

BOARD OF COUNTY COMMISSIONERS
February 11, 2020
PLANNING CASE #PLN18-035: TIGER RUN RV RESORT PARK SUBDIVISION
CLASS 6-GENERAL SUBDIVISION EXEMPTION
NEW BUSINESS

PROJECT INFORMATION:

Location: Tiger Run RV Resort, Northeast corner of the Revett Drive and Highway 9 intersection.

Project/Request: A General Subdivision Exemption for a lot line vacation to incorporate a portion of Parcel A-1 (0.08 of an acre) from the Swan's Nest Sub into a new 2.072-acre parcel known as the Tiger Run Resort Administration Building Tract, also known as Tract J.

ISSUES:

None

PLANNING COMMISSION RECOMMENDATION:

The Upper Blue Planning Commission does not make recommendations on General Subdivision Exemptions.

RESOLUTION STATUS

Draft Resolution Attached

STAFF RECOMMENDATION:

Approval with 7 findings and no conditions

ATTACHMENTS:

- A. Proposed Plat
- B. Draft Resolution



STAFF REPORT

TO: Board of County Commissioners

FROM: Dan Osborn, Senior Planner

FOR: Meeting of February 11, 2020

SUBJECT: PLN18-035; Tiger Run RV Resort Park Subdivision, Class 6 General Subdivision Exemption for a Lot Line Vacation

APPLICANT: Tiger Run Owners Association (TROA), Represented by Maris Davies, Altitude Law

OWNER: Various Private Owners, Represented by the Tiger Run Owners Association.

REQUEST: The purpose of the lot line vacation is to incorporate 0.08 acre of Parcel A-1, Swans Nest Subdivision, known as the “Well Parcel” into the Tiger Run RV Resort Subdivision to resolve the Stipulation and Settlement Agreement entered into in Case No. 12CV534.

PROJECT DESCRIPTION:

Location: Tiger Run RV Resort, Northeast corner of the Revett Drive and State Highway 9 intersection.

Legal Description: Tiger Run Resort Park Subdivision, Summit County, Colorado

Existing Zoning: Tiger Run Recreational Vehicle Resort PUD

Proposed Use: No change.

Total site area: ~45.5 Acres

Adjacent land uses:

- East:** Vacant USFS land – Natural Resources (NR-2) district
- West:** State Highway 9 and Agricultural (A-1) district
- North:** Vacant land – Agricultural (A-1) district
- South:** Swan’s Nest PUD

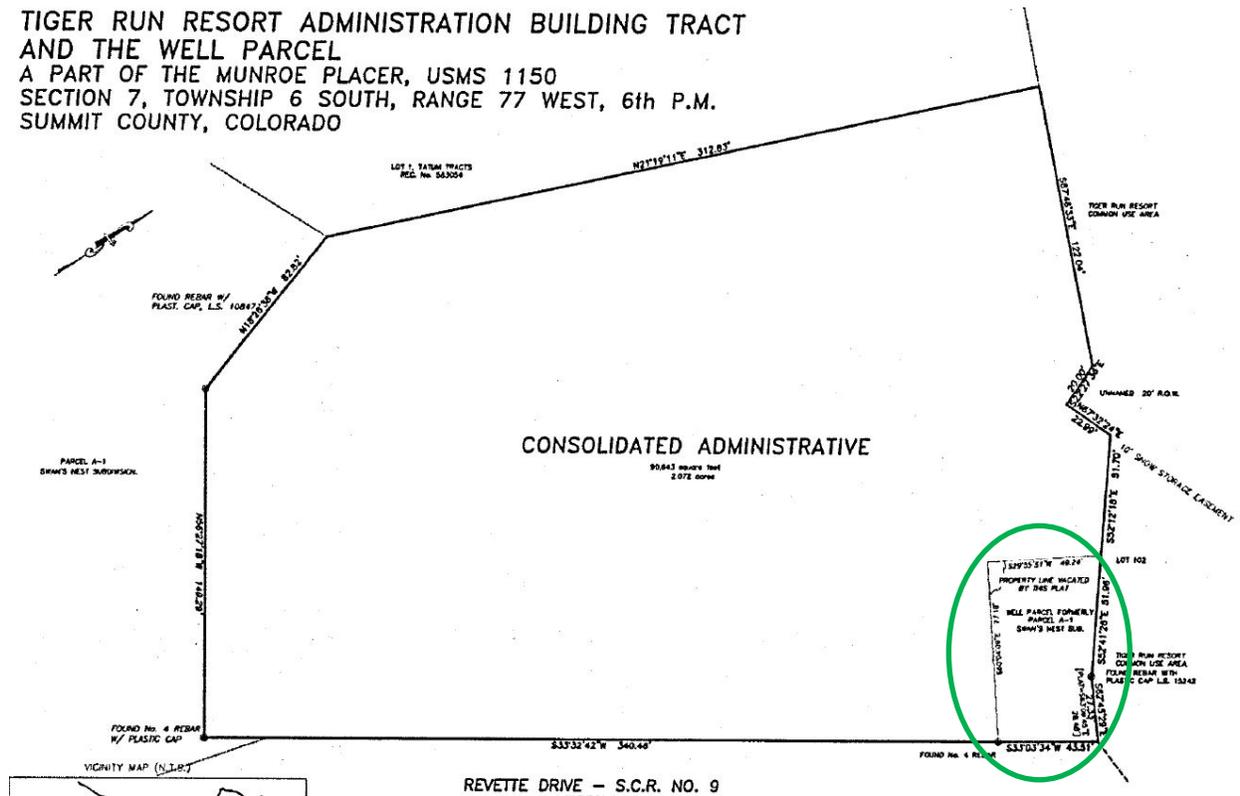
BACKGROUND:

