

Sable Farmland Subdivision Exemption PLT2016-00029

February 21, 2017

Board of County Commissioners

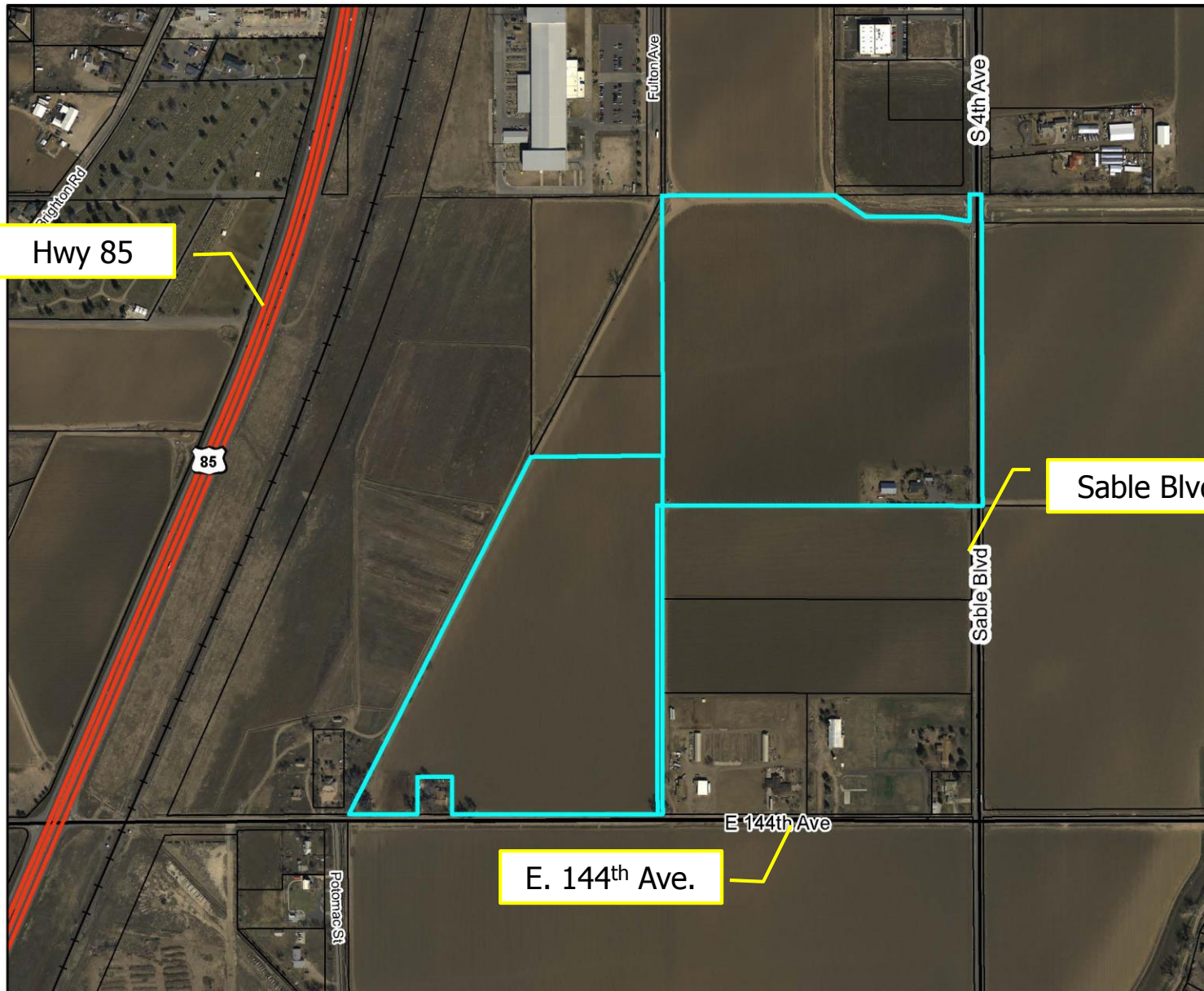
Community and Economic Development

Case Manager: Emily Collins



Request

1. Subdivision Exemption to create two lots
 - Lot One= 63 acres for agricultural preservation
 - Lot Two= 7 acres for existing oil/gas facility



