



AGENDA
HAYDEN PLANNING COMMISSION

THURSDAY, FEBRUARY 23, 2017
7:00 P.M.
HAYDEN TOWN HALL – 178 WEST JEFFERSON AVENUE

REGULAR MEETING

1. CALL TO ORDER, MOMENT OF SILENCE & PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. CONSIDERATION OF MINUTES
 - a. Decision: February 9, 2016
4. PUBLIC COMMENTS
 - a. Decision: Election of Chair and Vice Chair
5. OLD BUSINESS
6. NEW BUSINESS
 - a. Decision: Ivy Addition Replat/Minor Subdivision Plat, Block 35, Lot 37R
7. STAFF AND COMMISSION MEMBER REPORTS
8. ADJOURNMENT

NOTICE: Agenda is subject to change. If you require special assistance in order to attend any of the Town's public meetings or events, please notify the Town of Hayden at (970) 276-3741 at least 48 hours in advance of the scheduled event so the necessary arrangements can be made.

The regular meeting of the Hayden Planning Commission was called to order by Chair Angie Robinson at 7:02 p.m. Other members present were John St Pierre and Christopher Rainwater. Town Clerk Sharon Johnson and Town Manager Mathew Mendisco were also in attendance.

Moment of Silence and Pledge of Allegiance Chair Robinson asked for a moment of silence and led the Pledge of Allegiance.

Consideration of Minutes Commissioner John St Pierre moved to approve the minutes for the regular meeting held on November 15, 2016 as written. Chair Robinson seconded. Voice vote. St Pierre - aye, Rainwater - aye, Robinson - aye. Motion carried.

Public Comments Bill Hayden, 111 N 6th St and 286 Harvest Ct, presented a summary of the Ace Hardware project is being submitted to Planning for review and opened the session up for questions from the commissioners. The Ace Hardware project is a 4500 square foot building adjacent to Hayden Mercantile and will provide hardware products to the residents of Hayden. It is known as Ace Hardware Express model as it will not provide wood and such for construction. It will provide the other products one would find in a hardware store minus large scale construction materials.

Old Business None.

New Business

Decision: Election of Chair and Vice Chair Chair Robinson moved to have it tabled to the next meeting where more commissioners are in attendance.

Staff and Commission Member Reports None

Adjournment Chair Robinson adjourned the meeting at 7:50 p.m.

Recorded by:

Sharon Johnson, Town Clerk

APPROVED THIS 23rd DAY OF February, 2017.

Angie Robinson, Chair



Town of Hayden

Planning Commission

Staff Report

Project: Ivy Addition Replat/Minor Subdivision Plat, Block 35, Lot 37R

Address/Location: East side of 2nd Street, approximately 150 feet north of South Poplar Street

Applicant(s): Mr. Brian Ivy (Owner)

Prepared by: Ross Culbertson, Hayden Consulting Planner

Hearing Date: February 23, 2017

Background

The applicant has submitted a Replat to be reviewed under the Minor Plat process to combine Lots 28 & 29, Block 35 of First Addition to the West Hayden Townsite Company into one contiguous residential lot containing 0.14 acres. The property is located on the east side of 2nd Street, approximately 150 feet north of South Poplar Street. The property is zoned Mobile Home Residential District (MHD). The applicant desires to add a new manufactured home on the property which conforms to the MHD district standards.

Compliance with Review Criteria

The Town's Land Use Code, Section 16.04.080.C.1 lists the Minor Subdivision Plat review criteria which staff used to evaluate the applicant's request:

- 1. The Minor Subdivision Plat is in compliance with this Code and Comprehensive Plan.*

Staff finds the technical requirements of the plat have been met, and the plat is in order as submitted. The subject property is identified within a Medium Density Residential (MDR) land use category on the Town's Future Land Use Map and the proposed use is congruent with the anticipated density. The proposed Lot 37R will supersede the prior established Lots 28 & 29 and be recognized by the Town and Routt County as new property under the ownership of Mr. Ivy.

