

**PARK COUNTY PLANNING COMMISSION  
PLANNING DEPARTMENT STAFF REPORT**

Planning Commission Hearing Date: April 13, 2022

To: Planning Commission

Date: April 7, 2022

Prepared by: John Deagan, AICP, Senior Planner

Case #: 22CUP-01

Subject: Wright Conditional Use Permit

Request: A Conditional Use Permit for a Guest House in the Residential Zone District.

---

**Application Summary:**

Applicant/Owner:	Matthew and Kimberly Wright
Location:	Deer Creek Valley Ranchos Unit 4 Lot 87, addressed as 78 Double Tree Road, Bailey.
Current Zone District:	Residential
Surrounding Zoning:	Residential in all directions
Lot Size:	4.65 acres
Existing Use:	Residential
Proposed Use:	Same, with an additional dwelling unit.

**Background:**

The subject lot is in the southeast portion of Deer Creek Valley Ranchos, west of the Lone Rock Retreat. A vicinity map is included as Attachment 1. The applicant wishes to convert an existing accessory structure into a Guest House. The lot's well is household-use only and not capable of supplying water to two dwelling units, so the applicant has secured a will-serve letter from the Headwaters Authority of the South Platte. The lot's septic system is at capacity, and the applicant has been issued a permit for a system upgrade to accommodate the Guest House.

## Land Use Regulations and Strategic Master Plan:

Each of the standards for approval of a Conditional Use Permit (LUR Section 5-503) is addressed below.

- A. The use proposed is an authorized Conditional Use for the zone district in which the property described in the application is located.**  
Guest Houses are a conditional use in the Residential zone district.
- B. The property described in the application for Conditional Use Permit possesses geological, physical, and other environmental conditions that are compatible with the proposed conditional use.**  
The lot does not contain known geologic hazards or other environmental constraints that would prevent the proposed use.
- C. The Conditional Use will conform to all applicable requirements of the zone district and these Land Use Regulations and does not create a substantial safety concern for anticipated visitors to the property.**  
Development permits will be required prior to construction.
- D. The property has a reasonably certain right of permanent legal access permitting vehicular access from the property to the public thoroughfare.**  
The property has frontage along Double Tree Road, a public right-of-way.
- E. Access to the property from the public thoroughfare reasonably meets County street, road, or driveway standards or, if the property is undeveloped, such access will be established prior to issuance of a building permit.**  
The existing driveway reasonably meets relevant standards.
- F. The proposed Conditional Use is compatible with the uses and zoning for other properties within the neighborhood or immediately surrounding area.**  
Given an approved septic system, the Guest House will be compatible with adjacent residential uses.
- G. In making this determination, conflicts with any enforceable covenants, conditions and restrictions of record will be considered.**  
The covenants for Deer Creek Valley Ranchos Unit 4 restrict each lot to single family residential use. The applicant states that the structure will only be occupied by members of his family during his ownership of the lot. The covenants also require that a single story residential dwelling unit be at least 1,000 square feet. The accessory structure is only 720 square feet.

**Impact Analysis:**

No adverse impacts to adjacent residential uses are anticipated.

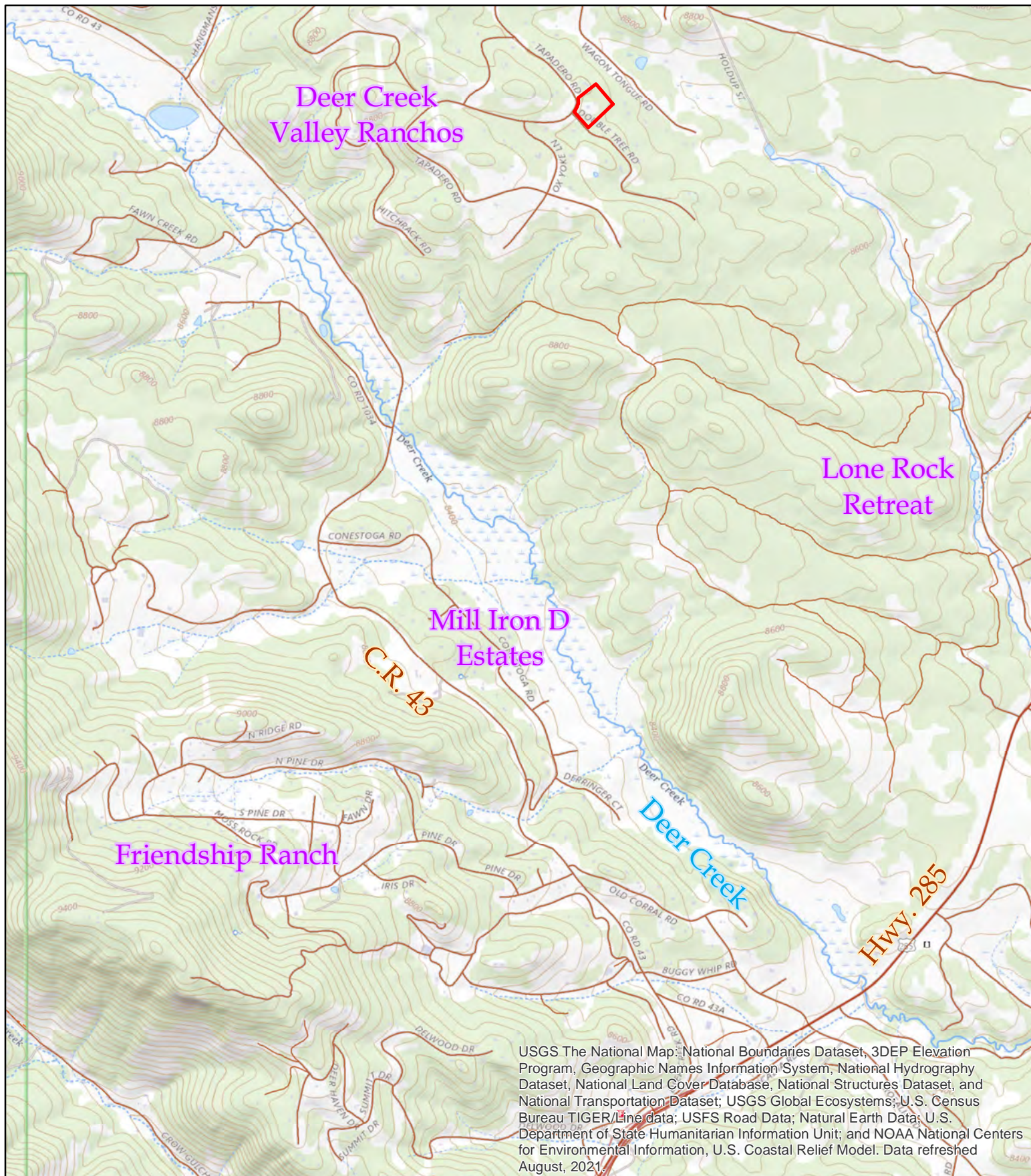
**Recommendation:**

Based on the foregoing, staff recommends that this Conditional Use Permit application be recommended for approval to the Board of County Commissioners with the following condition:

1. Prior to issuance of a remodel permit for the accessory structure intended for use as a Guest House, the lot's well permit is upgraded by the Division of Water Resources to be able to legally provide water to two dwelling units.

# Vicinity Map

Contour Interval is 40 Feet



USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed August, 2021.

