

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

BOCC Hearing Date: December 22, 2016

To: Board of County Commissioners

Date: December 15, 2016

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Case Number: 16PUD-02

Subject: Moore Dale Ranch Resort PUD Plat & Plan Amendment

Request: Applicant is requesting that the GCE Club House within Moore Dale Ranch Resort be converted to a residential condominium unit.

Application Summary:

Applicant:	Moore Dale Ranch Resort HOA C/O Grant Peck
Owner:	Moore Dale Ranch Resort
Location:	A portion of the North ½ of Section 26, Township 7 South, Range 73 West of the 6 th P.M., addressed as 57920 Hwy 285. See Attachment 1 Vicinity Map.
Current Zone District:	Planned Unit Development (PUD), See Attachment 2 Zoning Map
Surrounding Zoning:	Residential (R), Agricultural Small Lot (A-35), Commercial (C)
Lot Size:	10.89 acres
Existing Use:	Common Event Center/Club House
Proposed Use:	Residential Condominium Unit
Public Comment	No public comment has been received.

Background:

The Moore Dale Ranch Resort PUD Plat and Plan was approved by the Board of County Commissioners on December 10, 1985. The subject development is located approximately three miles northwest of Bailey proper on State Highway 285. Moore Dale Ranch resort is comprised of condominiums, general common elements (GCE) including a pool, tennis court, club house, and central water and sewer, See Attachment 3 Aerial Map. To generate revenue for general improvements, the Moore Dale HOA is requesting an amendment to

the PUD Plat and Plan to change the GCE club house to a residence, which can then be sold for profit, see Attachment 4 Moore Dale Ranch Resort PUD Plat and Plan Amendment.

Land Use Regulations and Strategic Master Plan:

The Land Use Regulations (LURs) specify that major PUD amendments, which this application represents, are 1) consistent with the standards of approval for a Final Plan and Plat, and 2) are consistent with the efficient development and preservation of the entire PUD (LUR Section 5-313, F.7. and G.1, pages 42 and 43). Each of the applicable approval criteria is addressed below.

Final PUD and Plat and Rezoning applications shall be approved by the Board of County Commissioners only if they determine that the Final PUD Plan/Plat and Rezoning:

A. Is consistent with the approved Preliminary PUD Plan and Plat;

The requested amendment is consistent with the general intent of the original PUD. Funding for upkeep of other improvements is presumably a higher priority than maintaining ownership of the common clubhouse.

B. Substantially conforms to the goals and policies of the Park County Strategic Master Plan;

The existing Club House is connected to Moore Dale's sewer and sanitation systems and the existing structure will be converted and utilized as a residential condominium unit. An additional condominium unit will increase Moore Dale's density, will not perpetuate residential sprawl, and is therefore consistent with Park County's Strategic Master Plan.

C. Includes all revisions and conditions imposed by the Board of County Commissioners during their approval of the Preliminary PUD Plan and Plat;

The Moore Dale PUD Plat & Plan Amendment is consistent with the original Moore Dale Ranch Resort Condominium Map, Book 399 Page 492, which acts as the PUD's original plat and plan.

D. Has addressed all professionally identified concerns regarding potential wildlife impact, water quantity and quality, wastewater treatment, traffic, utilities, drainage, and geology;

Depending on the past and future use of the Clubhouse/Event Center, changing its use from a general common element to a condominium unit may reduce the impact on the central water and sewer, traffic and wildlife. No impact on drainage and geology is anticipated.

E. Where public improvements are proposed, has had a subdivision improvement agreement approved to form and legality by the County Attorney and executed by the applicant in order to secure the timely and complete construction of the public improvements;

There are no new proposed public improvements associated with this plat amendment.

F. Will result in a substantial benefit to the County, compared to what could have been accomplished through strict application of otherwise applicable base zoning district standards;

Contingent on the approval of the requested PUD Plat and Plan Amendment, the revenue from the sale of the newly designated Unit 49 residence will go to the Moore Dale HOA's general fund. This revenue will fund improvements included in the four-year Moore Dale Improvement Plan, see Attachment 5. The most immediate improvements include new siding, gutters, and trim as needed; and fresh paint for all structures within the PUD.

G. Complies with the intent of the PUD zoning district as described in Section 5-313; and

This amendment complies with the intent of the PUD zone district.

H. Is in the best interest of the health, safety and welfare of County residents.

The residual proceeds from this proposed amendment could increase property values as well as improve the aesthetics of the neighborhood, and is in the best interest of the health, safety, and welfare of County residents.

Impact Analysis:

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

Planning Commission Action:

The Planning Commission held a public hearing regarding this case on December 13, 2016. No public comment was received.

The Planning Commission voted unanimously to recommend approval of this application to the Board of County Commissioners with no conditions.

Recommendation:

Based on the foregoing, staff recommends that this PUD Plat and Plan Amendment be approved with no conditions.

Options for BOCC action are to ask that the County Attorney prepare a resolution to either:

- Approve the application with no conditions,
- Approve the application with newly identified conditions, or
- Deny the application.