Referral Agency and Department Comments

The Replat/Minor Plat was referred to the following agencies for a development review:

- Planning
- Building Inspections
- Hayden Fire District
- Public Works (Water/Sewer/Streets)
- Engineering
- Yampa Valley Electric Association

No major comments were made by referral agencies during the project's review.

Public Input

As required by the Land Use Code 16.04.080.B.7, a notice was sent to property owners within 150 feet of the property, a sign was posted on the property and a public notice was placed in the newspaper at least 15 days prior to this Planning Commission Public Hearing date. Planning staff has not received any public input regarding this plat to date.

Staff Recommendation

Based on the above observations and findings of compliance with the Hayden Town Codes, staff recommends **Approval** of the Replat/Minor Plat as submitted.

Planning Commission Recommending Options

The Planning Commission may choose to take the following action after the Public Hearing:

1. Recommend to the Town Council approval as submitted.
2. Recommend to the Town Council approval subject to additional Planning Commission Conditions.
3. Recommend to the Town Council project denial.

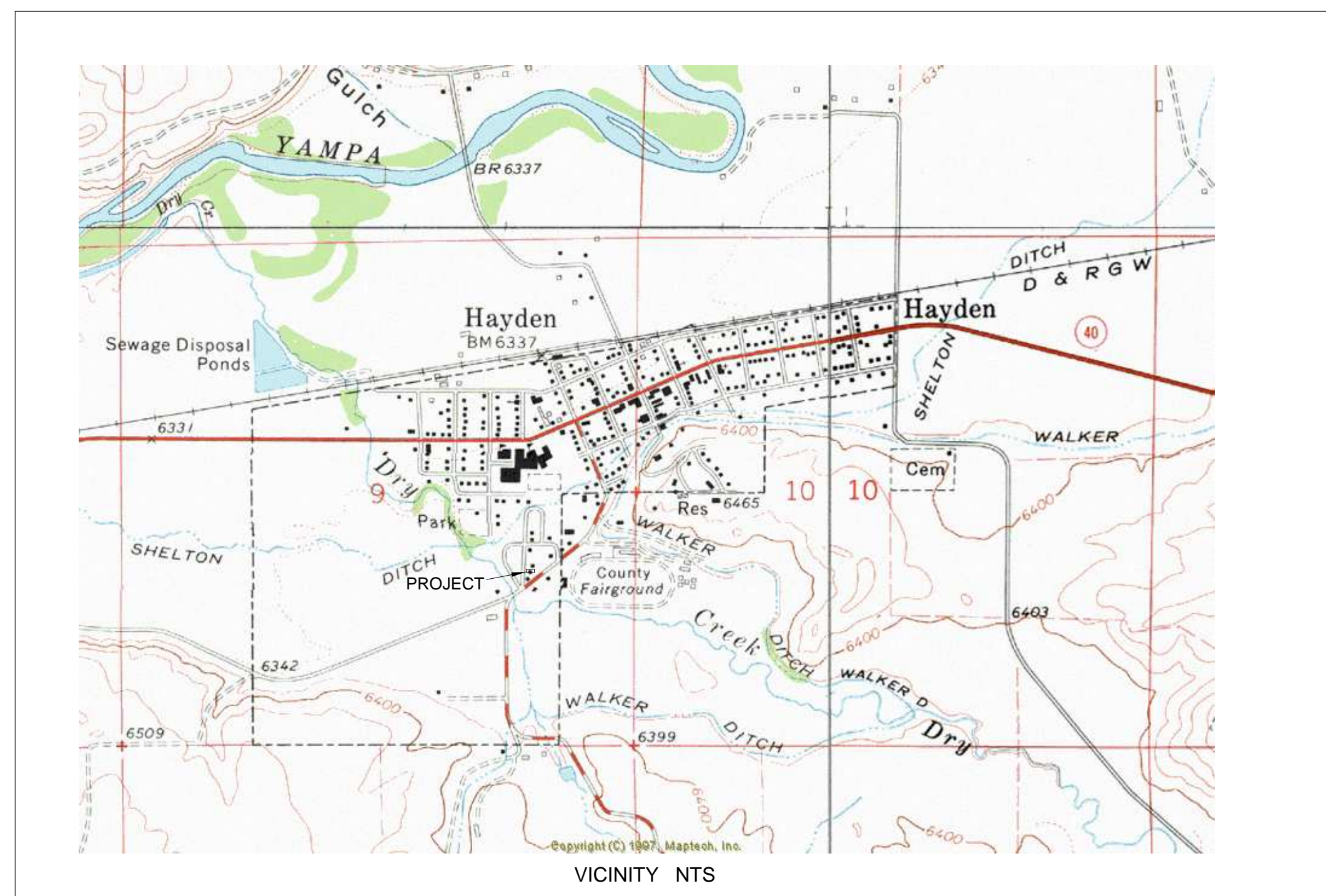
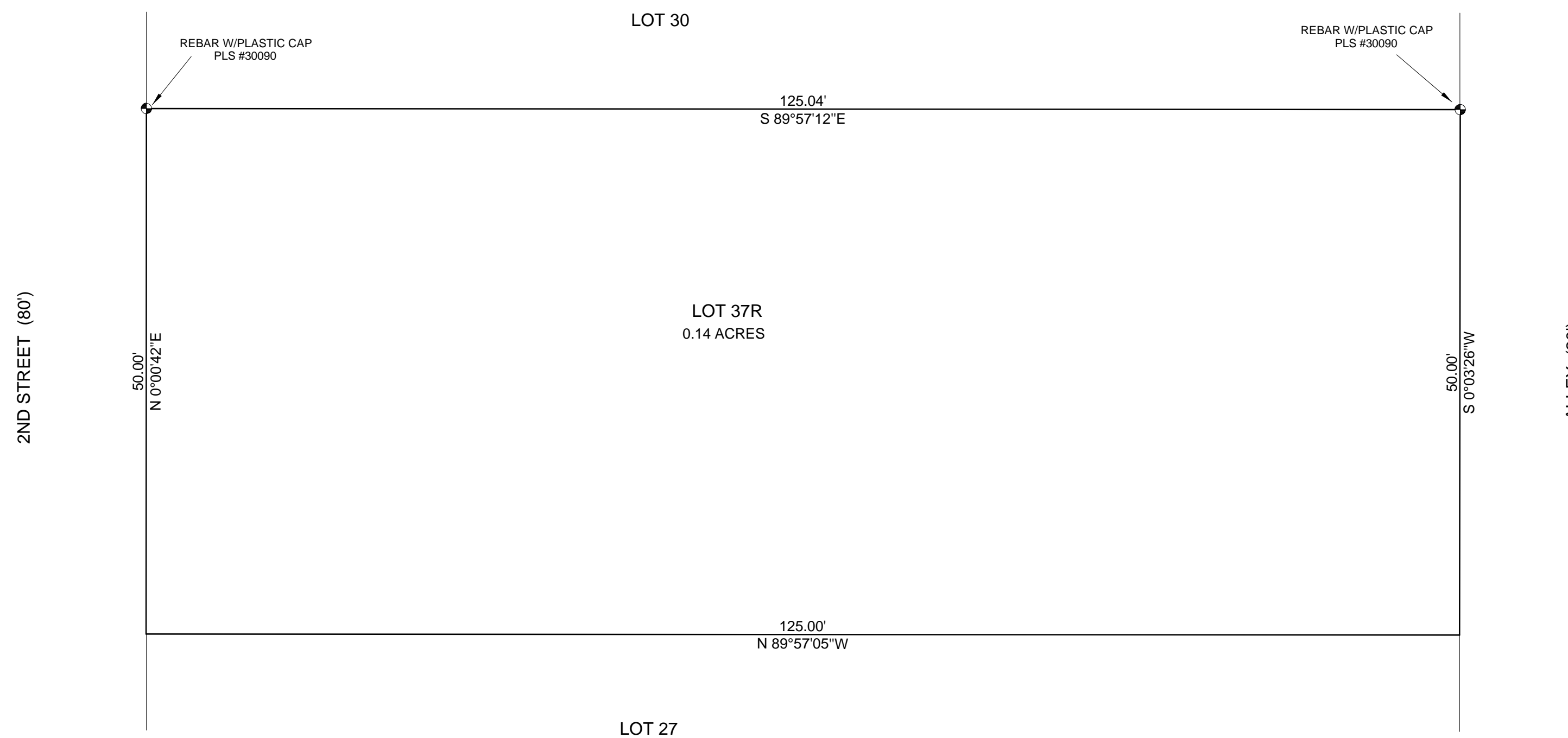
Attachments