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Sable Farmland Subdivision Exemption

PLT2016-00029

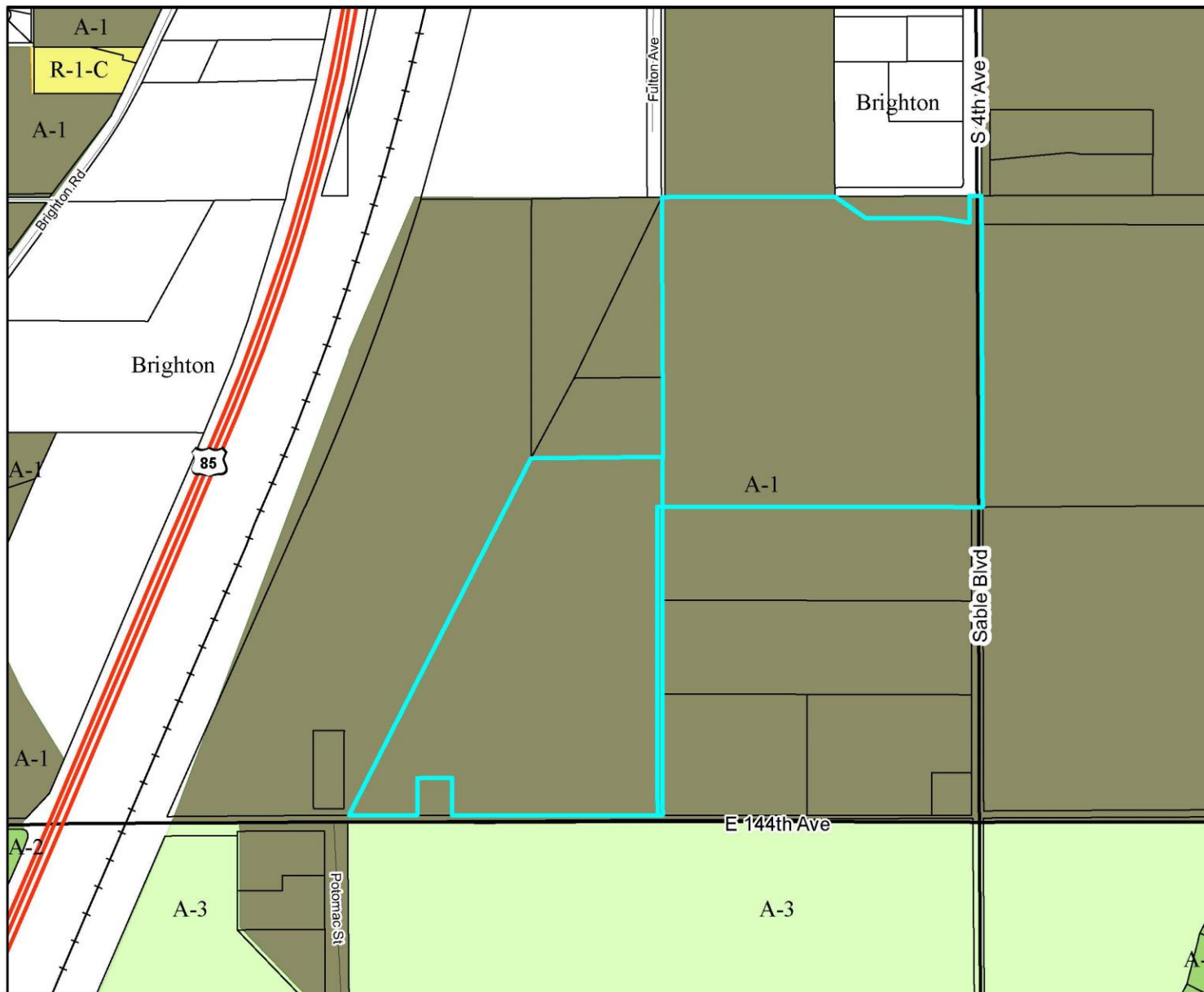


