

CERTIFICATE OF RECOMMENDATION

PLANNING COMMISSION, JUNE 8TH, 2022

PROJECT NAME	The Cabins at Porcupine Ridge Amended Final Plat
APPLICANT	Cabins at Porcupine Ridge Homeowner Association
LOCATION	Cabins at Porcupine Ridge Open Space and Common Elements on County Road 8331
ZONING	Residential (R)
APPLICABLE REGULATIONS	Grand County Zoning Regulations; Grand County Subdivision Exemption Regulations; Road and Bridge Standards
STAFF	Jorune Klisauskaite, Planner I
REQUEST	Approval of an Amended Final Plat to change location of snow storage to allow space for a dumpster enclosure.

PURPOSE OF REQUEST

The Cabins at Porcupine Ridge Homeowner Association is requesting approval of an Amended Final Plat to change the location of snow storage to accommodate for a dumpster enclosure near at the intersection of County Road 8331 and County Road 8331. The Cabins at Porcupine Ridge is a 32-unit subdivision of which was originally platted in 2004 at Reception No. 2004015121. The purpose of this request is to relocate a portion of the originally platted snow storage to allow room for a dumpster enclosure.

STAFF RECOMMENDATION

Staff recommends approval of the Cabins at Porcupine Ridge Amended Final Plat. The following conditions shall be met prior to recording of the Amended Final Plat:

1. All recording fees are to be paid by the Applicant.
2. A 14" x18" black-line Mylar with approved addresses and road numbers shall be provided.

Don Hall, President of the Porcupine Ridge Homeowners Association, The Applicant, introduced himself.

Bob asked if the snow storage was changed.

Staff, stated that the development still has enough snow storage, it simply changed the location.

Marcus, asked if the Applicant would be building an enclosure.

Don Hall, responded that they did plan on building a dumpster enclosure.

Commissioner Shaun Mullahey motioned to approve the Amended Final Plat of The Cabins at Porcupine Ridge as presented.

Commissioner Kim Shepton seconded the motion.
Motion was approved unanimously.

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PLANNING COMMISSION, JUNE 8TH, 2022

PROJECT NAME	Emore Inc. Heavy Equipment Storage Special Use Permit
APPLICANT	Emore, Lindsay
LOCATION	593 GCR 1001 Block: 4 Lot: 25 Blue Valley Acres (Filing 1)
ZONING	Forestry and Open District (F)
APPLICABLE REGULATIONS	Grand County Zoning Regulations; Grand County Subdivision Regulations; Grand County Master Plan
STAFF	Jorune Klisauskaite, Planner I
REQUEST	Special Use Permit approval for heavy equipment storage.

PURPOSE OF REQUEST

The Applicant, Lindsay Emore, representative of Emore Inc., has requested approval for a Special Use Permit for heavy equipment storage on a 7.780 acre parcel zoned Forestry and Open. Emore Inc. is a family-owned business specialized in residential and commercial snow removal and small-scale excavation. The business has been operating for over 10 years and currently has contracts with the HOA to plow both Blue Valley Acres Filing 1 and 2, in addition to contracts with neighbors to keep their driveways clear.

STAFF RECOMMENDATION

Staff recommends approval of the Emore Special Use Permit. The following conditions shall be met prior to issuance of the Special Use Permit:

1. Public notice of the proposed action will be published if approved by the Planning Commission. Property owners within 500 feet of the applicant's property will be notified by certified mailing and by first class mail within 1,000 feet.
2. The Applicant shall provide a twenty four by thirty inch sign in the format outlined in Section XI of the Grand County Zoning Regulations and shall be posted no further than ten (10) feet from the road. Photographic proof shall be provided to the Community Development Department.
3. All publications, notice mailings, and signage shall be paid by the Applicant.
4. Current 2022 property taxes shall be paid by the Applicant.

Staff recommends approval of the Emore Special Use Permit. The following is a preliminary list of conditions to be included in the Special Use Permit:

1. Hours of operation shall be unlimited.

2. There shall be no storage of heavy equipment or materials outside the designated area shown on the approved site plan on file with the Department of Planning and Zoning.
 3. Any machinery and/or vehicle fluids shall be properly disposed.
 4. Permittee shall be responsible for maintaining the site in attractive conditions at all times. The Permittee shall not be allowed under any circumstances to use the permitted area for the purpose of storing junk materials, such as abandoned vehicles or other equipment which is not capable of operation or any other equipment or materials which are not used in the operation contemplated by this Permit. Permittee is prohibited from using the permit area as a storage yard for junked equipment or materials.
 5. The Special Use Permit shall expire one (1) year after issuance of the Special Use Permit.
 6. The Applicant shall provide adequate screening of the adjacent neighbors and County Road 1003.
 7. The permittee shall follow all local, state, and federal laws, rules, and regulations regarding overweight and oversized vehicles.
 8. Best management practices for erosion and sediment control shall be used on all disturbed areas of the site.
 9. The Applicant shall adequately control and mitigate dust on the site.

 10. If exterior lighting is to be added, the fixtures shall be downward facing and located below the eave lines.
 11. The Applicant shall not store, or permit to be stored, any noxious or odor-producing materials.
 12. Permittee shall regulate truck traffic in such a manner as to avoid traffic hazards.
 13. Permittee shall comply with the Grand County Department of Natural Resources recommendations for the noxious weed control.
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Will asked if there is any plan for fencing the property.

Lindsay Emore, The Applicant, stated he would like to in the future.

Shaun asked if there was a turn lane off of Hwy 9 and how many daily trips will be entering and exiting the subdivision?