Application

Ivy Addition Replat/Minor Plat

LOT 37R REPLAT/MINOR SUBDIVISION

A REPLAT OF LOTS 28 & 29, BLOCK 35 FIRST ADDITION OF THE WEST HAYDEN TOWNSITE COMPANY TO TOWN OF HAYDEN, ROUTT COUNTY, COLORADO



DEVELOPERS ADDRESS
BRIAN IVY
348 S. 2ND STREET
HAYDEN, CO. 81639

PROFESSIONAL LAND SURVEYOR'S ADDRESS
DOWLING LAND SURVEYORS, LLC
P.O. BOX 954
HAYDEN, CO. 81639

NOTICE OF RESEARCH
Pursuant to C.R.S. § 38-51-106 (1) (b) (i), research regarding the Rights-of-Way and easements as shown hereon was obtained by Title Commitment No. _____ as prepared by _____ as of _____, 20____, and not from the personal search of Gordon R. Dowling, a Professional Land Surveyor in the State of Colorado.

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED ON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT MAY ANY ACTION BE COMMENCED MORE THEN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

TOWN OF HAYDEN CERTIFICATE

This Plat of LOT 37R REPLAT/MINOR SUBDIVISION, is approved for filing this ____ day of _____, 2017, by the Town of Hayden, Colorado. This approval is conditioned upon the payment for all expenses involving necessary improvements for all utility services, paving, grading, landscaping, curbs, gutters, street lights, street signs, trails and sidewalks being made by others and not the Town. The dedication of the streets, emergency service vehicle access easements, roads and other public areas shown hereon and utility easements for the installation and maintenance of public utilities as shown hereon are accepted by the Town of Hayden subject to the condition that the Town shall not undertake the maintenance of such public areas until such public areas have been satisfactorily completed to the Town's specifications by the Owner and a Resolution of the Town Council of the Town of Hayden accepting the same has been adopted and placed of record.