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ADAMS COUNTY
COLORADO

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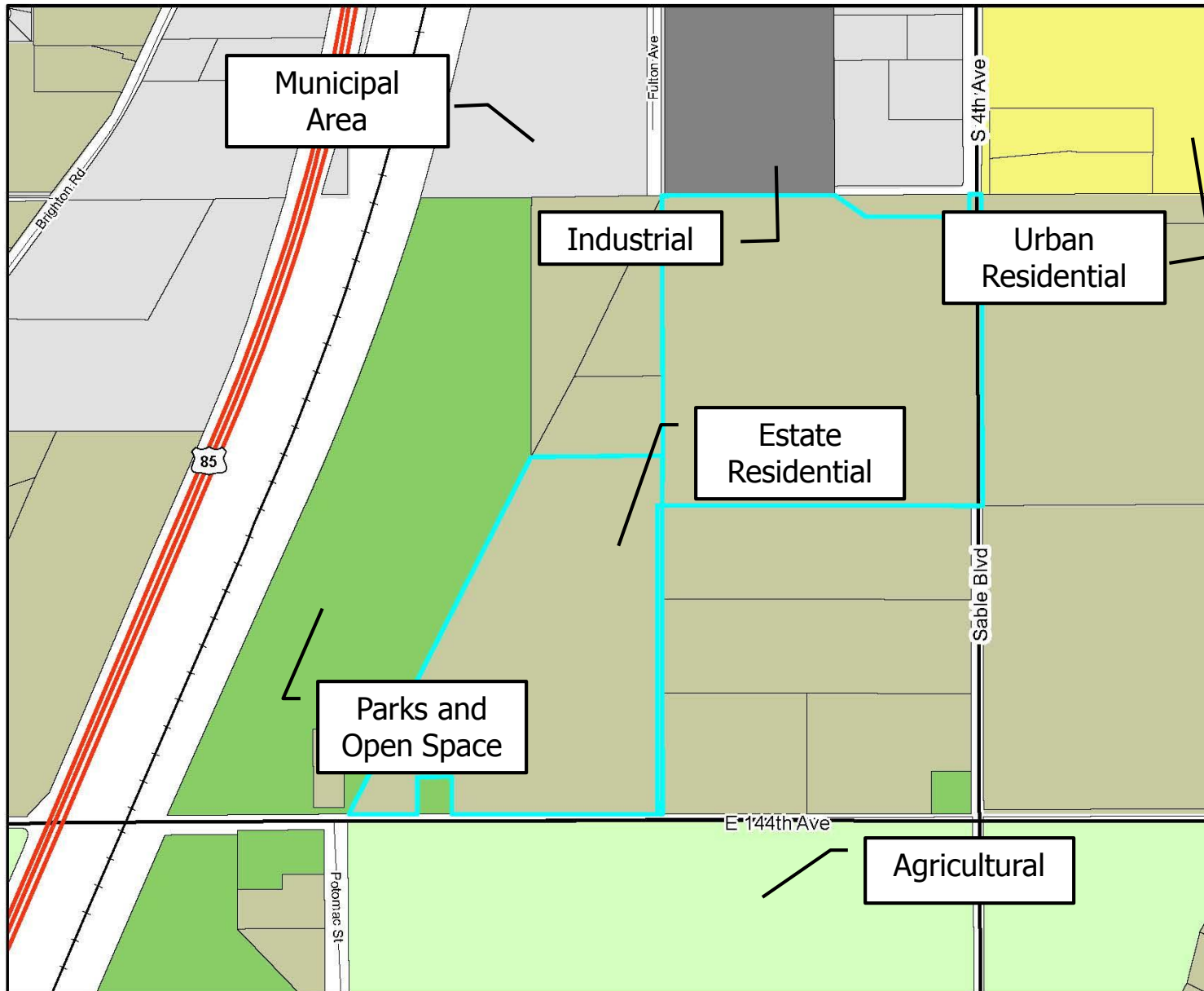


