

**PARK COUNTY BOARD OF COUNTY  
COMMISSIONERS  
PLANNING DEPARTMENT STAFF REPORT**

Commission Hearing Date: December 22, 2016

To: Board of County Commissioners

Date: December 15, 2016

Prepared by: John Deagan, AICP; Planner

Case Number: 16AMN-04

Subject: Guerrero Common Plat Amendment (Lot Consolidation to be Reviewed Administratively)

Request: The removal of 33 lots from Wandcrest Park, 3<sup>rd</sup> Filing, so they can be combined with an adjacent metes-and-bounds parcel.

**Application Summary:**

Applicant:	Rocky Guerrero
Owner:	Same
Location:	Part of the North ½ of Section 24, Township 7 Range 72 addressed as 15674 South Pitkin Lane, Pine. See Attachment 1 for a vicinity map.
Current Zone District:	Residential
Surrounding Zoning:	Residential in all directions
Lot Size:	0.35 and 9.6 acres
Existing Use:	Single Family Residential
Proposed Use:	Same, with Detached Garage
Public Comment	None received at this time

**Background:**

Rocky Guerrero owns 33 small lots in Wandcrest Park, 3<sup>rd</sup> Filing and an adjacent 5-acre metes-and-bounds parcel south of them. He wants to build a garage on the latter parcel. This requires a lot consolidation and plat amendment to remove the first-mentioned land from the Wandcrest Park subdivision. A depiction of the existing and proposed lot configuration can be seen as Attachment 2. Staff has determined that the application meets the requirements for approval of a lot consolidation, and the plat amendment requires Planning Commission and Board of County Commissioners review.

**Land Use Regulations and Strategic Master Plan:** Each of the standards for approval of a Common Plat Amendment (LUR Section 6-504, page 38) is addressed below.

**A. The Common Plat Amendment amends a County-approved and recorded Minor Plat, Final Plat, or Exemption Plat.**

This requirement is not applicable to the situation. The plat for Wandcrest Park 3<sup>rd</sup> Filing was recorded in 1927 and Park County did not adopt subdivision regulations until 1960.

**B. The Common Plat Amendment, as approved, either conforms to all applicable zoning or other standards or does not increase any nonconformity of an already legally nonconforming lot.**

The amendment will eliminate 33 nonconforming lots by combining them with the larger metes-and-bounds parcel.

**C. The Common Plat Amendment, as approved, meets or satisfies all applicable requirements of these Land Use Regulations.**

The amendment meets all applicable requirements of the Park County Land Use Regulations.

**D. The Common Plat Amendment, as approved, substantially conforms to the goals and policies of the Strategic Master Plan to the extent that such advisory provisions do not conflict with provisions or requirements of the Land Use Regulations and to the extent that such goals and policies set forth requirements which are sufficiently specific to permit the Planning Commission or the Board of County Commissioners to decide that such application or subdivision meets or fails to meet such goal or policy.**

This plat amendment does not conflict with any goals or guiding principles of the Strategic Master Plan.

**E. The proposed amendment would not cause significant hardship or inconvenience for adjacent or neighboring landowners.**

This amendment would not cause any hardship or inconvenience to any neighbors.

**F. The proposed amendment does not create or result in an illogical or inefficient lot layout or subdivision.**

The proposed amendment will eliminate 33 inefficient lots.

**Impact Analysis:**

No significant impact is anticipated to schools, parks, storm drainage or utilities.

## **Planning Commission and Public Comment:**

The Planning Commission reviewed this application at their November 8, 2016 meeting and unanimously recommended approval of the application with the following condition:

Prior to BOCC hearing, utility easements as requested by IREA in their letter dated December 8th 2016 are added to the plat.

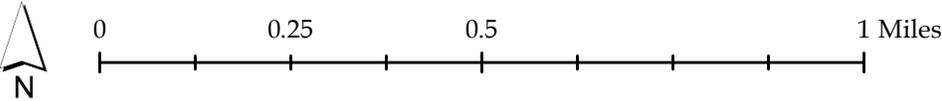
This condition has been met. No public comment was received.

