

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

Board Hearing Date: February 28, 2019

To: Board of County Commissioners

Date: February 13, 2019

Prepared by: John Deagan, AICP; Planner

Subject: Lions Head Ranch Lot 17 Common Plat Amendment

Request: The removal of the platted building envelope within Lions Head Ranch Lot 17, so that only the normally required building setbacks in the Residential zone district would apply.

Application Summary:

Applicant:	Lions Head Ranch LLC
Owner:	Same
Location:	Lions Head Ranch Lot 17 - a vicinity map is Attachment 1.
Zone District:	Residential
Surrounding Zoning:	Residential Estate to the north, Residential in all other directions.
Lot Size:	2.02 acres
Existing Lot Use:	Vacant
Proposed Lot Use:	Residential
Public Comment:	None received at this time.

Background:

In 2005 the plat for Lions Head Ranch was approved by the Board of County Commissioners. When the application was first submitted, there was a requirement that plats include building envelopes. For some lots, this was shown as the area within the normally required setbacks, and for other lots, building envelopes were drawn based on the lot's unique characteristics. This lot falls into the second category. The building envelope was drawn to coincide with the least steep portion of the lot. At the present time, the applicant believes that the lot could be safely developed with only normal setbacks applying. Most of the lot contains slopes less than thirty percent. This application would also have the advantage of not requiring the house to be built upon a draw that is within the existing building envelope.

Land Use Regulations:

Each of the standards for approval of a Common Plat Amendment (LUR Section 6-504) is addressed below.

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

As mentioned above, the plat for Lions Head Ranch was approved by the Board of County Commissioners in 2005.

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 lot is legally nonconforming in terms of size and the amendment would not increase its nonconformity.

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

The lot is large enough to be developed with only normal setback requirements.

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 BOCC to decide that the dedication meets or fails to meet such goal or policy.

The Common Plat Amendment is not inconsistent with the goals of the 2016 Strategic Master Plan.

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

The proposed amendment would have little or no effect at all on adjacent and neighboring landowners. By allowing more flexibility in building placement it may increase the separation between structures on this lot and structures on neighboring lots 8 and 9.

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

The amendment would not change the existing lot layout.

Impact Analysis:

No impact is anticipated to traffic, roadways, schools, parks, storm drainage facilities, or utilities.

Planning Commission and Public Comment:

The Planning Commission reviewed this application at their February 12, 2019 meeting and unanimously recommended approval of the application with no conditions.

No public comments had been received regarding these applications at the time of report preparation.

Recommendation:

Staff recommends that the Common Plat Amendment application be approved with no conditions. The BOCC's options are to authorize staff to prepare a resolution to:

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

Alternatively, the hearing can be continued so that the applicant or staff can provide additional information.

Attachment 1

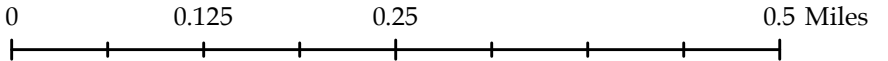


USGS The National Map: National Boundaries Dataset, 3D Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; U.S. Census Bureau - TIGER/Line



Vicinity Map

Contour Interval is Forty Feet



Park County Planning Department

This map is not a survey.