



STAFF REPORT

MEETING DATE: February 10, 2022

ITEM TITLE, PRESENTER: Consideration and Approval of The Ranches at Elk Meadows, Amendment no. 2, Bryant Black, Monticello Development Company LLC

RECOMMENDATION: Consideration

SUMMARY

In 2007 The Ranches at Elk Meadows Subdivision was created and subsequently amended. The original plat included 126 lots on 661.49 acres. The 2007 amendment plat reduced the number of lots to 67 but increased the acreage to 751.61 acres. (See the attached plats for both the original and amended plats from 2007). Since the creation of the subdivision, roads have been cleared, and some water infrastructure has also been installed.

The current application is for 8 lots ranging from .29 acres to .79 acres in size. The amended lots are located within the boundary of the current lot 67 and a portion of lot 66. See amendment no 2 plat.

HISTORY/PAST ACTION

Subdivision Amendment History (administrative process):

At the October 14, 2021 PC Meeting, the Ranches at Elk Meadows Subdivision Amendment no.2 was discussed. The Planning Commission asked the developer to request the property be rezoned to Rural Residential (RR-1).

At this time, the subdivision amendment was placed on hold until the rezone process could be completed. The rezone request requires legislative action which can only be done by the Board of County Commissioners as the legislative body for San Juan County. (see Rezone Request History below)

The Subdivision amendment was again on the agenda for the December 9 Planning Commission Meeting. At the December meeting, the Planning Commission conditionally approved the amendment plat. The plat was approved on the condition that the rezone request is approved.

Because the rezone request has been denied, the Subdivision Amendment is back on the Planning Commission Meeting Agenda for February 10, 2022 as an Administrative Item, and the Planning Commission has the following options:

1. Require the amendment to come back with lots sizes of at least one (1) acre.

2. Remove the rezone condition placed on the approval of the amendment and approve it in the Agriculture District in accordance with the 2019 Amendment. (this option would go against the stated intent of the Board of County Commissioners to remove the 2019 amendment)

Rezone Request History (legislative process):

The rezone request was received in October 2021, and placed on the agenda for the November 18, 2021 Planning Commission Meeting. At the November meeting, the Planning Commission voted to recommend that the Board of County Commissioners approve the rezone request.

The rezone request was placed on the agenda for the January 18, Board of County Commissioners Agenda. At the January meeting, several public comments were made in opposition to the amendment. Commissioner Maryboy asked for the public comment period to remain open for two weeks. All comments received were against the rezone request

At the February 1, 2022 Board of County Commission Meeting, the County Commissioners voted to deny the rezone request, and asked staff to begin the process of eliminating the 2019 amendment allowing ¼ acre lots.