

Agenda Item: 8:50-C
Churchill County
Agenda Report

Date Submitted: September 18, 2007

Agenda Date Requested: October 1st, 2007
Time Requested: Appointment

To: Board of County Commissioners
From: Planning Commission
Subject Title: Consideration and possible action re: Parcel Map, First Cluster Parcel Map for Zellers (TCID#07-066, Sheckler Road)
Type of Action Requested: () Formal Action/Motion () Other (Specify)
Does this action require a Business Impact Statement? () Yes () No

Recommended Board Action: Motion to approve the First Cluster Parcel Map for Zellers (TCID#07-066, Sheckler Road) subject to construction of a paved road (Annamay Lane) 1,304-feet from Sheckler Road to Parcel A with a 60' paved turnaround at the south end; paving to be constructed to County and Orange Book standards and specifications or submission of a surety for 1 1/2 times the cost of the project; recordation of two conservation easement deeds on Parcel 6 and Parcel A; further recommendations from County Building Department regarding septic systems and all provisions of Churchill County Code. Also subject to removal of the mobile home on Parcel 6 prior to recordation and the recordation of a deed restriction on the accessory dwelling unit, that it cannot be let, leased or rented separately from the main dwelling.

Discussion: Director Lockwood said this is a proposed cluster development off Sheckler Road. We have two maps creating the clustered parcels and the conservation easement parcels. The landowners are creating 5 building lots along a new paved road, Annamay Lane in the A-10 land use district and are putting 60 acres into two conservation easements. This gives the property owner the possibility of selling the second conservation easement parcel. The conservation easement deeds propose to retain appurtenant water on Parcel 6 and Parcel A in perpetuity and include an additional home site on Parcel A. Mike Berney stated that currently there are three dwelling units on Parcel 6: a single-family residence, a mobile home which a tree has fallen into, and then another structure that he believes is just less than 1,000-square feet with only one bathroom in it. The staff recommendation suggested that we should remove two homes from the conservation easement, because in the past you have approved only one home on the conservation easement. Mr. Zeller has no problem removing the mobile home, but they would like consideration to be allowed to keep the small structure, that would meet the accessory dwelling unit criteria.

Member Richardson asked legal counsel if since this second home is a pre-existing dwelling, can we grant that accessory dwelling status without going through the official application process. Deputy District Attorney Jardine said he felt it was fairly implicit within this application process for this body to consider this type of thing within this map review. He asked Eleanor if she had any concerns with this; Director Lockwood said no, but suggested that the property owner sign the accessory dwelling deed restriction, stating that it cannot be let, leased or rented out separately from the main dwelling. Deputy District Attorney Jardine said it would be prudent. The Planning Commissioners voted unanimously in favor of recommending approval of this map.

Alternatives: n/a

Prepared By: Debi Kissick

Date: 09/18/07

Reviewed By: Eleanor Lockwood
(Department Head)

Date: 09/20/07

[Signature]
(County Manager)

Date: 2/5/07

[Signature]
(Deputy District Attorney)

Date: 9/19/07

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

