

## **Project Review Committee Meeting**

**September 26, 2016**

**Call to Order:** 7:10, Adjourn 7:40

**Committee Members Attending:** Kevin N, Gerald D, Ed D, Paul R, Leo K

**Landowners Attending:** Robert S.

### **Boundary Adjustment for NG 31-W, NG 31E.**

Mr. Robert S., owner of NG 31-W is in the process of acquiring a small portion of NG 31-E from Mr. Brian T. Mr. S has planted trees and managed weeds and vegetation on the portion of NG 31-E he is acquiring.

Adjusting the boundary will move the property line slightly closer to a road easement held by Mr. S as it crosses the remainder of NG 31-E. No set backs or other covenants are affected by moving the property line.

Park County regulations require that subdivisions or boundary adjustments made within existing subdivisions be approved by the subdivision administrators before being submitted for Commissioner review and/or recordation. Mr. S. and Mr. T. are asking for GLA approval of the boundary change to enable them to proceed with the land transaction.

The Committee voted unanimously to recommend approving the boundary adjustment.

### **SG 42A Garage**

Bob and Michelle Q. have submitted an application to build a 32x32 two story garage. Construction had already begun on the project as the owner thought he had included the garage in the 2002 project application for the residence.

The garage is under construction with the foundation established, first level walls erected, water, power and septic lines in place at the east wall.

Committee members, Leo K. and Ed D. visited the site and confirmed that the closest property line is over 200 feet from the garage.

Bob Q. was informed that because there were already two dwelling units on Lot 42A, the second level of the garage could not be used as a dwelling unit. He acknowledged awareness of the issue and asserted it would be a workshop with some minor furniture inside.

The Committee voted unanimously to recommend approving the Project.

### **Shed/Garage Standards**

A Committee member has been asked if a steel sided shed could be placed on a lot with a wood sided residence. The Committee discussed Master Plan definition Accessory Building – A structure larger than five hundred (500) square feet on the same Lot as the principal or main building devoted to a use for Cottage Industry, Light Manufacturing. Design standard for an Accessory Building must be comparable to the main structure.