

DISCUSSIONS:

Chairperson Shaun opened for discussion. No comments, questions or discussion.

Ryan recommended approval for the Amended Final Plat to combine Lot 3 and a portion of Lot 4 into one Lot and the remainder of Lot 4 through Lot 11 into another Lot and Loreta second the motion.

2.) RUD Subdivision Exemption – Sketch Plan

The Applicant is requesting Sketch Plan approval of a three (3) Lot Subdivision Exemption on 44.18 acres of land.

STAFF COMMENTS:

The Board of County Commissioners has determined that all land divisions impact the schools in Grand County, therefore, school fees will be calculated using the formula adopted by the Board of County Commissioners and incorporated in the Subdivision Exemption Regulations. ✓School Fees, as determined with any final plat review, must be paid prior to recording.

✓Certificate of Taxes, showing property taxes to be paid in full for the land contained within this request, shall be provided prior to any recording of any final plat.

✓A 14" x 18" 911 black-line Mylar shall be provided prior to any recordation of any approved final plat.

✓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.

The Applicant will be required to provide deeds conveying the new property descriptions from themselves to themselves. ✓All draft deeds and documents should be reviewed and accepted by the County Attorney, and final approved executed deeds provided, prior to recording.

STAFF RECOMMENDATION:

Staff recommends sketch plan approval of the RUD Subdivision Exemption, with the following conditions to be met or sufficiently addressed prior to any hearing before the Board of County Commissioners.

1. A dedicated fifteen-foot (15') access and maintenance easement on either side of the ditch shall be shown on the plat.
2. A water quality setback of thirty feet (30') around the ponds shall be shown as a non-disturbance area.
3. The Applicant shall provide proof of mineral estates notification prior to final plat before the Board of County Commissioners.

4. The following notes shall be added to the plat:

- *All parcels contained within this request are individually reserved for one (1) single-family dwelling and incidental structures, per the Grand County Subdivision Exemption Regulations.*
- *Earthen tone colors and materials are to be used on the exterior of all structures, including but not limited to, facades, roofs, doors, and trim.*
- *All utility services must be placed underground.*

The following shall be addressed prior to recording.

5. The domestic well permit must be exchanged for three (3) individual in-house use only well permits at the time of final approval by the Board of County Commissioners.

6. The applicant will be required to pay the appropriate school fees as required.

7. The applicant will be required to enter into a Water Quality Agreement and pay all required fees.

8. The lien holder will be required to sign off on any final plat, with an appropriate Mortgagee Holders Certificate provided on said plat.

9. That the applicant provide all draft legal documents, including deeds, required in conjunction with any approval of any final plat. All legal documents must be reviewed and approved by the County Attorney.

10. All items marked with the ✓ symbol shall be addressed with any final plat submittal.

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

DISCUSSION:

Bob Gnuse mentioned that the mention of “dark sky” was omitted out of the notes to be added to the plat

- *Lighting shall be “dark sky” compliant and shall be designed and installed to direct the light inward and downward onto the site and away from the adjoining properties. The source of light shall not be visible above a horizontal plane and shall fall within the property line. This can be accomplished by installing lighting fixtures designed to direct the light down or by installing shields in combination with angled lighting directing the light downward.*

There were no other, questions, comments or discussions.

May 10, 2023

The “dark sky was noted as an addition in the motion to recommend approval by Loreta and Ryan second the motion. Motion carries by “aye” none opposed.

The meeting was adjourned by Shaun the chairperson at 5:44pm