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Estate Residential

- Single-family, low density

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N
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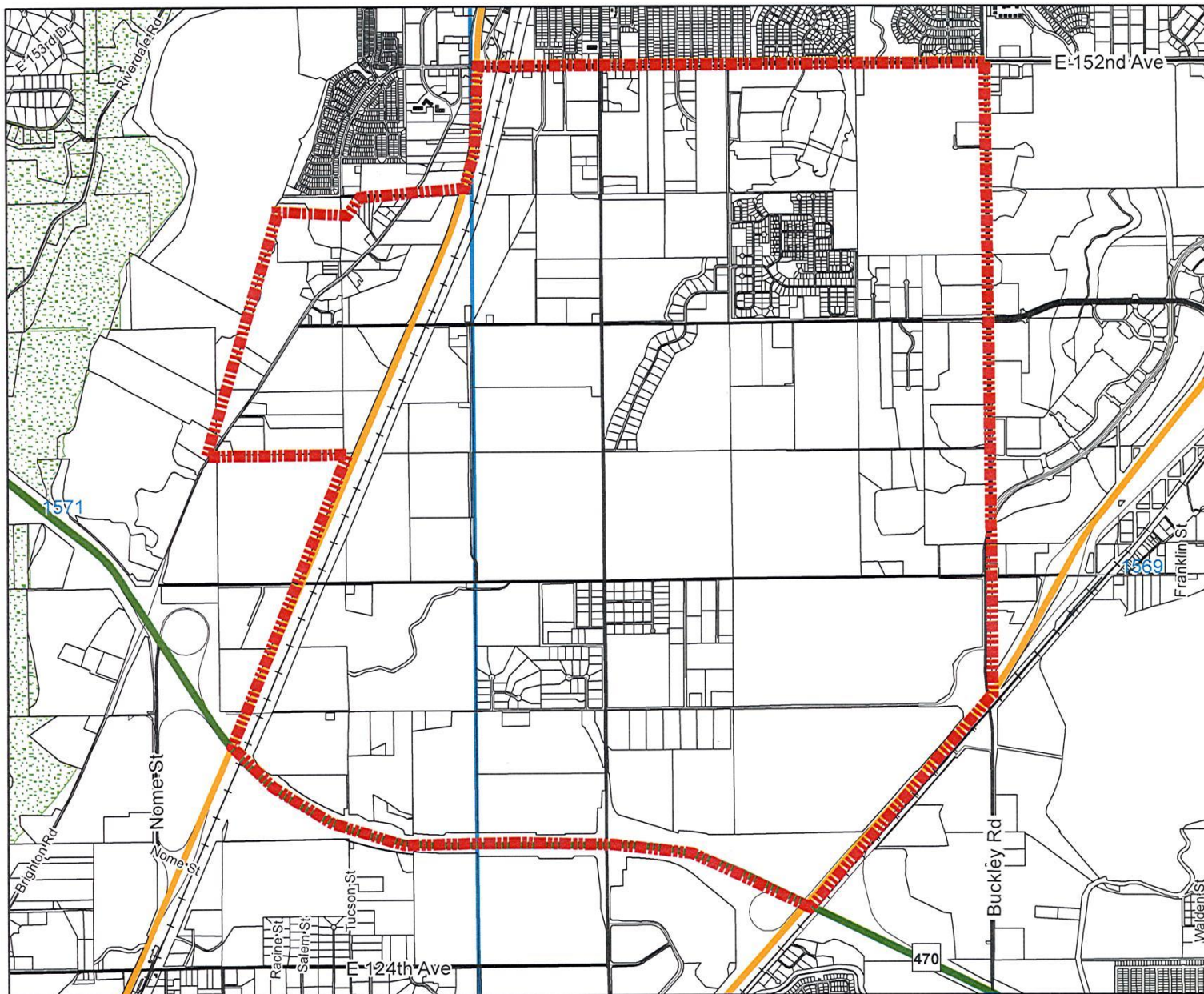


ADAMS COUNTY
COLORADO

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Background

- April 2016
 - BOCC ratified approval of District Plan
 - ~5,000 ac.
 - Preserve agricultural heritage
 - Agri-tourism and land preservation
 - Brighton and County apply for funding to acquire land
- Conservation Fund
 - Consultant hired to identify suitable agricultural lands
 - Negotiated purchase of 64 acres
 - Convey to Brighton with conservation easement



