



STAFF REPORT

Date: April 8, 2019
To: Chaffee County Board of County Commissioners
From: Planning Staff, Jon Roorda & Christie Barton
Subject: Nestle Waters - Jacobson Boundary Line Adjustment
BOCC: 4/16/2019

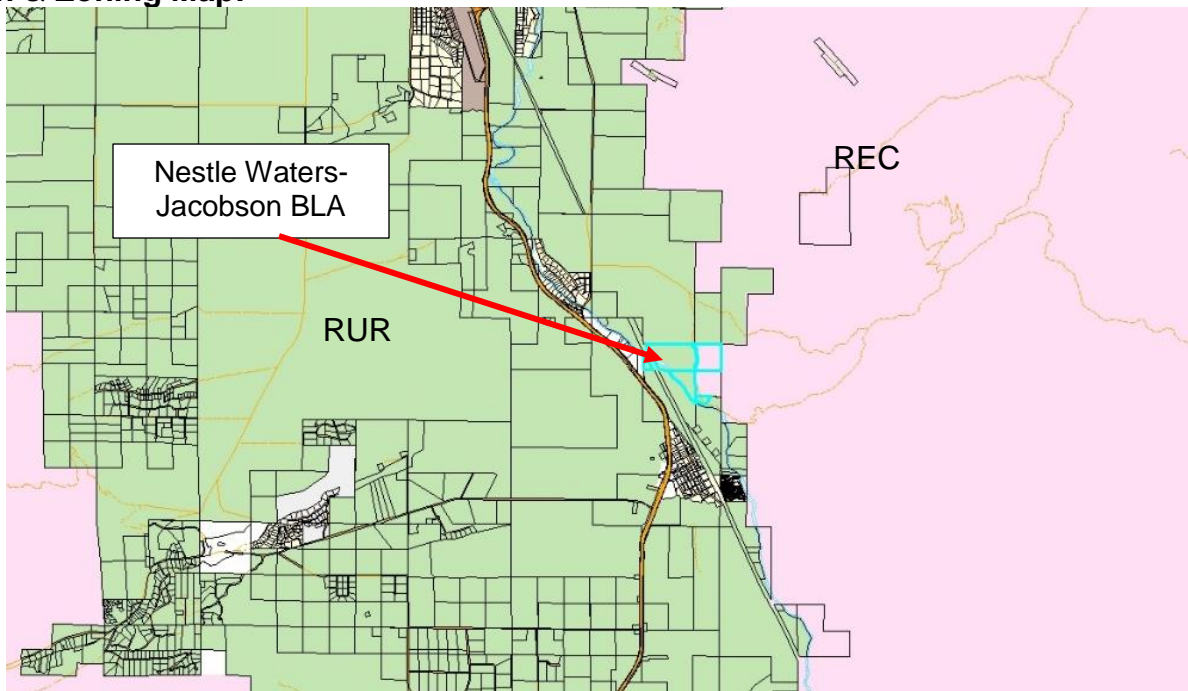
Applicants: Nestle Waters of North America, Inc. and SL Jacobson, LLC
Representative: Larry Lawrence of Nestle Waters
Public Hearing Notice Information: No public notice is required per Article 5.2.3 A.

Summary of Application:

This application reconfigures three (3) parcels that maximizes the river frontage for the Jacobson property and moves ownership of the land with Nestle pipeline facilities to Nestle property. A section of County Road 300 right of way that crosses the current Jacobson property will be dedicated with the plat. A resolution is required for this application.

