

Excerpt from Planning Commission Minutes of August 12, 2026:

C. Consideration and possible action re: A final subdivision map for Sand Creek #2, Phase 1, PC26-10, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant submits Phase 1 final subdivision map to implement the tentative map that was approved by the Board of County Commissioners on November 10, 2025 and to create 25 lots.

David Crook, Lumos & Associates, 275 W Williams Avenue, was available to speak regarding this application.

Dan Cahalane, Senior Planner, stated that the applicant is requesting to implement the first phase of an approved tentative map. This phase has 25 parcels, along with the associated infrastructure improvements. The tentative map was originally approved on November 10, 2025. The staff is able to make all of the required findings. However, he called out a couple of items in the conditions of approval. One, lot 15 is currently not meeting code standard. This is in part due to the fact that there was a code change since the adjacent subdivision went in. There was a right-of-way requirement of 50 feet, and now it's 60 feet. This changed the geometry in the corner of Eagle Rock Road, and made it difficult for the parcel sizes to work. Staff is recommending a variance in order to take care of this issue. It could be either a full variance or a minor variance, both are possible under code, and it is up to the applicant to decide which avenue to take to address this situation. The last condition to call attention to is completing the road abandonment application, which is the next item on this agenda, that is going to be postponed at this meeting. Therefore, there is a condition related to obtaining approval for that abandonment before recording the final map.

Chair Edgmon asked if the applicant had anything to add, and he did not.

Chair Edgmon noted that the related item on the agenda, Item D, will be postponed to the September meeting. She inquired if any of the commissioners had any questions or discussion, and there were none. She then called for public comment, and there were none.

Commissioner Mills, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the purpose and findings for the division of land and imposing conditions outlined in CCC 16.12.010 and 16.04.050 have been met for subdivision, PC26-10, to implement the first phase of an approved tentative subdivision and create 25 new parcels at Assessor's Parcel Numbers 008-792-11 & 008-792-95, and therefore recommend the Board of County Commissioners approve with conditions the subdivision application. Vice Chair Goings seconded the motion, and the decision carried by unanimous vote (6-0).

1. Conditions required prior to recordation:

- a. *Any final changes required by the County Surveyor shall be made prior to recording.*
- b. *Applicant shall sign a Maintenance Agreement as required under CCC 16.16.010.7(B)3.*
- c. *Applicant shall obtain Civil Improvement Plan approval from the Director of Public Works.*
- d. *Applicant shall obtain a Will Serve letter from Churchill County for each lot.*
- e. *Applicant shall either construct or bond the required improvements as required under CCC 16.12.030.3(A).*
- f. *Applicant shall obtain variances for lot size and minimum lot width for lot 15.*
- g. *Applicant shall pay the Payment in Lieu of Water Rights dedication fees for at least 25 parcels in accordance with CCC 13.02.010(G)3.*
- h. *Applicant shall create a Government Improvement District (GID) for streetlights and preventative maintenance of the roads.*
- i. *Applicant shall complete the abandonment of the 50-ft roadway as outlined under AE26-4 (pending).*