Bartley Sub PUD Amend # 3 PRC2016-00014

June 20, 2017

Board of County Commissioners

Department of Community and Economic Development Case Manager: Chris LaRue

Request

• 1) Minor subdivision to create 3 lots on 3.7 acres;

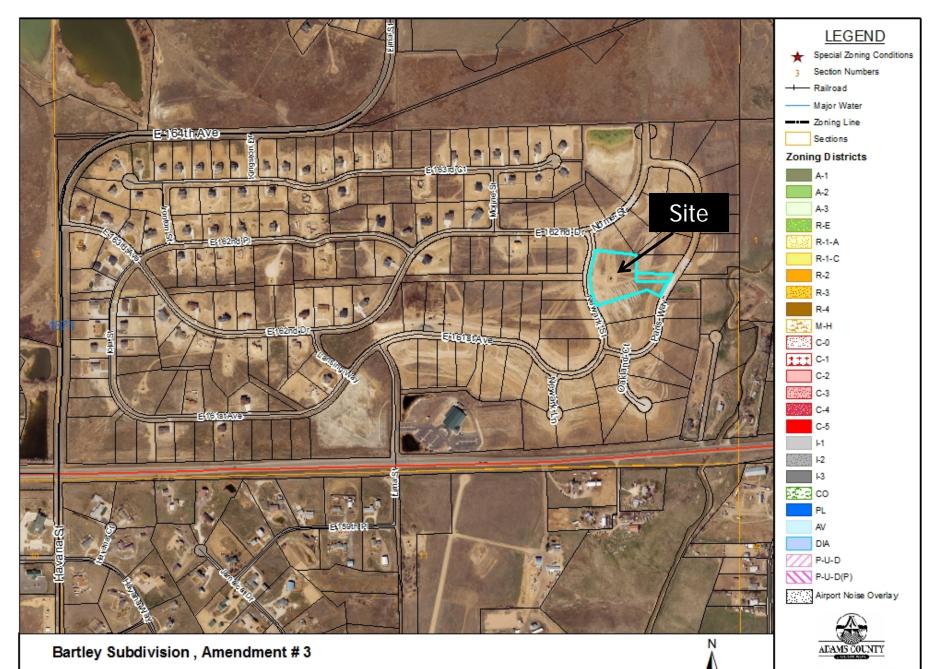
 2) Amendment to the Todd Creek-Bartley PUD to create 3 lots.

Background

Bartley PUD/Subdivision

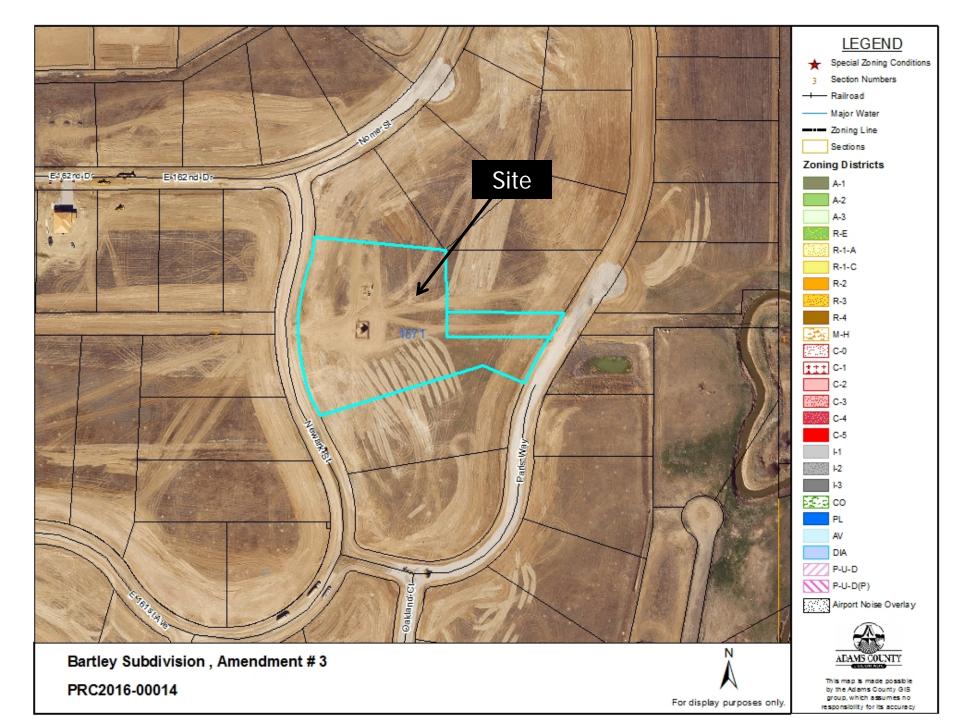
Final Plat/FDP approved in 2007 – 172 lots