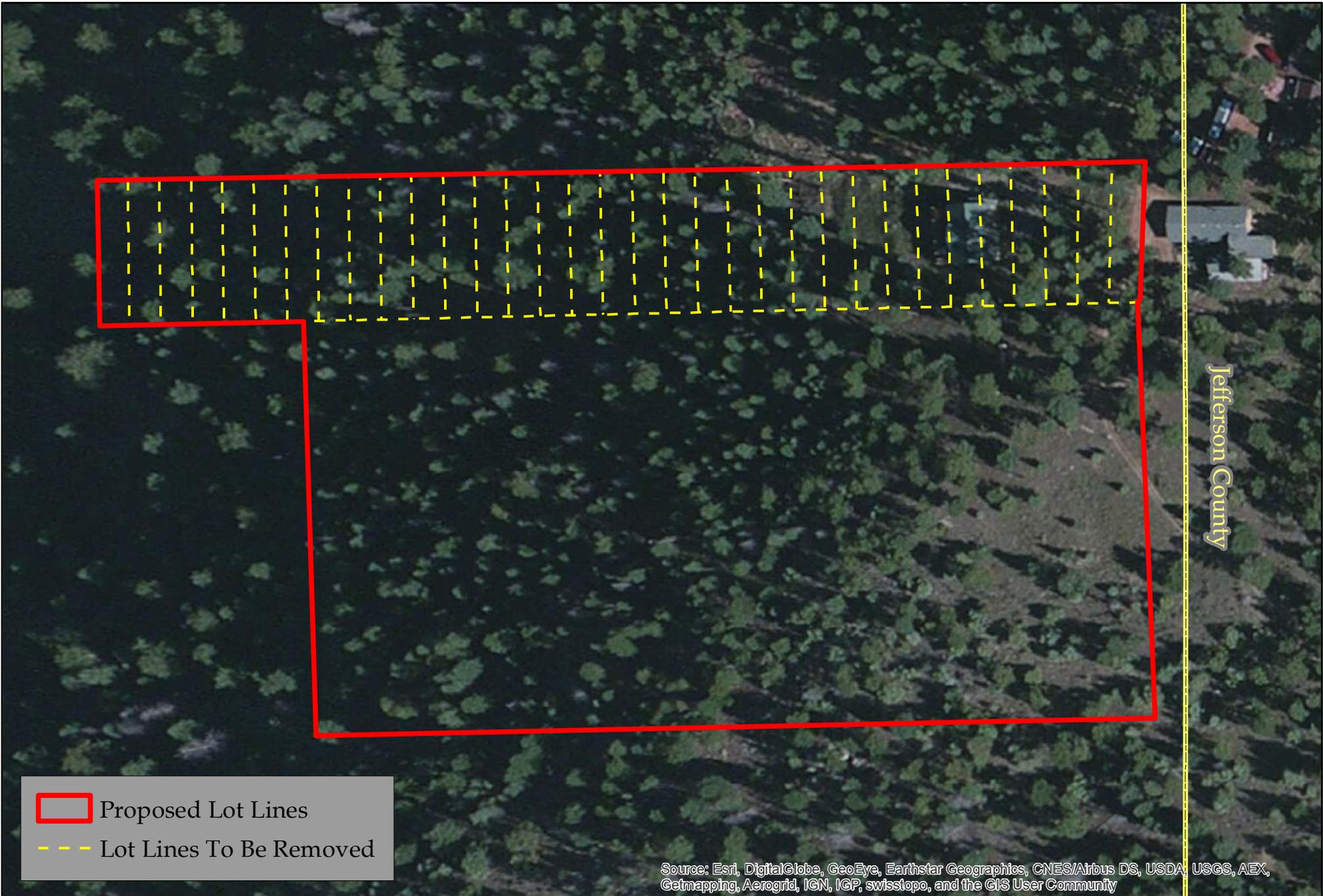
## **Recommendation:**

Staff recommends that the application be approved with no conditions. The BOCC's options are to authorize the County Attorney to prepare a resolution to:

- Approve the application with no conditions;
- Approve the application with newly identified conditions;
- Deny the application;

Or to continue the application so that the applicant or staff can provide additional information.





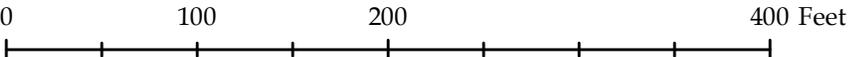
- Proposed Lot Lines
- Lot Lines To Be Removed

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



# Attachment 2

*Aerially Photographed in 2013*



Park County Planning Department  
*This map is not a survey.*