



STAFF REPORT

MEETING DATE: September 14, 2023

ITEM TITLE, PRESENTER: Preliminary Plat Review: Cedar Springs Preliminary Plat

RECOMMENDATION: Make a motion approving the amended plat with the following recommended changes:

Make a motion denying the amended plat due to the following reasons.
(Statement of Findings for Substantial Evidence)

SUMMARY

The County has received a request from James Heinritz in behalf of Scott and Tiffany Giddings for the amendment of Cedar Springs Plat off of Brown's Canyon Road located outside of Blanding City. San Juan County Staff has met and reviewed the preliminary plat and has requested the following information or changes to the Preliminary Plat prior to approval of the Final Plat:

1. I need a letter of intent, and affidavit of ownership signed and notarized. Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 2 and 3.
2. I cannot find that a payment has been made for preliminary plat. The fee for preliminary is \$150 and \$25 per lot.
3. Existing Topographical contours with intervals of five (5) feet or less Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 5e.
4. There are concerns with drainage. Section 2, Preliminary Plat, B: Preliminary Plat Requirements, 5, i. we will have to have this information also in Section 5, Design Standards, A. General Provisions paragraph 2 if there is a flooding hazard on this property. H, 1 also touches on this item.
5. Same Section B, Lots. paragraph 2 requires a maintenance agreement for the private street that is recordable. (This can come at final plat approval but will be needed)
6. I need the vicinity map with the north Arrow item b. As well as the name and address of the owner on the plat, subdivider and surveyor.
7. A letter describing the water and sanitary sewer facilities proposed as found in Paragraph 7 of that section.
8. Paragraph 8 and Paragraph 11 if it applies and Paragraph 12.
9. Staff could not tell where this was located due to no original plat provided. I worked through getting them there on google, but we do need it to be on a plat.
10. On lot 1, it appears that the access easement is on both sides of lot 1? This creates a concern for our road department. Has a meeting been set up with them to visit the site, in accordance with the Subdivision Ordinance

11. As discussed previously, the fire code restricts dead end streets. We will need some cul-de-sacs or hammerheads for them to turn around.
12. Looks like this property is A-1. I will need the following statement placed on the Plat: "Under zoning in effect at the time of plat approval, use of these properties for short-term rentals, overnight accommodations, bed & breakfasts, lodging houses, or any other variation of overnight accommodations for nightly rentals is prohibited."