

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

Board Hearing Date: January 21, 2021

To: Board of County Commissioners

Date: January 12, 2021

Prepared by: John Deagan, AICP; Planner

Subject: Kochman Common Plat Amendment

Request: The consolidation of most of the Garo town site and seven lots in the Garo State Addition into three lots.

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**Application Summary:**

Applicant:	Jeff Paffrath
Owner:	The Edward E. and Beatrice M. Kochman Trust
Location:	Part of the East Half of Section 9, Township 11 Range 76. A vicinity map is included as Attachment 1.
Zone District:	Agricultural
Surrounding Zoning:	Conservation/Recreation to the southwest, Agricultural in all other directions.
Lot Size:	17.67 acres (proposed Lot 1), 17.54 acres (proposed Lot 2) and 26.38 acres (proposed Lot 3)
Existing Lot Use:	Residential (proposed Lot 2) and vacant (proposed Lots 1 & 3)
Proposed Lot Use:	Residential
Public Comment:	None

**Background:**

The applicant owns most of the lots and all of the rights-of-way in the original Garo townsite, along with several lots in the Garo State Addition. This application is to consolidate these into three larger lots. A second application involving more lots in the State Addition may follow after a successful quiet title action for the State Addition rights-of-way.

**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 plats containing these lots were recorded in 1879 and 1923. Park County did not have 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 existing lots are nonconforming in terms of size. The proposal would decrease the nonconformities.

**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 the size of the proposed lots, 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 significant impact is anticipated to traffic, roadways, schools, parks, storm drainage facilities, or utilities.

#### **Planning Commission:**

The Planning Commission reviewed this application at their December 15, 2020 meeting and unanimously recommended approval of the application with no conditions.

#### **Recommendation:**

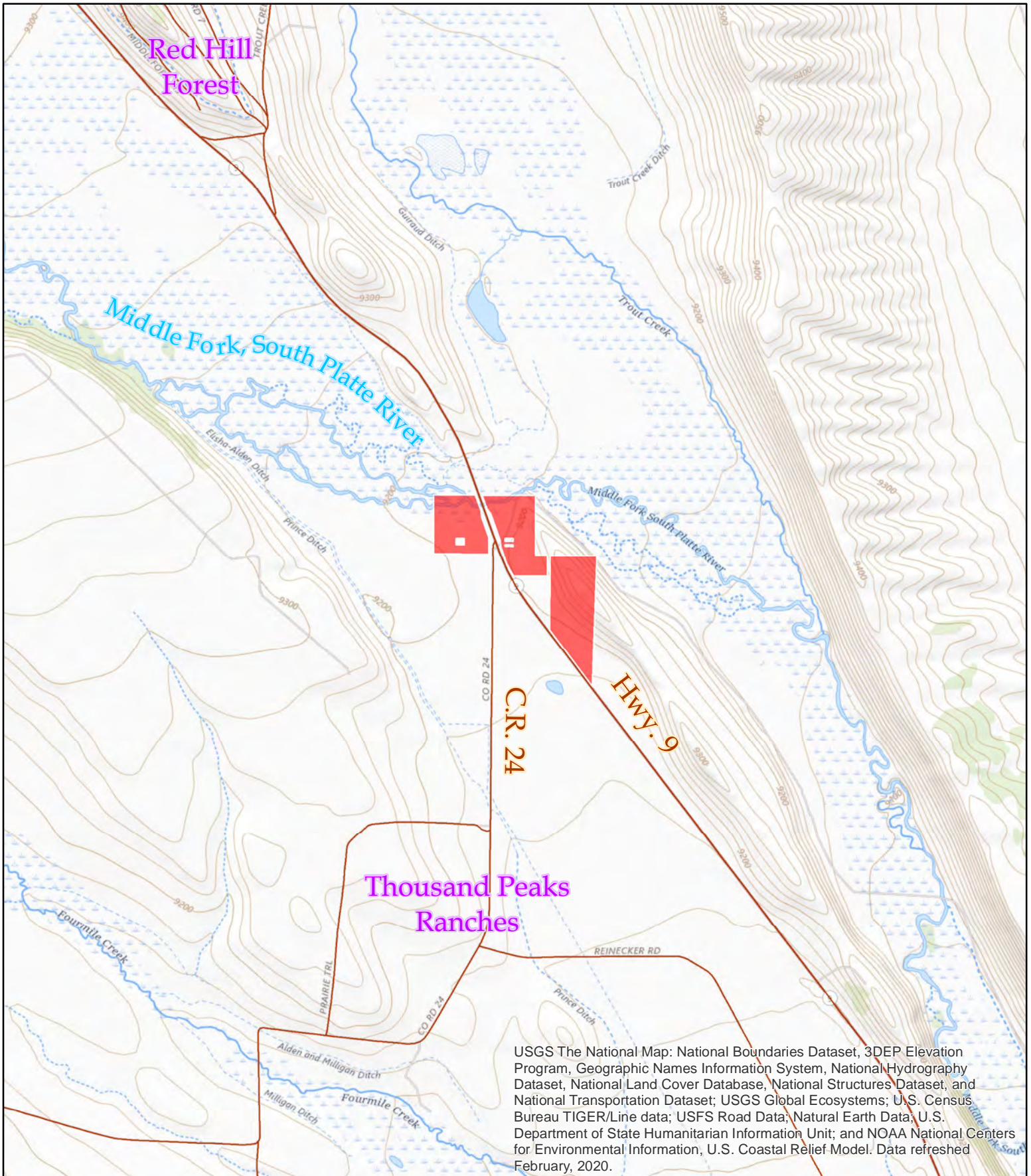
Staff recommends that the application be approved with no conditions. The BOCC's options are to authorize staff to prepare a resolution to:

- 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.

# Vicinity Map

Attachment 1



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 February, 2020.



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