

thereof, that would become part of the framework for a Master Plan. She said this condition is advisory only.

Commissioner Wolf asked about the prohibition to transfer ownership, Commissioner Brookshire explained that this has happened to the County before with Steamboat Lake and Stagecoach. He thinks this is a good standard condition. Commissioner Wolf is not comfortable because this project is so small and this has never been required of other developers in the past. Mr. Vanderbloemen said typically installation of infrastructure is done prior to final plat or a subdivision improvements agreement is signed. Commissioner Wolf suggested the following condition: "Prior to the preliminary plat approval either utilities will be installed or a subdivision improvements agreement will be signed between the County and the Petitioner. Mr. Fox stated that this is already a standard County regulation. Commissioners Brookshire and Garren determined that the condition should be deleted.

Commissioner Garren asked that it be required that prior to Final Plat approval, YVEA provide a letter to the County stating their ability to provide electrical service under their currently existing facilities. Commissioner Brookshire accepts this friendly amendment and incorporated it into his Motion for approval.

Commissioner Bosch asked if YVEA is unwilling to write the letter, could a photovoltaic site survey be submitted. He explained that photovoltaic power is an acceptable alternative in Stagecoach. Commissioners Brookshire and Garren accepted this friendly amendment and incorporated it into their Motion for approval.

Commissioner Bosch expressed a concern about enforcement of the 2000 sq. ft. maximum home on Lot 104. Ms Crain stated that the Planning Department checks all building permits. Commissioner Brookshire stated that this condition does not relate to the affordability issue, but rather is a visual mitigation effort.

AMENDED MOTION:

Commissioner Troy Brookshire made a Motion to approve the Amendment to Sketch Plan for resubdivision of Outlot B, Meadowgreen, at Stagecoach Replat Number 3, Phase II subject to the following conditions:

1. The Amended Sketch Subdivision Plan is valid for one year, during which time the Preliminary Plan shall be submitted for review by Planning Commission and the Board of County Commissioners.
2. Additional extensions to the Amended Sketch Plan shall not be granted beyond the one year established herein.