Lindsay Emore, The Applicant, stated no the section of highway is actually a passing zone. One other employee and myself will be entering and leaving the subdivision. The traffic would be minimal.

Lynn asked if there were any was any public notice.

Staff, stated no.

Marcus removed condition number 4 and added the following conditions:

5. *The Applicant shall provide a revised site plan.*
6. *The Applicant shall provide a better description of screening.*
7. *Number of vehicles shall not exceed ten (10) at any given time.*

Commissioner Ryan McNertney motioned for approval of the Emore Inc. Special Use Permit as amended.

Commissioner William MacDonald seconded the motion.

Motion was approved unanimously.

Certificate of Recommendation

PLANNING COMMISSION, JUNE 6, 2022

Project Name	Simmons Minor Subdivision – Preliminary Plan
Applicant	SIMMONS STEVE T. & SIMMONS HANNA S.
Location	Sixteenth: SW Quarter: NE S: 26 T: 3N R: 76W 17.28 AC +/- SW4NE4 & NW4SE4 SEC 26 T3N R76W Sixteenth: NW Quarter: SE S: 26 T: 3N R: 76W
Zoning	Residential (R)
Applicable Regulations	Grand County Zoning Regulations, Section 14.5 Three Lakes Design Review Area; Grand County Minor Subdivision Regulations; Grand County Master Plan
Staff	Taylor Schlueter, County Planner
Request	Approval of Minor Subdivision to divide a 17.38 acre, metes and bounds parcel, into three new lots.

Purpose of Request

The Applicant has requested a Minor Subdivision to divide their 17.38 acre property into three parcels of 13.38, 3.41, and 3.59 acres each. Each parcel will be for a single family residence.

STAFF RECOMMENDATION

Staff recommends approval of the Simmons Minor Subdivision Preliminary Plan. The following conditions shall be met prior to the recording of the Minor Subdivision:

1. The Applicant shall work with Staff to establish addresses for each lot [3.2 (13)].
2. All recording fees are to be paid by the Applicant.
3. Quit Claim Deeds to describe the amended legal description of the lots shall be completed and recorded with the Grand County Clerk and Recorder's Office.
4. School fees as outlined above shall be provided prior to recording of the Final Plat.
5. Applicant will be required to provide \$500.00 per lot for a total of three (3) lots at the sale of the lot to be held either by Grand County or turned over to a properly formed Sanitation District for future water quality measures. Applicant will also be required to enter into a Water Quality Agreement with the county prior to recording of this plat.
6. An electronic copy of the Final Plat shall be submitted (see (y) above).
7. Names of abutting subdivisions shall be shown on the Final Plat.

Lynnea Godfriaux, Introduced herself and voiced her concerns on the water.

Staff, responded, that the Simmons have purchased additional taps, and we are requiring a will serve letter from the Water District.

Steve Simmons, The Applicant, introduced himself and stated that he will remain in communication with the neighbors.

Commissioner Kim Shepton motioned to approve The Simmons Minor Subdivision with 7 conditions as presented.

Commissioner Ryan McNertney seconded the motion.

Motion was approved unanimously.

CERTIFICATE OF RECOMMENDATION

Planning Commission June 8, 2022

PROJECT NAME: Ridge Point Condominiums – Final Plat

APPLICANT: Ryan T. Pellet and Scott J. Neuenschwander

LOCATION: Lot 27, Block 1 Winter Park Ranch Second Filing Replat, 798 GCR 834 (aka Cranmer Ave).

APPLICABLE

REGULATIONS: Grand County Master Plan, Grand County Zoning Regulations, Grand County Subdivision Regulations

ZONING: R – Residential District

STAFF PLANNER: Robert C. Davis, AICP, Director

REQUEST: The Applicant is proposing a subdivision in order to construct an eight (8) unit condominium structure in one (1) building on a .989 acre lot resulting in a density of 8.09 du/acre.

Recommendation

Staff recommends approval of the Ridge Point Condominiums Preliminary Plat with the following conditions:

1. The proposal has slopes equal to or greater than 30%, and they shall be delineated as a "non-build zone" on the Final Plat [5.2 (1&2)].
2. An address table shall be included on the Final Plat Mylar.
3. An Emergency Impact Fee shall be paid at building permit application consistent with the provisions outlined in Section 3.3 of the Subdivision Regulations.
4. School Fees shall be determined and paid at recording of the Final Plat.

5. Addresses for lots shall be determined before approval of the Final Plat [§2.3 (5)].
 6. The addressing plan shall be reviewed by Grand Fire Protection District No. 1 and Grand County Office of Emergency Management (OEM) to help support tracking and response to new properties. The Applicant shall comply with Subsections 2-3.
 7. The Applicant shall enter into a Subdivision Improvement Agreement (SIA) to protect the County interest while completing required improvements.
 8. Quality/Wastewater Agreement with the county for the contribution of \$500.00 per unit.
 9. Reflective high visibility signs created by the local fire district shall be placed on the property being created by the proposed plat upon completion of construction. The sign installation shall be at the expense of the developer.
 10. Statement of taxes due showing current taxes paid. This shall be provided prior to recording of the Final Plat.
 11. 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.
 12. The applicant shall meet all Final Plat requirements.
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Commissioner William MacDonald motioned to approve *The Ridge Point Condominiums – Final Plat as presented.*

Commissioner Lynn Adams seconded the motion.

Motion was approved unanimously.

Commissioner Kim Shepton motioned to adjourn at 07:58 PM.

Commissioner William MacDonald seconded the motion.

Motion was approved unanimously.