Legend

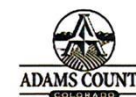


Generalized District
Plan Boundary

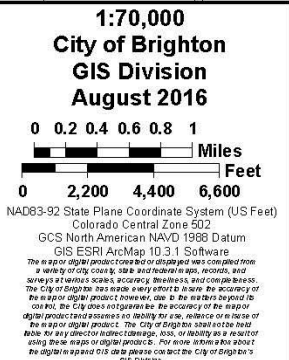
Case Name: The District Plan
Case Number: PLN2016-00005



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Background

- Proposed Site Development
 - Lot One
 - 64 acres
 - Agricultural and Single-Family
 - Conservation easement
 - Lot Two
 - 7 acre flag lot
 - 12 wells and 14 oil tanks
 - Site will be reclaimed after drilling



Sable Farmland Acquisition Site Map



Legend

- Sable Farmland Acquisition
- Future Trails
- Building Footprints

- Brighton Owned Farmland
- Brighton Owned Open Space

1:4,500
City of Brighton
GIS Division
August 2016

0 100 200 300 400 500 Feet
NAD83-92 State Plane Coordinate System (US Feet)
Colorado Central Zone 502
GCS North American NAVD 1988 Datum
GIS ESRI ArcMap 10.3.1 Software

Map extent not
within floodplain

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30 ft
width

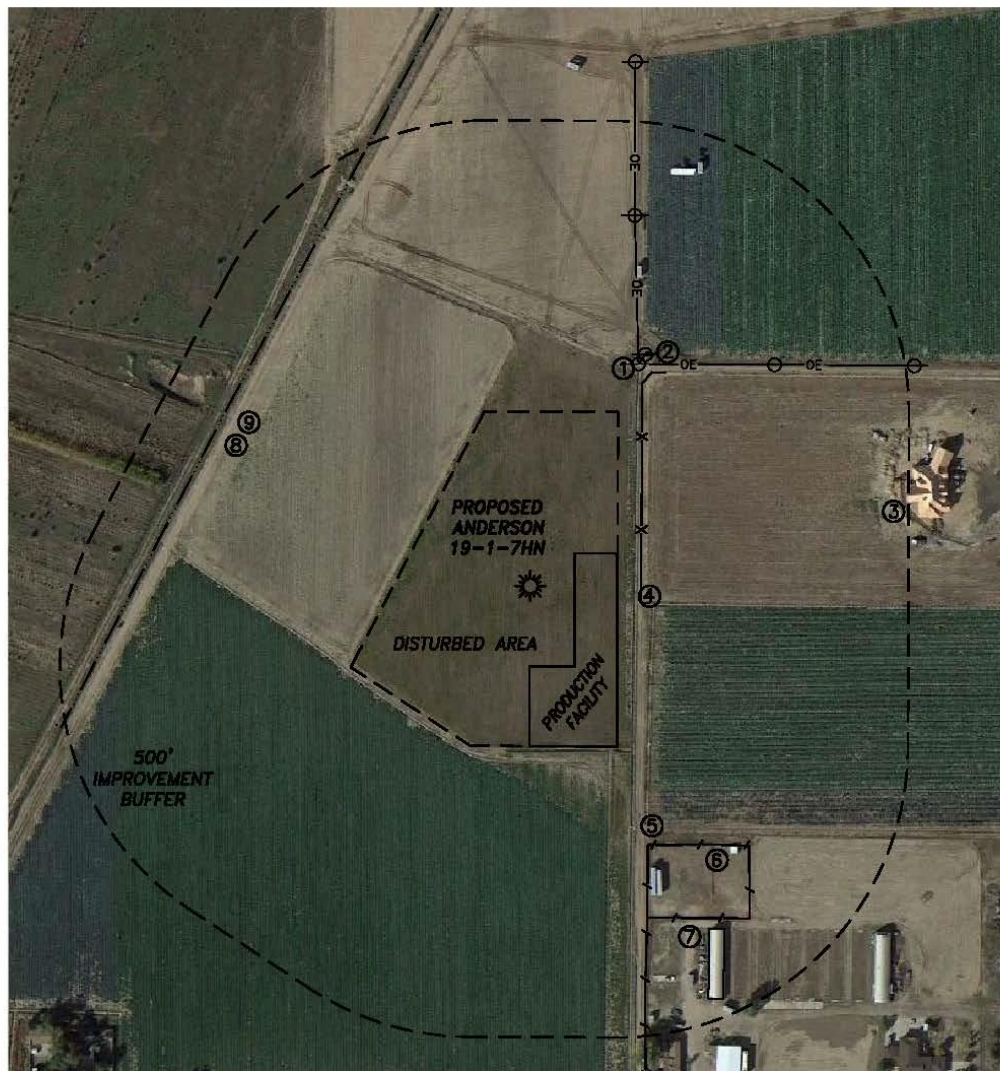
MICHAEL S. SKINNER LIVING TRUST &
HEIDIE A. SKINNER LIVING TRUST

