

Notch 8 – Hwy 40 Workforce Housing

Final plat per 17.20.040

Amended Ord 988

May 2, 2024

The purpose of this document is to address the filing of the required Final Plat documents. It will also verify all conditions outlined in the Town of Granby Planning Commission Resolution 2024-02-05 have been addressed.

This final plat submittal is ONLY for the horizontal infrastructure for Phase 1 : Tracts A, B, and C. Prior to vertical construction, lot lines and street names and numbers will be added for the Planning Commission and Board of Trustees' review. We will also present the sign and lighting plan at that time in conjunction with the Final Development Plan and Subdivision Improvement Plan.

17.20.040 (a) – The Town of Granby Planning Commission approved with conditions the Preliminary Plat of Highway 40 Workforce Housing on February 5, 2024. This final plat is submitted within 12-months of that approval.

(b) Final plat will be transmitted by the town clerk, and we welcome any feedback received during this process.

(c) The final plat conforms substantially to the preliminary plat as approved. Only a 7-acre portion of the full preliminary plat is submitted for Final Plat approval as is contemplated in the town municipal code.

(d) Amended Ordinance 988 has been considered and this submission is in compliance.

(e) Final Plat shall provide a scale at one-inch equals 100 feet. The included final plat reflects a scale of one-inch equals 60 ft. One overall map showing the entire development is included. Engineering, drainage, and sewer and water system improvements are noted in the attached supplemental documents.

(f) The final plat includes the items listed 1 – 9 in the GMC

(f) 10 Title documents are included in this submission

(f) 11 Dedication is reflected on the final plat

(f) 12 Surveyor stamped the final plat and validated compliance with state statute and Granby Ranch PDOD

(f) 13 Certificates for approval are anticipated at the time of the Planning Commission hearing and subsequent Board of Trustee meeting

(f) 14 Ten Mile Engineering has certified the design standards and the town's engineering firm SGM has also reviewed and approved the final plat

(f) 15 A vertical box for Recorder's Acceptance is included in the final plat

(f) 16 Granby Ranch Declaration of Covenants Conditions and Restrictions are included in this submission as is a letter to Allegiant Management offering to discuss whether the parcel should be removed from the Silvercreek Master HOA

(f) 17 A vicinity map is provided

(f) 18 i -iii Storm drainage, property survey, and sewer plans are all included in the final plat submission

(f) 19 i – iii Over 41% of the acreage in Phase 1 will be dedicated to open space and parks.

(f) 20 We are optimistic the Planning Commission and Board of Trustees will find the data to be sound and the benefits of this development to our town and its workforce are transparent and appropriate.

(f) 21 street addresses are TBD based on a decision by the Board of Trustees to validate the name Notch 8 for the development. This will be done 5/14/24 and the name final prior to the June Planning Commission meeting

(g) East Grand School District - Superintendent Ray was contacted on May 2, 2024 and a final decision on school lands and associated school fees will be decided prior to the June Planning Commission meeting.

(h) Water Quality Fee – this will be paid prior to the recording of the plat and upon approval of the Planning Commission and the Board of Trustees

APPROVING WITH CONDITIONS Verification

1. This final plat submittal illustrates the Town' commitment to provide affordable home for our workforce. The Deed Restriction and Granby Community Housing Guidelines illustrate this development shall provide for-rent and for-sale homes for residents who work for a Grand County employer more than 32 hours per week or who retire after working in Grand County for more than 5 years. There are caps on income and assets and the home is intended for primary residency. Purchases for a second home or for Short Term Rental is expressly prohibited. This brings to life the Granby Comprehensive Plan Housing **Goal 1: Build the inventory of attainable housing** and **Goal 2: Encourage housing diversity** showing consistency with the Granby Comprehensive Plan and the Preliminary Plan approved by the Planning Commission.
2. The Town of Granby is the Applicant and ensures compliance with all statements made during the entitlement process by the Town or its previous partner Rocky Mountain Workforce Housing LLC.
3. a – e: All conditions set forth by the will serve letters provided by Grand County Department of Road & Bridge, Xcel Energy, and Mountain Parks Electric Inc. Specific to

Granby Sanitation District, the amount due upon the approval of Phase 1 to the district is \$103,000. Further, the surveyor comments provided on January 16, 2024 have been addressed with this submission.

4. Both the Town's engineers at SGM, and the project civil engineer, Joseph Maglicic and Ten Mile Engineering have validated the plans and the project. Qualifications from Ten Mile Engineering are included in this Final Plat packet.
5. A letter from SGM documenting that the roads contemplated in the final plat provide performance equal to or better than those established by the road standards outlined by Granby Ranch.
6. There is no non-residential construction contemplated in Phase 1.
7. The Town of Granby dedication and acceptance of the ownership, maintenance, operation, repair, and replacement of the various roads contained in the plat will be reflected in the final plat.
8. A water report has been provided to Josh Broady, Town of Granby Water Superintendent, for his confirmation of the will serve commitment. The water model report to include fire flow tests will be available for the Planning Commission's review. These test runs must be done after the winter temperatures improve due to freezing risk.
9. A letter from CTL Thompson is included in the Final Plat confirming that proposed grading plans are appropriately designed in conformance with the updated Geotechnical report dated 03/28/2024. This report is included in the submission.
10. Dedication Block will reflect the Town of Granby as Applicant.
11. While the Town appreciates the work delivered by Rocky Mountain Workforce Housing LLC during the predevelopment agreement process, a master development agreement between the Town and the LLC is not in the parties' best interest. The Town is responsible for bringing forth a separate subdivision improvement agreement.