

# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Timothy V. Corrigan  
District I

Douglas B. Monger  
District II

M. Elizabeth Melton  
District III

## Commissioners' Daily COVID-19 Agenda July 9, 2020

Times listed on the agenda are approximations and may be longer or shorter with no notice. Agendas are subject to change 24 hours before the meeting start time. To ensure you have the most up-to-date information, please check the agenda after 24 hours of its start time.

If you are joining the meeting for a specific item, please join 10 minutes before the item to ensure you are present for the beginning of the item.

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/85106670945?pwd=UXZZSGx1Q01Mc0s2cklGVk13Qld5UT09>

Password: 522

Or Telephone:

Dial(for higher quality, dial a number based on your current location)

US: +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833 or +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099

Webinar ID: 851 0667 0945

Password: 522

*The Routt County Board of County Commissioners or Board of Health may enter executive session pursuant to C.R.S. 24-6-402(4)(b) to receive legal advice related to specific legal questions concerning Routt County's COVID-19 response.*

1. **9:30 A.M. CALL TO ORDER**
2. **9:30 A.M. LEGAL**  
County Attorney, Erick Knaus

### **SB20-217 DISCUSSION**

Discussion concerning SB20-217. *(Executive session to be requested under C.R.S. Section 24-6-402(4)(b) – conference with County Attorney to receive legal advice on specific legal issues).*

**Documents:**

**3. 10:30 A.M. COVID-19 WORK SESSION**

The Commissioners will address critical items for regular county and emergency operations related to the COVID-19 pandemic. Action may be taken and direction to staff may be given in relation to any of these items.

**4. 11:00 A.M. HB 1421 PROPERTY TAX RELIEF DISCUSSION**

**Documents:**

[RE\\_ PROPERTY TAX RELIEF -- ACT FAST! HB 1421.PDF](#)

**5. 11:35 A.M. PLANNING**

Interim Planning Director, Kristy Winser

**WAGONER CONSOLIDATION AND REZONE; PL-19-176 AND 177**

1. Consideration of the application to consolidate lots in the Steamboat Lake subdivision.
2. Rezone of lots from Low Density Residential to Mountain Residential Estate.

**Documents:**

[STAFF REPORT 6.25.20.PDF](#)  
[BCC COMM FORM 7.9.20.PDF](#)

**6. 11:50 A.M. PUBLIC WORKS DEPARTMENT DISCUSSION ITEM**

**Documents:**

[BCC AGENDA COMMUNICATION FORM - PUBLIC WORKS DISCUSSION ITEMS, 07.09.2020.PDF](#)

**7. 1:00 P.M. MEETING ADJOURNED**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85106670945?pwd=UXZZSGx1Q001Mc0s2cklGVk13Qld5UT09>

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8592 or +1 312 626 6799 or +1 929 205 6099

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Act. If you need a special accommodation as a result of a disability, please call the Commissioners Office at (970) 879-0108 to assure that we can meet your needs. Please notify us of your request as soon as possible prior to the scheduled event. Routt County uses the Relay Colorado service. Dial 711 or TDD (970) 870-5444.

# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA COMMUNICATION FORM

<b>ITEM DATE:</b> July 9, 2020	<b>ITEM TIME:</b> 9:30 a.m.
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<b>FROM:</b>	Erick Knaus
<b>TODAY'S DATE:</b>	July 6, 2020
<b>AGENDA TITLE:</b>	Discussion concerning SB20-217. <i>(Executive session to be requested under C.R.S. Section 24-6-402(4)(b) – conference with County Attorney to receive legal advice on specific legal issues)</i>

<b>CHECK ONE THAT APPLIES TO YOUR ITEM:</b>	
<input type="checkbox"/> <b>ACTION ITEM</b>	
<input type="checkbox"/> <b>DIRECTION</b>	
<input checked="" type="checkbox"/> <b>X INFORMATION</b>	

Request that the Board of County Commissioners enter into an executive session with the County Attorney to receive legal advice concerning SB20-217 concerning measures to enhance law enforcement integrity.

**II. RECOMMENDED ACTION:**

A motion of the Board of County Commissioners to enter into an executive session with the County Attorney to receive legal advice concerning SB20-217 concerning measures to enhance law enforcement integrity.

**III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):**

**PROPOSED REVENUE:**

**PROPOSED EXPENDITURE:**

**FUNDING SOURCE:**

N/A

**IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):**

N/A

**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AGENDA COMMUNICATION FORM**

**V. BACKGROUND INFORMATION:**

N/A

**VI. LEGAL ISSUES:**

The Colorado legislature passed SB20-217 at the end of the legislative session and the governor signed it into law on June 19, 2020. The bill was labeled as dealing with law enforcement in Colorado as well as measures that create operational and liability concerns for law enforcement agencies and officers in Colorado.

**VII. CONFLICTS OR ENVIRONMENTAL ISSUES:**

N/A

**VIII. SUMMARY AND OTHER OPTIONS:**

N/A

**From:** [Lane Iacovetto](#)  
**To:** [Beth Melton](#); # BCC; [Erick Knaus](#)  
**Cc:** # [Treasurer](#)  
**Subject:** RE: Property Tax Relief -- act fast! HB 1421  
**Date:** Monday, June 15, 2020 9:31:03 AM

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The bill contains several steps:

1. The Treasurer must approve the plan to temporarily waive, reduce or suspend interest for late payment of property taxes.
2. The County must send a “notice of intent to waive or reduce interest” to at least 3 executive or board officers in local taxing jurisdictions.
3. Taxing jurisdiction will then have 3 business days to notify the county if it will be unable to meet bond payment obligations due to, and within the period of, the waiver or reduction of interest.
4. The Board of County Commissioners must pass a resolution temporarily waiving or reducing the interest associated with late payment of property taxes for any specified period of between June 15, 2020 and October 1, 2020.
5. If a county (the Treasurer & BoCC) opts to waive or reduce the interest for late payment of property taxes, any time between the effective date and October 1, 2020 the county treasurer SHALL advance property tax amounts to a local taxing jurisdiction in the county to help pay bond indebtedness payments or monthly operational costs, if the local taxing jurisdiction submits a letter to the BoCC requesting the advance. In no case shall the advance property tax amount exceed 90% of the property tax due to the jurisdiction.
6. HB20-1421 is repealed effective December 31, 2020.