JIM RIVAS &
JANET RIVAS

EDIE STEWART-DUNBAR

LOCATION DRAWING – ANDERSON WELL PAD

SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M.



NEAREST CULTURAL ITEMS:

(AS MEASURED FROM THE NEAREST PROPOSED WELLHEAD CLOSEST TO THE REFERENCED CULTURAL ITEM).

BUILDING:	557'± SE
BUILDING UNIT:	622'± NE
HIGH OCC. BLD. UNIT:	5280'±
DES. OUTSIDE ACTIVITY AREA:	5280'±
PUBLIC ROAD:	934'± S
ABOVE GRND UTILITY:	431'± NE
RAILROAD:	1483'± NW
PROP. LINE:	188'± E

NEAREST CULTURAL ITEMS:

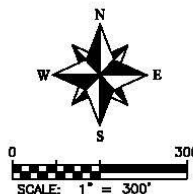
(AS MEASURED FROM THE LIMITS OF THE PROPOSED PRODUCTION FACILITY CLOSEST TO THE REFERENCED CULTURAL ITEM).

BUILDING:	259'± SE
BUILDING UNIT:	514'± SE
HIGH OCC. BLD. UNIT:	5280'±
DES. OUTSIDE ACTIVITY AREA:	5280'±
PUBLIC ROAD:	670'± S
ABOVE GRND UTILITY:	424'± NE
RAILROAD:	1552'± NW
PROP. LINE:	30'± E

IMPROVEMENTS

(MEASURED FROM THE PROPOSED ANDERSON 19-1-7HN WELLHEAD).