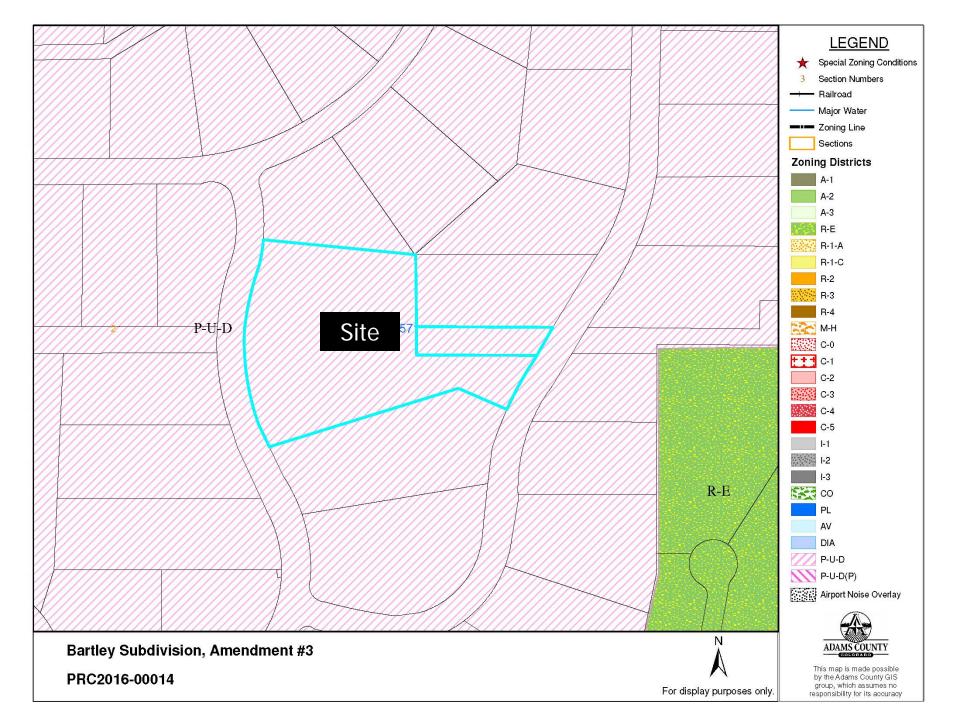
Create 3 lots from 2

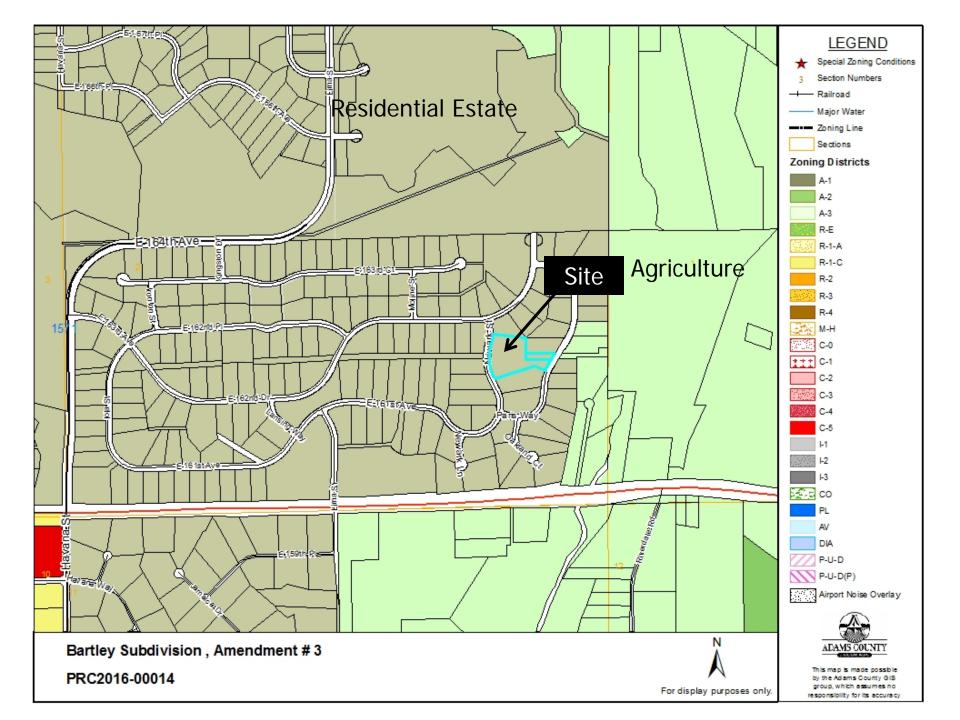


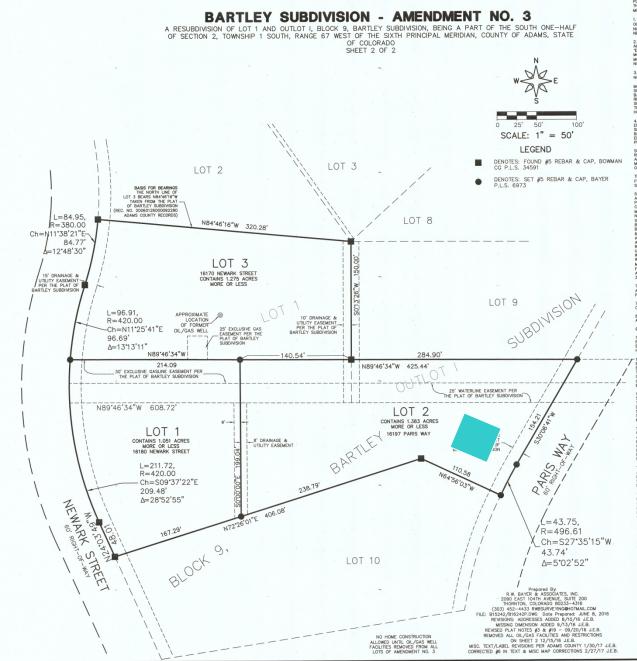
PRC2016-00014

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy









PLAT NOTES: BARTLEY SUBDIVISION — AMENDMENT NO. 3 THE ORIGINAL BARTELY SUBDIVISION CASE# PLIZOOS-00048 ARE REPEATED BELOW WITH ANY MODIFICATION/CHANGE NOTED BELOW EACH NOTE.

BY GRAPHIC PLOTTING ONLY, THIS SITE LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODFLAIN) OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 080010C055G, WITH AN EFFECTIVE DATE OF AUJUST 18, 1995. MODIFICATION/CHANGE — NEW COMMUNITY PANEL NUMBER IS 08001C0328H WITH AN EFFECTIVE DATE OF MARCH 5, 2007.

2. AL EASIENTS SHOWN ARE UTILITY AND DRAINING EASIENTS LINES OTHERWISE MOST ALL EASIENTS ALONG ROUSE ARE ALSO SLOPE EASIENTS. THE AREAS SHOWN HEREON AS TOCKLUSING DRAINING EASIENTS THE AMERICAN EASIENTS THE AREAS SHOWN HEREON AS MODIFICATIONS OF THE DOWNAME ORACING TO COLOR WITHOUT REPORTS. SOSTRUCTIONS OF MODIFICATION OF THE OWNER OF THE AREA SHOWN AS A SHOPE AND ADDRESS OF THE AREA SHOWN AND

ALL LOTS MARKED WITH AN ASTERISK (*) WITH OIL OR GAS WELLS/TANK BATTERIES SHALL NOT BE SOLD UNTIL WELLS/TANK BATTERIES ARE PLUGGED/REMOVED.

