

Todd Clausen – No comments

Marcy – Where will the drive way be located?

Marcus Davis – Where exactly is the property located? We do not have any regulations regarding building envelopes; that is a homeowner's association deal. Get rid of the building envelope and go with full setbacks. Remove building envelope from plat. Scrap the building height requirement.

Motion was made by Todd Clausen for approval of Parsons Outright Exemption with all conditions listed along with removing the building envelope. Second motion was made by Ingrid Karlstrom. All in favor "Aye".

Motion to remove motion by Todd Clausen, second by Jennifer Scott. All in favor "Aye". Motion carried.

Revote: Motion was made by Todd Clausen to approve Parsons Outright Exemption with all staff conditions listed along with removing the building envelope and removing #3 maximum height of 27'. Second by Ingrid Karlstrom. All "Aye" Motion carried.

STAFFORD SUBDIVISION EXEMPTION

DISCUSSION

XI. Proposal

The applicant is proposing a subdivision of a 40 acre parcel by process of subdivision exemption to separate two, 2.4 acre parcels. The applicant intends to deed the new parcels to family. The 40 acre parcel is located within the Grand Lake urban growth area as defined by the Grand County Master Plan. It shall be served by well and on-site waste water treatment system (OWTS).

XII. COMPLIANCE WITH GRAND COUNTY REGULATIONS

a. ZONING - (Split Zoning) Section 4.1 Residential & Section 6.1 Forestry and Open District

The zoning for this parcel is split zoned as Residential and Forestry/Open District, the application of whichever district was stricter, was applied to avoid non-compliance. This application complies with the regulations in the following ways:

- Single family dwellings have or will be constructed on the parcels, this use is in compliance with the regulations.
- These parcels are within the urban growth area as defined by the Grand County Master plan, and are allowed to have a minimum lot area of 2 acres per Forestry and Open District.
- These parcels shall comply with the 10' side setback of the Forestry and Open District.

a. SUBDIVISION EXEMPTION - Article 3 - Sketch Plan

The application shall be compliant with the Grand County Subdivision Exemption Regulations, the following is how each item was addressed under the submittal of Sketch plan:

- This applicant complies with relevant provisions of the subdivision regulations regarding relevant site characteristics and analyses applicable to the proposed subdivision. The submittal shows the parcel intending to be subdivided under this application. A vicinity map was also included to show the parcel in relation to a two mile area. [Sketch Plan (1) (a-c)]
- The applicant has supplied the proposed the name of the exempted tract which is: Stafford Subdivision Exemption. [Sketch Plan (2) (a)]
- The title on the sketch plan contains a correct legal description of the entire property to be divided [Sketch Plan (2) (b)]
- The Final Plat shall include: "The names, addresses, and telephone numbers of the applicant(s), and the land surveyor, engineer, and/or designer of the proposed division, if any (who shall be licensed by the Colorado State Board of Examiners for Engineers and Land surveyors)." [Sketch Plan (2) (c)]
- The Final Plat shall include a scale of not less than 1' equals 100'. Date of preparation and North sign (designated as true North) are included on the sketch plan and shall remain. [Sketch Plan (2) (d)]
- Location and approximate dimensions for all proposed street rights-of-way, easements and lot lines. This condition has not been substantially met. The Final plat will need to include the approximate location of the county right-of-way traveling through the north of the property. [Sketch Plan (2) (e)]
- Location and principal dimensions for all existing streets (including their names), alleys, easements, water courses, and other important features within and adjacent to the tract to be divided. This condition has not been substantially met. [Sketch Plan (2) (f)]
- The names of abutting subdivisions and the names of the owners of abutting unplatted properties. This condition has not been substantially met. All surrounding property owners and boundaries shall be included on the Final Plat. [Sketch Plan (2) (g)]

Approximate acreage of all lots to be created by the division of land. This condition has not been substantially met, all lots to be included in this application shall be included on the final plat. [Sketch Plan (2) (h)]

Relevant site characteristics including the existence of any special natural or man-made hazards. This condition has not been substantially met. The final plat shall include Stillwater creek that runs through the property. [Sketch Plan (2) (i)]

The applicant has provided certified notice to all mineral estate owners pursuant to C.R.S. 24-65-101 et al. [Sketch Plan (2) (j)]

The title insurance commitment has been provided as a portion of this application. [Sketch Plan (2) (k)]

XIII. STAFF ANALYSIS

This proposed division of land, as provided for under the subdivision exemption regulations, meets the requirements regarding controlling density as outlined in the Grand County Master Plan. The parcel shares its boundary with the urban growth boundary, and could therefore be further subdivided. Staff understands that this subdivision request is intended to maintain the current character of the area. For reference, should the larger 35.2 acre parcel created in this subdivision, be further subdivided, it shall be reviewed under current subdivision regulations.

XIV. PLANNING COMMISSION RECOMMENDATION

Planning Commission hearing scheduled for March 14, 2018

XV. STAFF RECOMMENDATION

Staff recommends the approval of the Stafford Subdivision Exemption Sketch Plan with the following conditions to be met prior to submitting an application for final plat approval:

- 1 The Final Plat shall include: "The names, addresses, and telephone numbers of the applicant(s), and the land surveyor, engineer, and/or designer of the proposed division, if any (who shall be licensed by the Colorado State Board of Examiners for Engineers and Land surveyors)."
- 2 The Final Plat shall include a scale of not less than 1' equals 100'. Date of preparation and North sign (designated as true North) are included on the sketch plan and shall remain
- 3 The Final plat will need to include the approximate location of the county right-of-way traveling through the north of the property.
- 4 The Final Plat shall include location and principal dimensions for all existing streets (including their names), alleys, easements, water courses, and other important features within and adjacent to the tract to be divided.
- 5 The Final Plat shall include all surrounding property owners and boundaries.
- 6 The Final Plat shall include approximate acreage of all lots to be created by the division of land.
- 7 The Final Plat shall include Stillwater creek that runs through the property.
- 8 Statement of taxes due showing current taxes paid shall be provided prior to recording of the Final Plat.
9. Quit claim deeds shall be recorded with the Final plat.
10. The applicant shall meet all final plat requirements.

All legal documents required in conjunction with the final approval of this request are subject to the review and acceptance of the County Attorney.

PUBLIC COMMENTS

No public comments

PLANNING COMMISSION DISCUSSION

Todd Clausen – What is the County Road access?

Ingrid Karlstrom – No comments

Sally Blea – No comments

Steve Sery – What type of wells will be on the property?

Joe Gould – No comments

Jennifer Scott – Wants to make sure it meets the required lots size.

Marcy Monnahan – What kind of wells can they put on the proposed properties?

Marcus Davis – There is no such thing as Agricultural zoning. This needs to be removed from the plat as well as adding the roads to the plat.

Motion was made by Sally Blea for approval of Stafford Subdivision Exemption with all conditions listed as well as Marcus Davis's recommendation of removing Agricultural zoning from plat as well as adding roads to the plat. Second motion was made by Todd Clausen. All in favor "Aye.

OTHER MATTERS DISCUSSED

No other matters were discussed.

Meeting Adjourned by Chairman Marcus Davis at 10:19 P.M.