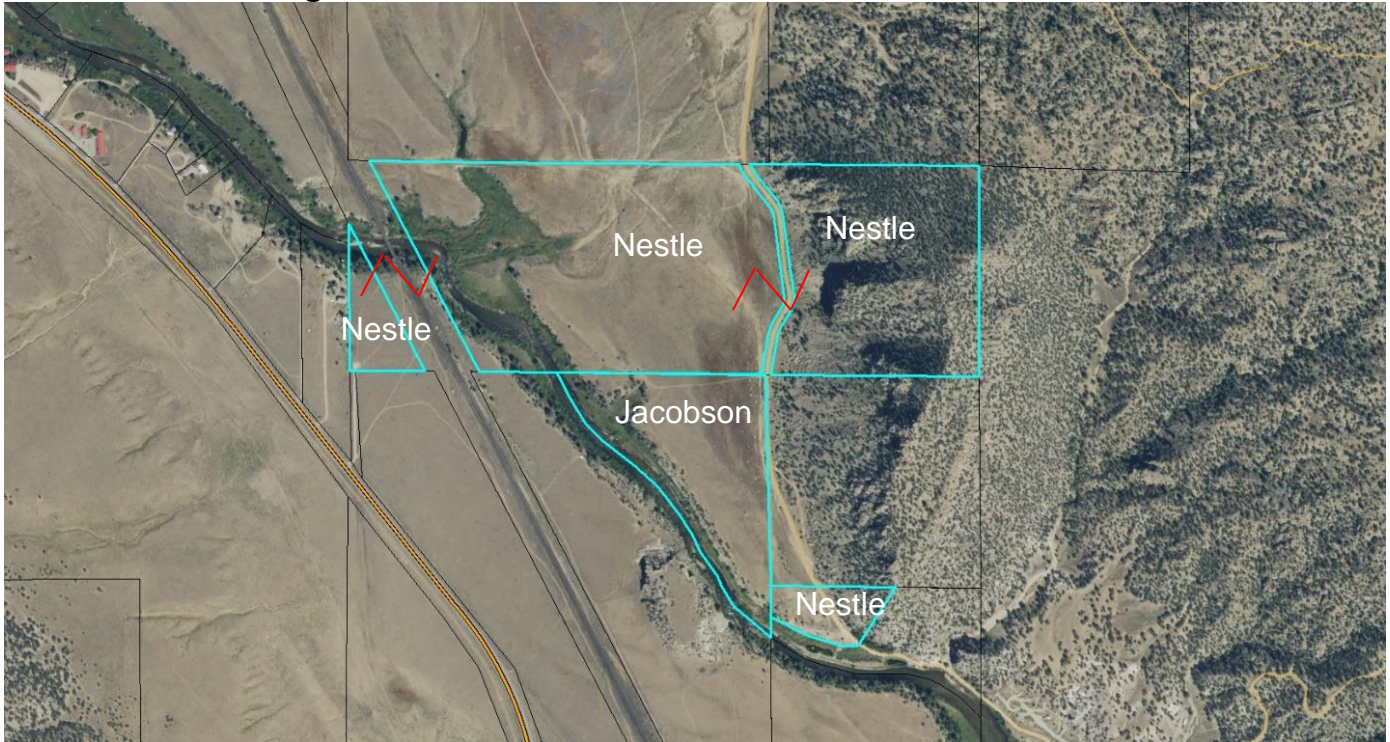
Parcel	Owner	Address	Acreage Before	Acreage After
1	SL Jacobson, LLC	Vacant	27.10	27.10
2	Nestle Waters of North America, Inc.	Vacant	109.59	97.71
3	Nestle Waters of North America, Inc.	22565 CR 300	4.37	15.41

Location & Zoning Map:



Zoning & Density: The parcels are located in the Rural and Recreational zoning districts and this application makes no changes to use or density.