MODIFICATION/PANEE - NOT PEPILABLE TO BAFFLEY SUBSYSSION - AMPIGNOST NO. 3 AFTER SUBMITHIL OF A ECORODIC CENTROLINON WIN SURVEY DRAWING DEMONSTRAING TAWN BATTERIS PREVIOUS YOU AN PORTION OF BAFFLEY SUBDIVISION - AMBIGNOSTIN NO. 3 HAVE BEEN REMOVED AND ATTER SUBMITHIL OF A RECORDED USE. AMBIGNOSTIN PROPERT WITH A THESE ECORODIC CENTROLINON AS SUBMITTED, NO BUILDING PERMITS SHALL BE ISSUED FOR HOUSES ON ANY LOTS OF THE BARRY YES SUBMITTED. NO BUILDING PERMITS SHALL BE ISSUED FOR

SUITABLE AREA NEEDS TO BE DESIGNATED ON EACH LOT SITE PLAN FOR BOTH PRIMARY AND REPLACEMENT WASTEWATER ASSORPTION AREAS. REPLACEMENT OF THE PRIMARY ASSORPTION AREA MAY BE FOUNDED, IF ASSURE OF THE PRIMARY AREA OCCURS. HESE AREAS REQUIRED THAT STEAM AREA OCCURS HESE AREAS REQUIRED AND ARE TO BE AND ARE TO REMAIN FIRE OF ANY MIRRO-MEMONS, E.C. REGISTED AND SOCIAL PRIMARY OF ANY MIRRO-MEMONS, ETC.

THE TODO CREEK METRO DISTRICT HAS IMPLEMENTED MAINTENANCE AND INSPECTION PROGRAM

FOR ONSITE WASTEWATER SYSTEMS (OWS) WITHIN THE DISTRICT SHALL BE CONTACTED FOR SPECIFIC REQUIREMENTS OF THE PROGRAM.

SPECIFIC REQUIREMENTS OF THE PROOFMAL.

NO BUILDING PREMIST BILL BE SELECT FOR ANY LOT IN ANY PHASE OF CONSTRUCTION, UNTIL ALL PUBLIC IMPROVIDENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED MAD BE UNDER PREMISHMENT ACCOPTANCE OF THE ADMINISTRATION OF THE PROPERTY OF THE ADMINISTRATION OF THE PROPERTY SIBONISTON — AMERICANIST AND ALL PROPERTY SIBONISTON—AMERICANIST FOR A SIR STREAM, STREET HAS BEEN PREMISHMENT ACCOPTANCE OF ANY ADMINISTRATION OF THE PROPERTY SIBONISTON—AMERICANIST AND ADMINISTRATION OF PARS SHAY ADMINISTIC OF THE BRATET SIBONISTON—AMERICANIST AND ADMINISTRATION OF PARS SHAY ADMINISTRATION OF THE PROPERTY ADMINISTRATION AMERICANIST AND ADMINISTRATION OF PARS SHAY ADMINISTRATION OF THE PROPERTY O

THE DEVELOPER SHALL PROVIDE A BUILDING ENVELOPE FREE OF ALL UNDERGROUND PIPELINES AND WILL BE RESPONSIBLE FOR REMOVING, RELOCATING, AND/OR REDIRECTING ANY UNDISCOVEL PIPELINES WITHIN THE BUILDING ENVELOPES.

ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS, OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

8. THE DEVELOPER SHALL RELOCATE AN AND ALL OIL OR GAS LINES THAT PREVENT AN ADEQUATE OWS FROM BEING INSTALLED ON ANY LOT.

