

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

Board Hearing Date: October 22, 2020

To: Board of County Commissioners

Date: October 13, 2020

Prepared by: John Deagan, AICP; Planner

Subject: Walker-Christianssen Common Plat Amendment

Request: The consolidation of six lots in the Shawnee town site into three lots, and the adjustment of the resulting common lot lines to accommodate existing buildings.

Application Summary:

Applicants:	Tim and Sandra Walker, and Kristen Christianssen and Scott Pearson
Owner:	Same
Location:	Shawnee, lots 2-7, addressed as 128, 136, and 148 Waterworks Road
Zone District:	Planned Unit Development (Residential upon approval of 20ZON-04)
Surrounding Zoning:	Agricultural to southwest, Planned Unit Development in all other directions.
Lot Size:	0.52 of an acre (proposed lot 2), 0.34 of an acres (proposed lot 5) and 0.16 of an acre (proposed lot 7)
Existing Lot Use:	Residential
Proposed Lot Use:	Same
Public Comment:	None

Background:

In 1914, the Shawnee plat was recorded. It created relatively small lots that were 50 feet wide and 150 feet deep. The houses on these lots were built in 1911, 1932, and 1941. The locations of the houses and accessory structures do not precisely respect the lot lines, and the current owners of the lots wish to remedy that through a plat amendment.

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;

The plat containing these lots was recorded on April 25, 1914. Park County did not have subdivision regulations until August 2, 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 existing lots are nonconforming in terms of size. The proposal would decrease the nonconformity of proposed lots 2 and 5 and would not increase the nonconformity of new lot 7.

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

The proposal meets all applicable Land Use Regulation 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

Given that no new development is proposed, no significant hardship or inconvenience for neighboring lot owners is anticipated.

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

The amendment would not cause illogical lot shapes.

Impact Analysis:

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

Planning Commission:

The Planning Commission reviewed this application at their October 13, 2020 meeting and unanimously recommended approval of the application with no conditions.

Recommendation:

Staff recommends that the 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.