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TO: Planning Commission Agenda of: September 24, 2020

FROM: Evan Mattes, Senior Planner Item No.: 3

DATE: September 23, 2020

RE: Z19-0001/P19-0001/Paye

Discussion:

Staff has received comment from the Georgetown Fire Protection District providing further analysis of the fire safe street width requirements for Raintree Road, Miled Land and Tannu Lane. Georgetown Fire Protection District determined that Raintree Road meets the width requirements for fire safety, should Miled Lane/Tannu Lane be utilized then those roads would need to be widened. The applicant has identified that Parcel 2 may take access from Tannu Lane, however Parcel 1 would take access from Raintree Road. Prior to the September 24, 2020 meeting, a Planning Commissioner reached out directly to the Georgetown Fire Protection District with concerns regarding Raintree Road. Representative from Georgetown Fire Protection District agreed to revisit and reevaluate Raintree Road. As of the writing of this memo, Planning Staff has not formally received an updated determination from Georgetown Fire on Raintree Road. The following revised condition reflects Georgetown Fire initial comments that would require onsite road improvements for Parcel 2 and limit access to Miled/Tannu Lane for Parcel 1. Consistent with Staff Memo prepared August 31, 2020 Staff is proposing changes to Condition of Approval 1, to make clarify proposed zoning changes. Changes to Conditions of Approval are made in the strikeout/underline format.

REVISED CONDITIONS OF APPROVAL

1. This Tentative Parcel Map is based upon and limited to compliance with the project description, Conditions of Approval set forth below, and the hearing exhibits marked:

Exhibit G Tentative Parcel Map

Any deviations from the project description, exhibits, or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval would constitute a violation of permit approval.

The project description is as follows:

The project consists of a Rezone of the project property from Open Space (OS) to Residential Estate Five-Acres (RE-5) and a Parcel map allowing for the creation of four residential parcels and a remainder parcel from an existing 103.6 acre parcel (APN 061-071-026). All residential parcels would be served by individual water meters and onsite septic systems. The approval includes the following:

Lot Number	Gross Area	Proposed Zoning
1	6.9 acres	<u>RE-5</u>
2	7.1 acres	<u>RE-5</u>
3	5.6 acres	<u>RE-5</u>
4	5.6 acres	<u>RE-5</u>
Remainder	78.4 acres	<u>RE-10</u>

The development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

- 16. **Onsite Road Improvements:** Construct the onsite portion of Raintree Road, and Tannu Lane across parcel 2, to County Standard Plan 101C, increased to 20 feet in width if required by the Fire Marshall. An access restriction shall be placed on the final map to waive access rights to Tannu Lane affecting Parcel 1.
- 17. **Encroachment Permit:** Obtain an encroachment permit form County DOT and construct Raintree Road <u>and Tannu Lane</u> encroachments to Wentworth Springs road to the provisions of County Design Std. 103C.