9. NO DIRECT ACCESS TO ADJACENT LOT SHALL BE PERMITTED FROM HAVANA STREET.

10. LOT FENCING IS TO BE PLACED ON THE PERMETER OF THE GAS LINE EASEMENTS AND THE EXISTING WATER LINE EASEMENT. NO FENCING, LANDSCAPING OR PERMANENT STRUCTURES ARE TO BE PLACED WITHIN THE LIMITS OF THE GAS LINE EASEMENTS AND WATER LINE EASEMENTS. SHOWN HERCON.

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15. THE POLICY OF THE COUNTY REQUEST THAT MARTICHARCE ACCESS BE PRODUCT TO ALL TOOM ROAMINE ACLITES TO ASSESS CONTROLOG FORWARDOM, CAPACITY TO THE SYSTIMATE REPORTED ACCESS THE PROPERTY OF THE MARTICHARCE OF ALL DRAMAGE FACILITIES RELIQUION BILLST, PEPES, CLUEVETS, CHAMBLES, DIOTOSS, MIDRALOG FACILITIES RELIQUION BILLST, PEPES, CLUEVETS, CHAMBLES, DIOTOSS, MIDRALOG SANDON LEVELOPHENT ACRECIANTS, PEPES ACLUEVETS, CHAMBLES, DIOTOSS, MIDRALOG SANDON LEVELOPHENT ACRECIANTS, SOULD THE OWNERS FAIL TO ACCEDIATELY MARTIANS AND MARTICHARCH, ALL SOUTH AMERICANIC COSTS WILL BE SESSESSED TO THE PROPERTY COMERS.

15. OIL AND GAS OPERATIONS: EACH BUYER OF A LOT IN THIS SUBDIVISION ACKNOWLEDGES AND AGREES THAT (1) THERE ARE CONTINUING OIL AND GAS OPERATIONS IN AND AROUND THE ENISTING WELLS AND/OR PRODUCTION SITES (2) THERE MAY BE FUTURE WELLS AND PRODUCTION SITES DRILLINGA ASSOCIATED OIL AGREEMENTS ENTERED INTO WITH ENCAMA CORPORATION AND KP

16, NDIVIDUAL SEWACE DISPOSAL SYSTEMS (ISDS), MAINTENANCE OF THE ISDS WILL BE UNDERTRACEN BY THE TODO CREEK METROPOLITAN DISTRICT NO. 1 (TCFMDI). NO SEPTIC TANK SHALL BE CONSTRUCTED FURTHER THAN 150 FROM THE GARACE DRIVEWAY, SEPTIC TANK PUMPING TRUCKS WILL ACCESS THOSE DRIVEWAYS FOR MAINTENANCE PURPOSES. DRIVEWAYS WILL BE APPROVED BY TOWN PRIOR TO BE CONSTRUCTED ACCORDINGLY. ALL ISDS WILL BE APPROVED BY TOWN PRIOR TO

WATER QUALITY MONINTORING WELLS ARE BE PLACED ON OUTLOT F AND OUTLOT H AND ARE IN MONITORED BY THE TODD CREEK METROPOLITAN DISTRICT NO.1.

19. NO STRUCTURES INCLUDING RESIDENCES AND ACCESSORY STRUCTURES MAY BE CONSTRUCTED WITHIN THE DESIGNATED 150 FOOT BUFFER AROUND EACH EXISTING OIL OR GAS WELL, THIS PROMISION DOES NOT APPLY TO FENCES.

MODIFICITION/THINESE — NOT IMPRICABLE TO BARTLY SUBDIVISION — AMERICANT NO. 3 AFTER SUBBITAIL OF A RECORDED CENTRICATION MIN SUPERVEY DRAWING DISCHOSTRATING THAN SHORT THE STREAM OF A RECORDED CENTRIF SUBDIVITIAL OF A RECORDED WILL AMERICANT REPORT MIN A RECORD AND A RECORD OF A RECORDED WILL AMERICANT REPORT MIN AT THE RECORDED CENTRIFICATION AS ARE SUBMITTED. NO BUILDING PERMITS SHALL BE ISSUED FOR HOMES ON ANY LOTS OF THE BARTLY SUBMITS AND SUBMITS SHALL BE ISSUED FOR HOMES ON ANY LOTS OF THE BARTLY SUBMITS OF THE STATE OF THE ST

Development Standards

- Site zoned PUD
 - 1 ac lots
 - 150 feet frontage width
 - Minimum 1,800 sq ft homes
 - 12.5 % lot coverage
- Each lot conforms to the PUD
- Water & Sanitation:
 - Approved by CO Division of Water Resources & Tri-County Health

Development Standards

 Plat document indicates oil & gas flow lines on the property.