JAMES M. HASKINS, MAYOR

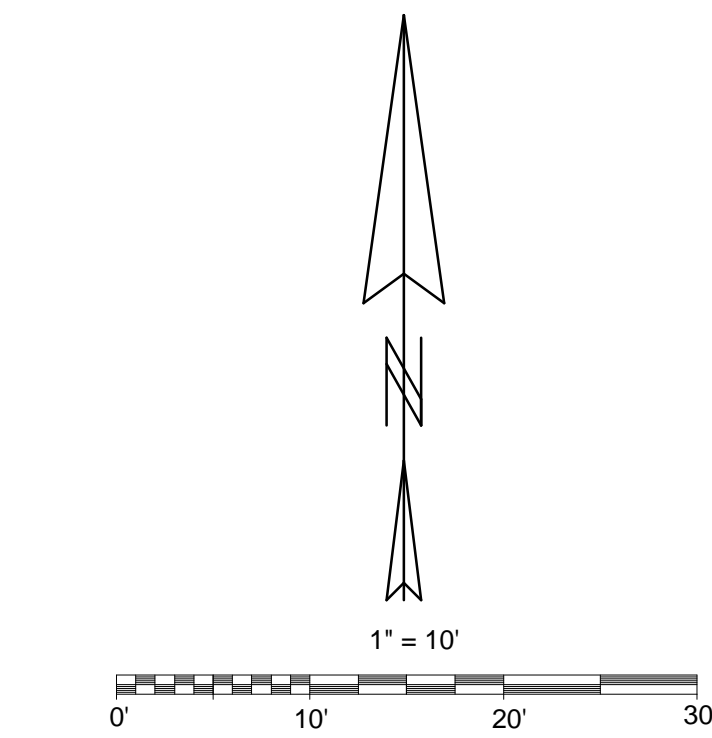
ATTEST
SHARON JOHNSON, TOWN CLERK

SURVEYOR'S CERTIFICATE

I, GORDON R. DOWLING, PLS #30090, a duly registered land surveyor in the State of Colorado, do hereby certify that this Plat of LOT 37R REPLAT/MINOR SUBDIVISION, was performed by me or under my direct supervision, and that this plat has been prepared in compliance with all applicable laws of the State of Colorado at the time of this survey and within my control and is accurate to the best of my knowledge, information and belief.

GORDON R. DOWLING, PLS #30090

Dated this ____ day of _____, 2017



INDICATES MONUMENT FOUND AS NOTED
BEARINGS BASED ON THE TOWN OF HAYDEN HORIZONTAL DATUM

CERTIFICATE OF DEDICATION AND OWNERSHIP
KNOW ALL MEN BY THESE PRESENTS THAT BRIAN IVY BEING THE OWNER OF THE LANDS LOCATED IN SECTION 9, T6N R88W, 6th PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 28 AND 29, BLOCK 35, FIRST ADDITION OF THE WEST HAYDEN TOWNSITE COMPANY TO THE TOWN OF HAYDEN, COUNTY OF ROUTT, CONTAINING 0.14 ACRES, MORE OR LESS,
under the name and style of LOT 37R REPLAT/MINOR SUBDIVISION, has laid out, platted and subdivided the Property as shown on this plat and by these presents does hereby dedicate and does hereby sell, grant, and convey to the Town of Hayden, (the "Town") in fee simple, free and clear of all liens and encumbrances, the streets, park, trails, roads, and other public areas as shown hereon for construction and maintenance of all improvements of said streets, alleys, roads, park, easements and rights of way, and other public areas by Owner, until acceptance of maintenance therefore by the Town as provided in the Hayden Municipal Code and hereby dedicates those portions of land labeled utility easements for the installation and maintenance of public utilities as shown hereon.

Owner hereby certifies that BRIAN IVY, is the owner of the Property, and all of the mortgages and holders of liens upon the property are hereby listed as follows:

IN WITNESS WHEREOF, the said BRIAN IVY, has caused his name to be hereunto subscribed this ____ day of _____, 2017.

BRIAN IVY

STATE OF COLORADO }
COUNTY OF ROUTT } ss.

The foregoing instrument was acknowledged before me this ____ day of _____, 2017 by BRIAN IVY as owner.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

CONSENT OF ALL DEED OF TRUST BENEFICIARIES AND PUBLIC TRUSTEE

The undersigned entities being the beneficiary of the deed of trust and the public trustee of Routt County, Colorado, under that certain deed of trust encumbering the premises subdivided herein, said deed of trust being recorded at Reception No. _____, Routt County Records, expressly consent to and join in the platting and subdivision shown hereon, consent to and join in the platting and dedication of the easements, streets, alleys, trails, roads and public areas as shown or noted hereon and hereby subordinate the interests of the undersigned existing by virtue of said deed of trust to the platting, subdivision and easements shown hereon and to the aforesaid dedication.

ROUTT COUNTY PUBLIC TRUSTEE

By: _____

OWNER:

The foregoing consent was acknowledged before me this ____ day of _____, 20____ by _____ as _____.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

The foregoing consent was acknowledged before me this ____ day of _____, A.D. 20____ by _____ as PUBLIC TRUSTEE OF ROUTT COUNTY.

