

**Planning Commission Meeting Minutes**  
**March 27, 2019**

Planning Commission Members in Attendance: Angela Mackey, Kim Shay, Tate Locke, Steve Shea, Steve Schrock, Layne Brones, Lucinda Stanley, Tom Kay, Jacob Gray, Eli Wolcott  
Planning Staff in Attendance: Community & Economic Development Director, Elyse Casselberry;  
Current Planning Manager, Kelly Yeager; Administrative Assistant, Vivian Archuleta.

Chairman Mackey opened the meeting at 5:30 with introductions.

**Item #1: Approve Previous Meeting Minutes for February 27, 2019**

**Motion:** Lucinda Stanley moves to approve minutes as presented

**Second:** Steve Shea

Minutes Approved

**Item #2: SUB19-001 Resub of French Minor Subdivision MS07-010**

**Owner:** Lynn French

**Mr. Yeager read the proposal:**

Proposal: The Applicants are requesting the creation of one (1) additional lot for a total of three (3) in French Minor Subdivision MS07-010. The original French Minor Subdivision MS07-010 created Lot 1 and Lot 2 for a total of two (2) lots. This subdivision is creating a single two (2) acre lot out of Lot 2. The concern is in nomenclature. Historically this subdivision would be named a Re-Plat of Lot 2 French Minor Subdivision MS07-010. This would create two (2) lots with the same reference to Lot 2. One the original and the other being created now as the Re-Plat of Lot 2. Therefore, we are trying something different by including Lot 1 in the application; Lot 2 would stay Lot 2 even though 2 acres are being used to create Lot 3. The three lots including the new 2 acre lot known as Lot 3 would be known as Lot 1, Lot 2 and Lot 3 French Minor Subdivision. This will aid in keeping the lots clarified going through the Re-Plat process.

Lot 1 will remain as originally platted – no change

Lot 2 was originally platted and contains 30.57 acres. Lot 2 will decrease by two (2) acres for Lot 3 and end up being 28.57 acres.

Lot 3 will be two (2) acres.

The present land use of Lot 3 is agriculture with no structures. The reason for creating the lot is to provide an area to build a single family dwelling for the Applicants airplane mechanic.

Lot 3 will have a Crawford Mesa Domestic Water Tap and an on-site waste water treatment system. DMEA will provide the electrical service. Access will be from Indian Head Lane and French Field Way. With a drive way to the building site located in the north east portion of the lot 3. French Field Way is classified as a Local Service road with a 60' right of way width. This right of way already exists and deeded to the County and no additional right of way will be required.

The property has no irrigation water. Compliance with Density Standard, the Density Standard for this subdivision is calculated to be 2.73. Lot 1 is not included so Lot 2 and Lot 3 would comply.

Resolution 2017-R-018 which exempts two lot subdivisions from compliance with the density standard was used. **Planning Staff Recommendation:**

Staff finds that the Sketch Plan for SUB 19-001 Re- Sub French Minor Subdivision is feasible and recommends the concept of the feasibility of the application be approved by BoCC with the directions given for Final Plat with the findings, conditions /issues as presented and those elements of the attached check list.

Conditions or Issues to be addressed:

- Fire Mitigation Fee is \$500/lot
- Letter from Lawrence Ribnick Owner of Lot 7 – Road Issue (./copy attached)
- Lawrence Ribnick's comment on a "Crawford Mesa Domestic Water Tap". The Applicant has a Crawford Mesa domestic Water Tap for Lot 3.

Questions to Planning Staff from Planning Commission Members:

Q: Does the applicant have to pay impact fees per lot?

A: We will receive impact fees for the additional lot

Q: For each lot?

A: Just the 2 lots impacted.

Q: Who subdivided the other minor subdivisions?

A: Mr. French

Q: If this is sold in the future would this airport be able to be a commercial airport at some point?

A: Yes, with a Specific Development application

Questions to applicant:

Q: Do we have something in writing from Ralph Clark oking the access is a safe entrance?

A: Nothing in writing.. We can get something in writing

Q: Is there any irrigated water for Lot 3?

A: No, & none for Lot 2 either. It's on a pretty steep slope.

Q: Is there a tap for Lot 3?

A: Yes

Q: Do we need to get you to do an irrigation plan?

A: I've never irrigated that area & it wouldn't be suitable, it's a hill side.

Q: Do you irrigate the other lots?

A: I irrigate a very small area on lot 1 around the house

Q: The maps show the land to be irrigatable & could be misleading to us

A: There is a 300 foot drop off there, it has never been irrigated.

Proponents: None

Opponents: None

Final Comments from the Applicant:

Final Questions from the Planning Commission to the Applicant/Planning Staff:

Deliberations of the Planning Commission:

Motion: **Steve Shea recommends approval of SUB19-001 ReSub of French Minor  
Subdivision MS07-010**

Second: **Lucinda Stanley**  
**Motion carries – Unanimously**

To BoCC: April 16, 2019 @ 10:00 a.m.

**Meeting adjourned at: 6:20 pm**

Respectfully submitted by:  
Vivian Archuleta