 Section 4-10-02-03-05(d) requires such lines to be depicted on the plat.

Plat document needs to be updated.

Criteria for Minor Sub/PUD Amendment

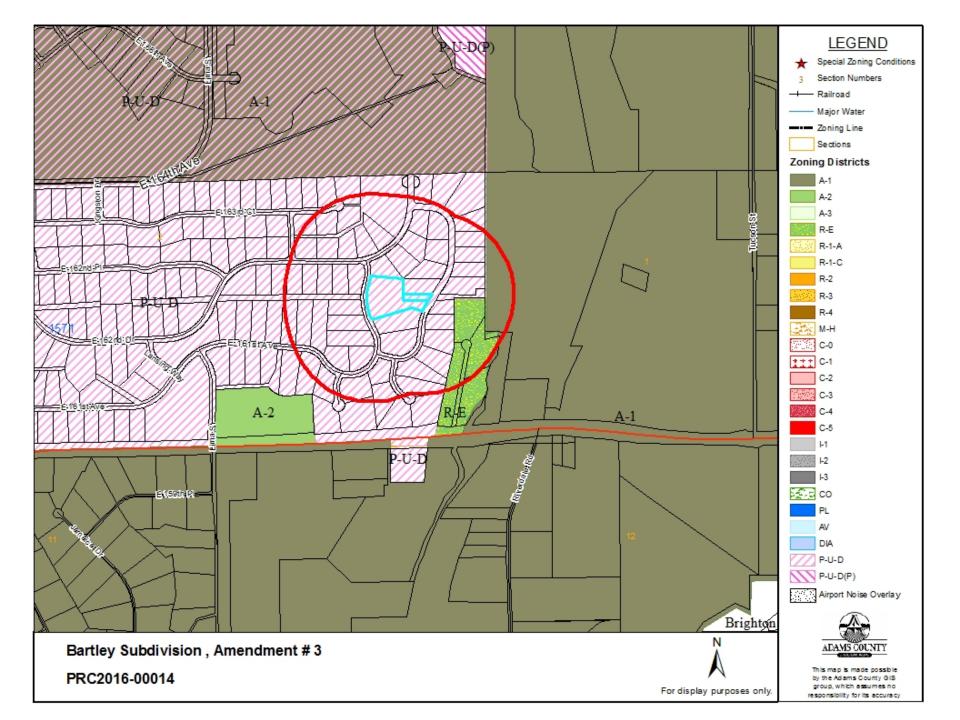
14 total criteria

- Conforms to subdivision design
- Sufficient Water & Sewer
- Adequate drainage improvements
- SIA / cash-in-lieu
- Comprehensive Plan consistency
- Compatible with area

Referral Comments

- No County concerns.
- No concerns from referral agencies.
- Property Owners (900 ft)
 - 1 in support
 - 1 with concerns

Notifications Sent	Comments Received
25	2



Planning Commission Update

- PC heard this case on 4/13/17
 - Unanimous approval
 - No testimony from public

BOCC Update

- BOCC heard this case on 5/2/17
 - Continued request
 - Update plat notes (undocumented easements)
 - Locate gas lines for easement









Recommendation

- The request is inconsistent with the County Development Standards
 - All gas well flow lines shall be depicted on the plat.

Staff recommends Continuance to 7/18/17.

Finding of Fact

1. Without graphically showing all gas well flow lines in an easement on the plat or providing documentation showing removal of all flow lines on the property, the final plat as currently submitted is inconsistent with the County's Development Standards and Regulations.