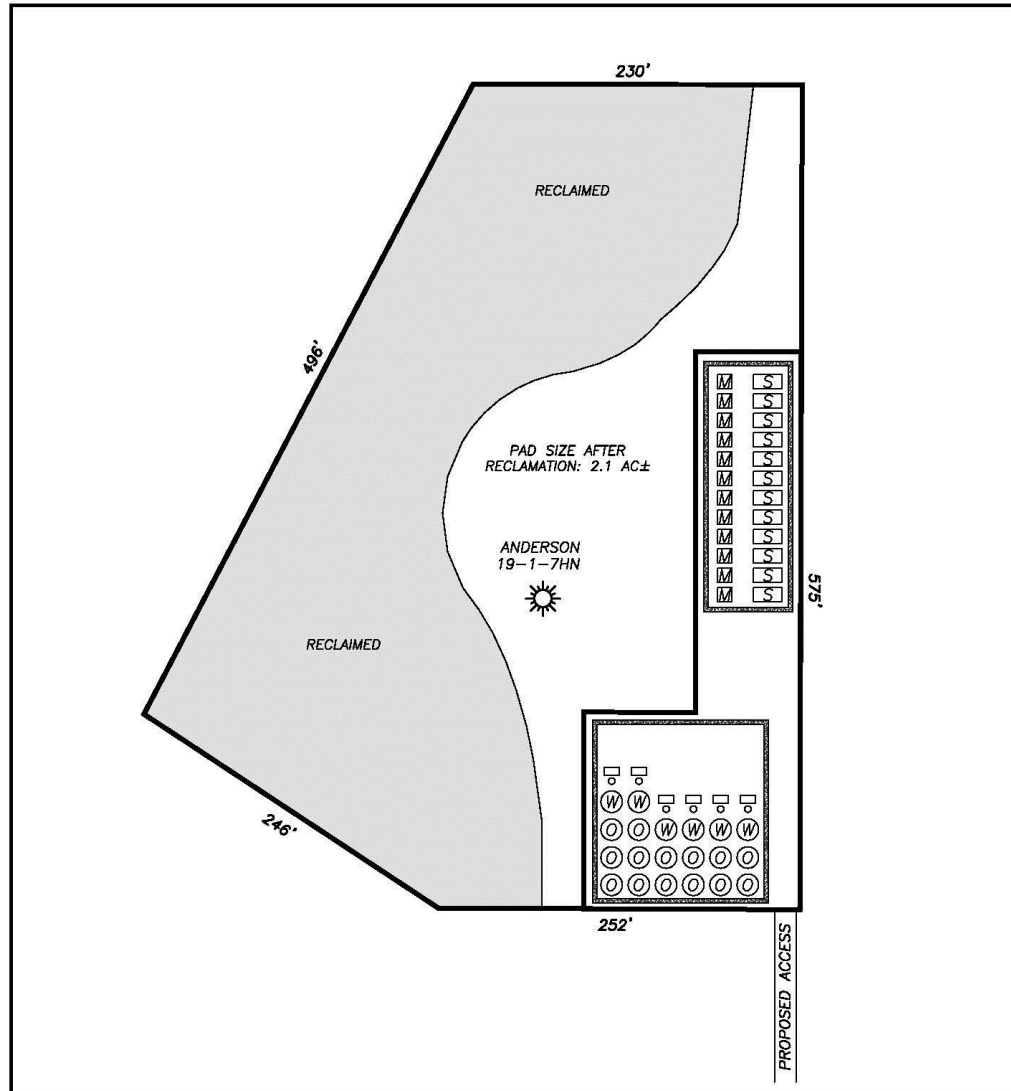
1. O.H. UTILITY:	424'± NE
2. IRRIG. WELL:	444'± NE
3. BUILDING UNIT:	622'± NE
4. FIELD ROAD:	186'± E
5. WIRE FENCE:	488'± SE
6. BUILDING:	560'± SE
7. BUILDING:	663'± SE
8. FIELD ROAD:	585'± NW
9. CANAL:	604'± NW



PROPOSED PRODUCTION FACILITY

ANDERSON WELL PAD

SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M.



Exemption from Subdivision

Section 2-02-14

- Criteria:
 - Conformance with Development Standards
 - Lot dimensions
 - Access to public road
 - Compatibility
 - Qualify as “exempt” from Article 28, Title 30 C.R.S.
 - Granted to State, county, municipality
 - Contract contingent upon subdivision approval
 - Not within any recorded subdivision plat
 - Not be zoned for commercial or industrial uses

West on E. 144th Ave



North on E. 144th Ave



North on E. 144th Ave



NE on E. 144th Ave



NE on E. 144th Ave



South on E. 144th Ave



SE on E. 144th Ave



East on E. 144th Ave



Referral Comments

- Xcel, Division of Water, CDOT, Tri-County, Geological:
 - No concerns
- Development Services Engineering:
 - No concerns
- Property Owners within 750 ft:

Notifications Sent	Comments Received
28	0

Exemption from Subdivision

Section 2-02-14

- Criteria:
 - Conformance with Development Standards
 - Lot dimensions
 - Access to public road
 - Compatibility
 - Division of land not within Article 28, Title 30 C.R.S.
 - Granted to State, county, municipality
 - Contract contingent upon subdivision approval
 - Not within any recorded subdivision plat
 - Not be zoned for commercial or industrial uses

Recommendation

- Complies with all criteria for Subdivision Exemption
 - Compatible with surrounding area
 - Compatible with Comprehensive Plan/District Plan
-
- Staff recommends **Approval** based on 2 Findings-of-Fact and 1 Condition Precedent.