This application for a Class 6 Subdivision Exemption to the Tiger Run Resort Park Subdivision incorporates Parcel A-1, known as the “Well Parcel” into the Tiger Run Resort Park Subdivision. The 0.08 acre portion of land conveyed into the Tiger Run Resort Park Subdivision resolves the final outstanding issue related to the settlement of a prior civil lawsuit in Summit County District Court, Case Number 2012CV534. Planning case PLN18-037 a Major PUD Modification to the

Tiger Run PUD includes the addition of the 0.08 acre parcel and shows the new resulting parcel as Tract W.

Excerpt from Proposed Plat showing the 0.08-acre incorporated parcel.

**TIGER RUN RESORT ADMINISTRATION BUILDING TRACT
AND THE WELL PARCEL**
A PART OF THE MUNROE PLACER, USMS 1150
SECTION 7, TOWNSHIP 6 SOUTH, RANGE 77 WEST, 6th P.M.
SUMMIT COUNTY, COLORADO



CRITERIA FOR DECISION

Section 8402.01 of the Summit County Land Use & Development Code (“Code”), states that the following criteria must be met for the BOCC to approve a general subdivision exemption:

1. The division of land created by the subdivision exemption is not within the purposes of the State subdivision statutes (C.R.S. § 30-28-133 et seq.).
2. The lots resulting from the subdivision exemption are in compliance with County Zoning Regulations.
3. The subdivision exemption is in compliance with County Subdivision Regulations and standards (Chapter 8).
4. The proposed subdivision exemption is in general conformance with the advisory goals, policies and provisions of the Summit County Countywide Comprehensive Plan and any applicable basin or subbasin master plans.
5. The applicant has provided evidence that all areas of the proposed subdivision exemption that may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified and that the proposed uses of these areas are compatible with such conditions.

6. The applicant has provided certification from the County Treasurer's office that all ad valorem taxes applicable to the proposed subdivision exemption, for years prior to the year in which approval is under consideration, have been paid.
7. The exemption plat is drawn in accordance with standards in the Subdivision Regulations and is suitable for recordation.

Criterion 1: Will Not Circumvent the Intent of the Subdivision Regulations

The subdivision exemption will not create any additional building sites nor is it in the purview of State subdivision statutes. This application will simply result in the incorporation of a small, 0.08-acre, parcel into the existing subdivision.

Criterion 2: Compliance with County Zoning Regulations

This proposal is in compliance with the Zoning Regulations and the Tiger Run Receptions Vehicle Resort PUD. The incorporation of the "Well Parcel" does not change the permitted uses, or density for the subject parcel.

Criterion 3: Compliance with County Subdivision Regulations and Standards (Chapter 8)

This subdivision exemption meets the intent of the subdivision regulations. This revision will not adversely affect drainage, trails, fire protection, or any other subdivision regulations in Chapter 8 of the Land Use and Development Code.

Criterion 4: Compliance with County Comprehensive Plan & Basin Master Plan

This application is consistent with goals, policies, and actions found in the Countywide, Upper Blue Basin, and Joint Upper Blue Master plans. This request is simply to incorporate a small parcel into an existing subdivision.

Criterion 5: Compliance with Soil or Topographical Conditions

There are no soil or topographical conditions present on the subject properties that would preclude the approval of this subdivision exemption.

Criterion 6: Ad Valorem Taxes

The Treasurer's office has confirmed that the tax payments for the parcel have been paid and the account is current.

Criterion 7: Compliance with Plat Standards and Suitable for Recordation

The plat has been drawn according to the standards in Chapter 8 of the Development Code, and the County Surveyor has found that it is suitable for recordation.

STAFF RECOMMENDATION:

Staff recommends that the Board of County Commissioners approve PLN18-035, a General Subdivision Exemption for a lot line vacation to incorporate a portion of Parcel A-1 (0.08 of an acre) from the Swan's Nest Sub into a new 2.072-acre parcel known as the Tiger Run Resort Administration Building Tract, also known as Tract J, with the following findings:

Findings:

1. This Subdivision Exemption is not within the purposes of the State Subdivision Statutes. The approval of this request will not result in any additional building sites.
2. This request is in compliance with the Zoning Regulations found in the Land Use and Development Code.

3. This application is in compliance with the Subdivision Regulations found in the Land Use and Development Code; there will be no negative impacts on drainage, trails, slopes, or fire protection.
4. The proposal is in conformance with the Countywide, Upper Blue, and Joint Upper Blue master plans.
5. There are no topographical hazards present on the site.
6. The Treasurer's Office has found that all tax payments are current for the site.
7. The General Subdivision Exemption plat has been drawn according to the standards found in the Land Use and Development Code and is suitable for recordation.

ATTACHMENTS:

- A. Proposed Plat
- B. Draft Resolution