

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

Planning Commission Hearing Date: May 12, 2021

To: Planning Commission

Date: May 6, 2021

Prepared by: John Deagan, AICP; Planner

Subject: Moore Common Plat Amendment

Request: The conversion of two outlots in Indian Mountain into buildable lots.

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**Application Summary:**

Applicant:	Michael Moore
Owner:	Same
Location:	Indian Mountain Filing 23, Outlots A and B, addressed as 930 Ouray Trail, Jefferson
Zone District:	Residential
Surrounding Zoning:	Conservation/Recreation to east, Residential in all other directions.
Lot Size:	6.74 acres (Outlot A) and 4.56 acres (Outlot B)
Existing Lot Use:	Vacant
Proposed Lot Use:	Residential

**Background:**

Indian Mountain Filing 23 was platted in 1973. The plat designated two outlots, deeding both to the Indian Mountain Parks and Recreation District (the District). A vicinity map is included as Attachment 1. Outlot A was intended for use by lot owners in obtaining organic soils for leach fields. Outlot B did not have an explicitly designated purpose. In 1997, the District sold both lots to an individual. The lots have subsequently changed ownership three times, and the current owner wishes to convert them into buildable lots.

Both lots contain areas large enough to contain a house, well, and septic system without the necessity of variances. Proposed Lot A would need a driveway easement across proposed Lot B to avoid wetlands destruction.

Colorado Parks and Wildlife was sent notice of the proposed plat amendment and responded that it was not likely to likely to adversely affect wildlife species, habitat, or movement patterns.

**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 approved by the Board of County Commissioners on November 21, 1973.

**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 conform to the current requirements of the Residential zone district.

**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**

The construction of two residences in Indian Mountain is not expected to cause significant hardship or inconvenience for adjacent or neighboring landowners.

**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.

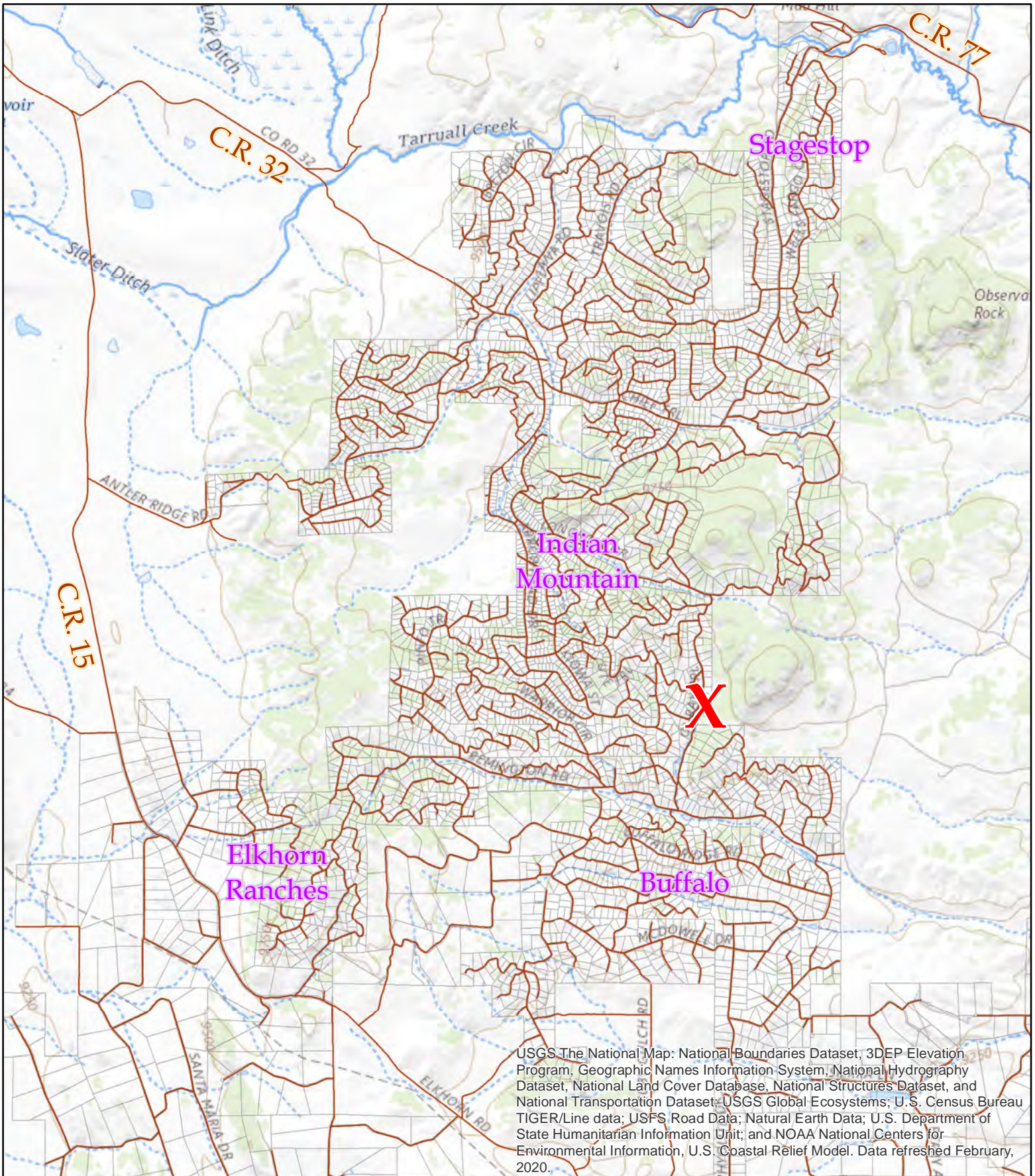
**Impact Analysis:**

Since both lots contain buildable areas, no significant impacts are anticipated.

**Recommendation:**

Based on the foregoing, staff recommends approval of the proposed common plat amendment with the following condition:

1. That prior to hearing of this application by the Board of County Commissioners, the plat is revised to include an easement allowing proposed Lot A driveway access to Ouray Trail across proposed Lot B.



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.