ATTEST:
ROUTT COUNTY CLERK AND RECORDER

PLANNING COMMISSION CERTIFICATE

Approved this ____ day of _____, 2017, by the Planning Commission of the Town of Hayden, Colorado

ANGIE ROBINSON, CHAIRPERSON

ATTEST
SHARON JOHNSON
TOWN CLERK

ATTORNEY'S OPINION

I, _____, BEING AN ATTORNEY-AT-LAW DULY LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE REVIEWED OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. _____ AND BASED EXCLUSIVELY UPON SAID DOCUMENTS, IT IS MY OPINION THAT TITLE TO ALL THE LANDS DESCRIBED THEREIN ARE VESTED IN THE OWNER AS LISTED IN THE ABOVE CERTIFICATE OF DEDICATION AND OWNERSHIP, FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES EXCEPT FOR THE LIEN OF GENERAL REAL PROPERTY TAXES AND THE STATED B-2 EXCEPTIONS AND THE DEEDS OF TRUST DESCRIBED IN THE STATED B-1 REQUIREMENTS, ALL AS CONTAINED WITHIN THE ABOVE DESCRIBED TITLE COMMITMENT.

_____, ATTORNEY-AT-LAW
EFFECTIVE THE ____ DAY OF _____, 2017.

CERTIFICATE OF TITLE

I, MELISSA GIBSON, an authorized representative of OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a title company licensed to do business in the State of Colorado, have made an examination of the public records and state that all owners, mortgages, and lienholders of the property are listed above in the certificate of ownership and dedication. We further certify that there are no recorded liens or encumbrances not shown on this plat, as of the date of recordation of this plat.

MELISSA GIBSON _____ DATED _____

ROUTT COUNTY SURVEYOR'S ACCEPTANCE

This plat was (filed and) indexed as File No. SP _____ on _____, 2016, at _____ m in the land survey plat records file and index system maintained in the office of the Routt County Clerk and Recorder pursuant to C.R.S. 38-50-101.

Routt County Surveyor

By: Thomas H. Effinger, Jr. PLS #17651

ROUTT COUNTY CLERK AND RECORDERS' ACCEPTANCE

This Plat was accepted for filing in the Office of the Routt Clerk and Recorder on this ____ day of _____, 2017, A.D.

File No. _____ Reception No. _____ Time _____ m.

KIM BONNER, ROUTT COUNTY CLERK & RECORDER

BRIAN IVY		IVY ADDITION LOT 37R BLOCK 35 REPLAT/MINOR SUBDIVISION	
LOTS 28 & 29, BLOCK 35 FIRST ADDITION OF THE WEST HAYDEN TOWNSITE COMPANY		DOWLING LAND SURVEYORS P.O. BOX 954 HAYDEN, CO. 81639 (970) 276-3613 FAX 276-4595	
TOWN OF HAYDEN, ROUTT COUNTY, COLORADO			
SCALE	DWG	DATE	REV
1" = 10'	GRD	12/20/16	
		FILE	L28835111



PAID
JAN 12 2017

BY: KDB
2-202

Staff Use Only	
Application Number:	_____
Received By:	<u>KDB</u>
Date:	<u>1/12/17</u>

LAND USE APPLICATION FORM

Deposit of \$ _____
Rovd _____

1. Application is made for: (please circle one of the following)

- Administrative Plat
- Historic Designation
- Petition
- Zoning
- Site Plan

- Annexation
- Historic Renovation
- Planned Development
- Right of Way Construction
- Variance or Appeal

- Conditional Use
- Major Subdivision 1 2 3
- Minor Subdivision
- Sign Permit
- Waiver

Other: Replat

Project Name: Lot 37R Replat/Minor Subdivision

2. please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: Brian Dwy Applicant Name: Same
 Address: 852 Ledford St, Craig CO Address: _____
 Telephone: 970-629-9253 Fax: _____ Telephone: _____ Fax: _____
 E-mail: mullet_mon17@live.com E-mail: _____

4. Property Description:

Address or Location: 348 South 2nd St, Hayden CO 81639
 Existing Zoning: MHR Existing Use: Vacant
 Proposed Zoning: _____ Proposed Use: _____

5. Purpose: (describe intent of this application in 1-2 sentences)

Replat of the property.

6. Certification: (must be signed in blue ink)

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: [Signature] Date: Jan 10, 2017 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the Town of Hayden must be submitted prior to having this application processed.

Applicant: [Signature] Date: Jan 10, 2017