

PLATTE COUNTY
PLANNING AND ZONING
September 10, 2014

Chairman Marty Shepard called the Platte County Planning and Zoning Commission special meeting to order at 7:00 P.M. Commission members present were Bill Klein, Bob Brockman and Bonnie Lockhart. Also present was Reed Elmquist, Planner.

The Commission reviewed the minutes from the August 13, 2014 meeting. Commission member Brockman made a motion to accept the minutes from that meeting. Commission member Lockhart seconded the motion and it carried.

New Business

Item #1: Reed Elmquist, Planner, presented a Simple Subdivision Request to subdivide one parcel into four parcels in an Agricultural District from Dawnita Griffith, applicant; and Michelle McDonnell, titleholder.

The applicants wish to subdivide this 60-acre property into four parcels, with three 7 ½ -acre parcels and a remaining 37 ½ - acre parcel. As all parcels will be over five acres in size and as only four parcels are proposed, this can be processed as a simple subdivision.

The property is zoned Agricultural District and is surrounded by agricultural zoning on all sides. Tract 1 has direct access to a county-maintained road, Palmer Canyon Road, while Tracts 2-4 would access Palmer Canyon Road through a 40' wide common easement.

ADVANTAGES: The proposed lot sizes easily allow for adequate individual water supply. Wastewater disposal systems will be approved by DEQ. The property has decent access to Palmer Canyon Road.

DISADVANTAGES: There appear to be none.

AGENCY COMMENTS: Applicant will submit a water distribution plan.

Brady Irvine, Platte County Resource District Manager, commented that there appear to be limitations regarding soils associated with ponds, embankments, roads, streets, shallow excavations, lawns, landscaping, sewage lagoons, and potential as a source of topsoil. (Please call this office for a copy of the full report.)

OTHER COMMENTS: As this is not an advertised hearing and as notices are not sent to adjoining landowners there should be no other comments.

ANALYSIS: The proposed lot sizes easily allow for adequate individual water supply and wastewater disposal systems. All lots will have access to Palmer Canyon Road.

STAFF RECOMMENDATIONS: The Planning Office recommends approval of this subdivision request with the following conditions:

1. That a maximum of four (4) parcels be created, each being a minimum of five (5) acres; and
2. That Tracts 2 and 3 be granted access to Palmer Canyon Road via an easement.

Chairman Shepard opened the floor to public comment.

Hearing none, Chairman Shepard closed public comment and brought the issue to the Board for discussion. Commission member Klein asked who would maintain the easement. Commission member Brockman indicated that the applicant would be required to state that there is no public maintenance of the easement in the disclosure statement upon closing.

Hearing no further Board discussion, Chairman Shepard called for a motion. Commission member Lockhart moved to recommend do pass for the Simple Subdivision Request to divide one parcel into four parcels in an Agricultural District. Commission member Klein seconded the motion. Chairman Shepard called for discussion, there was none; he called for questions, there were none. Chairman Shepard then called for the vote and the motion carried.

Item #2: Planner Elmquist presented a Simple Subdivision request to divide one parcel into two parcels from Tim Olind, applicant; and Norbert Olind III, titleholder.

The applicant wishes to separate a parcel of 10 acres from this 200-acre parcel. The intent is to sell the 10 acres immediately and sell another 30 acres at a later date. As the parcels will be over five acres in size and as only one parcel is proposed, this can be processed as a simple subdivision.

The property is zoned Agricultural District and is surrounded by agricultural zoning on all sides. It has direct access to a county-maintained road, Sybille Creek Road.

ADVANTAGES: The proposed lot sizes easily allow for adequate individual water supply. Wastewater disposal systems will be approved by DEQ. The property has direct access to Sybille Creek Road.

DISADVANTAGES: There appear to be none.

AGENCY COMMENTS: Applicant will prepare a water distribution plan.

Brady Irvine, Platte County Resource District Manager, commented that there appear to be limitations regarding soils associated with landfills, ponds, embankments, roads, streets, shallow excavations, lawns, landscaping, sewage lagoons, and potential as a source of topsoil. (Please call this office for a copy of the full report.)

OTHER COMMENTS: As this is not an advertised hearing and as notices are not sent to adjoining landowners there should be no other comments.

ANALYSIS: The proposed lot size easily allows for adequate individual water supply and wastewater disposal systems. All lots will have access to Sybille Creek Road.

STAFF RECOMMENDATIONS: The Planning Office recommends approval of this subdivision request with the following conditions:

1. That one (1) parcel of 10 acres be created.

Chairman Shepard opened the floor to public comment.

Hearing none, Chairman Shepard closed public comment and brought the issue to the Board for discussion.

Hearing no further Board discussion, Chairman Shepard called for a motion. Commission member Brockman moved to recommend do pass for the Simple Subdivision Request to divide one parcel into four parcels in an Agricultural District. Commission member Klein seconded the motion. Chairman Shepard called for discussion, there was none; he called for questions, there were none. Chairman Shepard then called for the vote and the motion carried.

The meeting closed at 7:05 P.M.

Respectfully Submitted, Reed Elmquist, County Planner