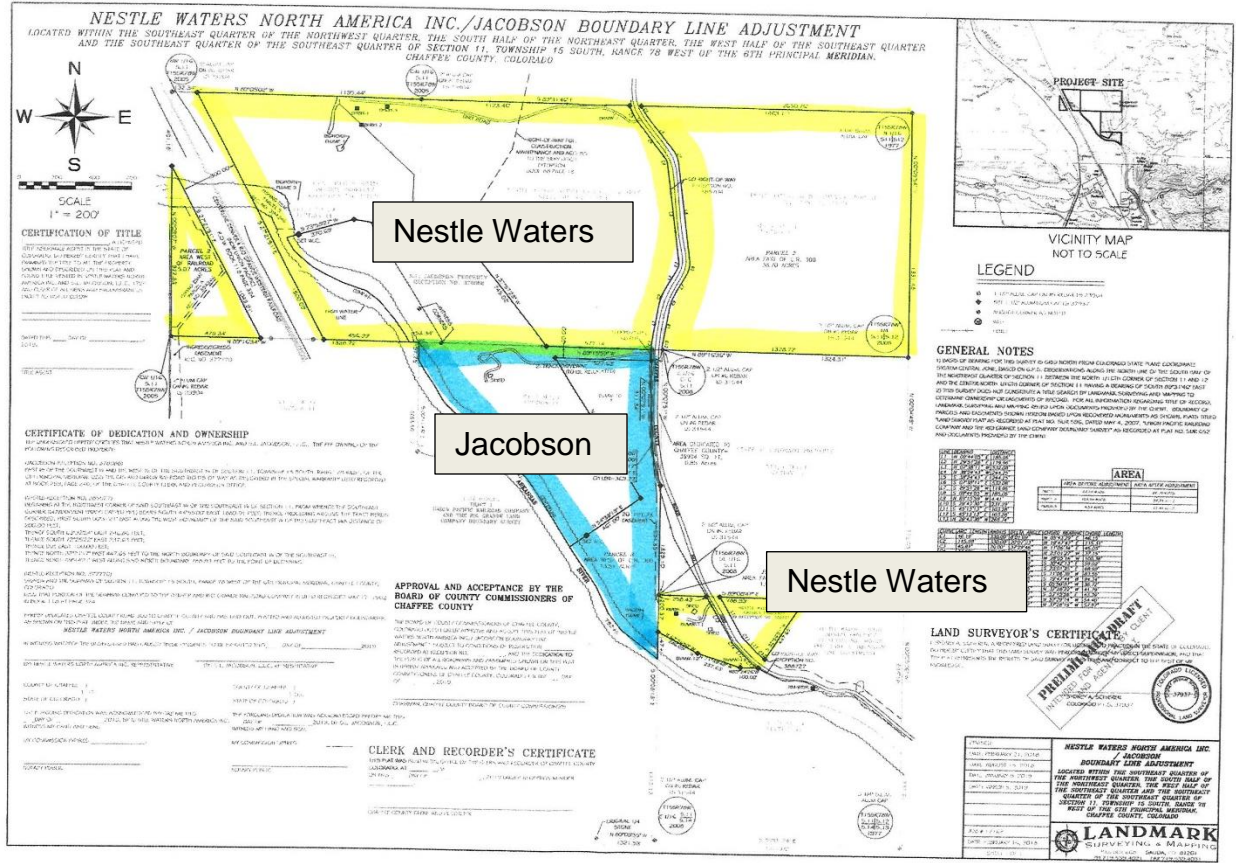
Aerial Photo – Existing Parcels:



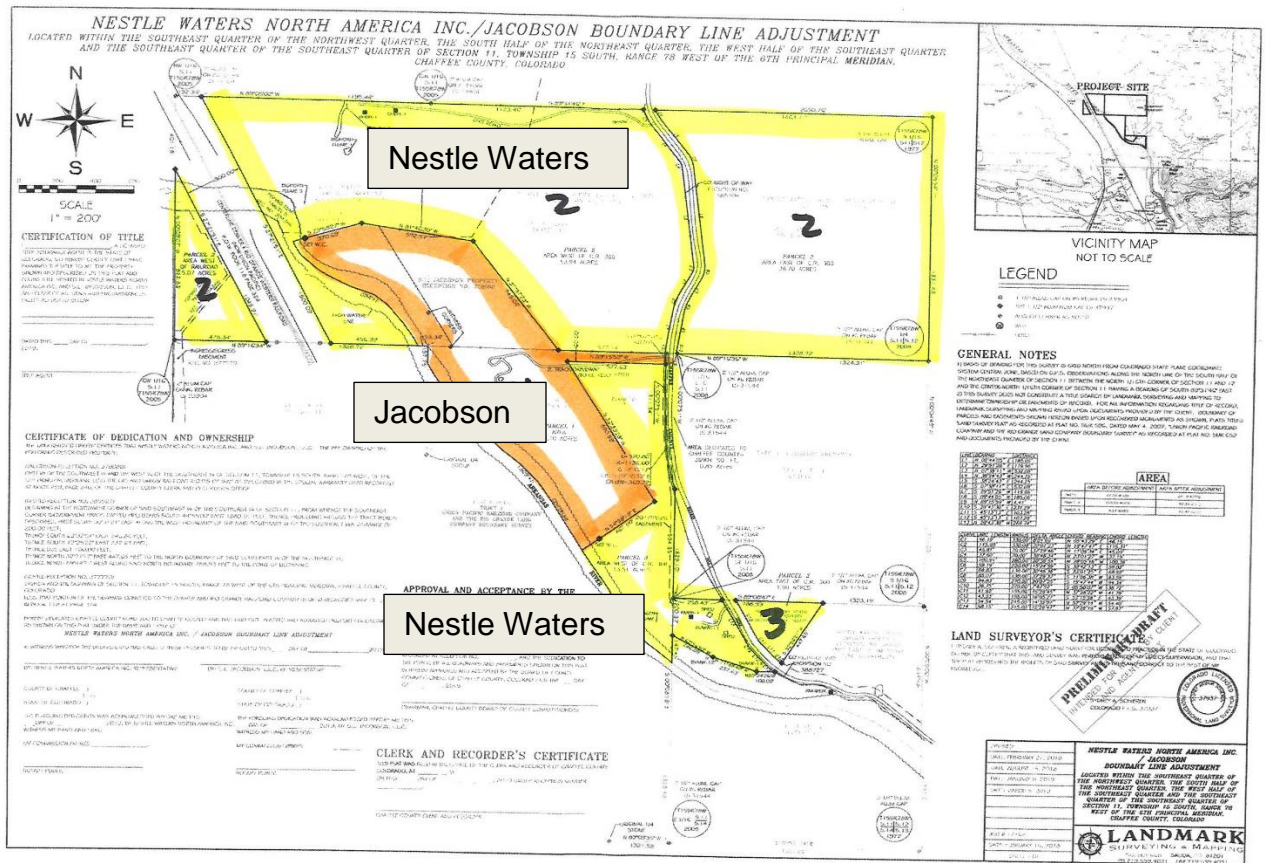
5.2.3A Boundary Line Adjustments:

1. The boundary line adjustment creates no more than the previously recorded number of parcels and does not create non-conforming parcels or increase existing non-conformities.
No additional parcels are created with this application. The project starts with three (3) conforming properties and ends with three conforming parcels. Future structures can meet setbacks listed in Table 2.1 of the Land Use Code.
2. Boundary line adjustments may be permitted to allow land transfers between adjacent property owners, as long as the existing building envelopes are not relocated as a result of the adjustment.
None of these properties have building envelopes associated with them.
3. If the request affects a municipal boundary, and the municipal comprehensive or master plan lacks specific guidance to approve a request for boundary line revision, the Board of County Commissioners must find the following exist:
 - a. There has been substantial change in the vicinity of the property in question or time and experience have shown that the existing boundary or lot line is unwise or in need of change.
 - b. The impact of the boundary or lot line revision request on the immediate neighborhood, vicinity and community as a whole will be neutral or positive.*This application does not affect a municipal boundary.*

Existing Property Configurations:



Proposed Boundary Line Adjustment:



This project will result in the existing water pipeline, a monitoring well and the Hagen Flume on Nestle Water property as part of Parcel 3.

The land reconfiguration will be the basis of the conservation easement that Nestle Waters has been negotiating with Colorado Parks & Wildlife (CPW) for long-term habitat conservation, which includes sustainable grazing practices, wildlife-friendly fencing, long-term bighorn sheep habitat protection, and riparian and wetland restoration.

The following letters have been submitted as part of this process:

- Keith Krebs, Trout Unlimited, Collegiate Peaks Chapter
- Karen Dils, Trout Unlimited, Collegiate Peaks Chapter
- Representative Jim Wilson
- Jim Aragon, Colorado Parks & Wildlife

Condition of approval:

1. A resolution accepting the right of way for County Road 300 is required for this project.

All required materials were submitted. If approved by the Commissioners, staff will work with the applicant's surveyor to make plat changes.

BOARD OF COMMISSIONERS ACTION: Commissioner _____ moved and Commissioner _____ seconded and the Board voted to APPROVE / DENY / CONTINUE the Nestle Waters North America, Inc. - SL Jacobson, LLC Boundary Line Adjustment based on the following findings of fact and conditions:

Findings:

1. _____
2. _____

Conditions:

1. _____
2. _____