This Bill Does Not...

1. Does not require counties to opt in. It is a county by county choice.
2. Does not authorize refund of interest accrued/paid during the period 05/01/2020 through 06/14/2020.
3. Does not change the second installment due date (06/15/2020).
4. Does not change any of the tax lien sale process and/or dates.

**Lane Iacovetto**  
**Routt County Treasurer and Public Trustee**



**Office of the Treasury**

522 Lincoln Ave, Suite 22  
Steamboat Springs, Colorado 80487

**Phone: (970) 870-5420**

Fax: (970) 870-5426

**PAY ONLINE at <https://treasurer.co.routt.co.us/treasurer/web/>**

<http://www.co.routt.co.us>

[Treasurer@co.routt.co.us](mailto:Treasurer@co.routt.co.us)

[Foreclosures@co.routt.co.us](mailto:Foreclosures@co.routt.co.us)

Find us on Facebook @ Routt County Treasurer - Lane Iacovetto

Do you want to receive updates and notifications from your Routt County Government?

Visit <http://co-routtcounty.civicplus.com/list.aspx> and sign up for email and/or texts.

Make sure you choose the Treasurer's Calendar option to receive Due Dates, Tax Lien Sale and Foreclosure Auction Notifications!!

**Need local information about COVID-19 (coronavirus) in Routt County?**

**Call-in for COVID-19 related questions: 970-871-8444**

**Routt County COVID-19 website: [www.covid19routtcounty.com](http://www.covid19routtcounty.com)**

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**From:** Beth Melton <bmelton@co.routt.co.us>

**Sent:** Monday, June 15, 2020 9:26 AM

**To:** Lane Iacovetto <liacovetto@co.routt.co.us>; # BCC <BCC@co.routt.co.us>; Erick Knaus <eknaus@co.routt.co.us>

**Subject:** RE: Property Tax Relief -- act fast! HB 1421

I'm sorry, I didn't realize that the 15<sup>th</sup> was a tax deadline. Would we be able to pass a resolution tomorrow that would go into effect retroactively? We should probably include Erick in figuring out how we can do this so that it applies to the June 15<sup>th</sup> date.

Thanks,  
Beth

Beth Melton  
Routt County Commissioner, District III  
[bmelton@co.routt.co.us](mailto:bmelton@co.routt.co.us)

Office: 970.870.5220  
Cell: 970.291.1516

**Need local information about COVID-19 (coronavirus) in Routt County?**

**Call-in for COVID-19 related questions: 970-871-8444**

**Routt County COVID-19 website: [www.covid19routtcounty.com](http://www.covid19routtcounty.com)**

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**From:** Lane Iacovetto <[liacovetto@co.routt.co.us](mailto:liacovetto@co.routt.co.us)>

**Sent:** Saturday, June 13, 2020 10:16 AM

**To:** Doug Monger <[dmonger@co.routt.co.us](mailto:dmonger@co.routt.co.us)>; # BCC <[BCC@co.routt.co.us](mailto:BCC@co.routt.co.us)>

**Subject:** Re: Property Tax Relief -- act fast! HB 1421

Due to the time sensitivity, as soon as possible on Monday morning would be preferred. I will have my recommendation and drafted resolution ready to go.

Lane Iacovetto  
Routt County Treasurer and Public Trustee  
Office of the Treasury  
522 Lincoln Ave, Suite 22  
Steamboat Springs, Colorado 80477  
Phone: (970) 870-5555  
Fax: (970) 870-5426

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**From:** Doug Monger <[dmonger@co.routt.co.us](mailto:dmonger@co.routt.co.us)>

**Sent:** Saturday, June 13, 2020 10:08 AM

**To:** Lane Iacovetto; # BCC

**Subject:** Re: Property Tax Relief -- act fast! HB 1421

Mark, Kendra, can we schedule Lane in for some time to discuss our preferences and provide direction on what a consensus might be. Thanks Doug Monger

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**From:** Lane Iacovetto

**Sent:** Saturday, June 13, 2020 10:06:28 AM

**To:** John Bristol; Beth Melton; Doug Monger; Tim Corrigan; Mark Collins

**Cc:** Kara Stoller; Sarah Leonard

**Subject:** Re: Property Tax Relief -- act fast! HB 1421

John

I am in receipt of this.

Thank you

Lane

Lane Iacovetto  
Routt County Treasurer and Public Trustee  
Office of the Treasury

522 Lincoln Ave, Suite 22  
Steamboat Springs, Colorado 80477  
Phone: (970) 870-5555  
Fax: (970) 870-5426

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**From:** John Bristol <[john@steamboatchamber.com](mailto:john@steamboatchamber.com)>  
**Sent:** Friday, June 12, 2020 8:48 PM  
**To:** Beth Melton Melton; Doug Monger; Tim Corrigan; Lane Iacovetto;  
[mcollins@co.routt.co.us](mailto:mcollins@co.routt.co.us)  
**Cc:** Kara Stoller; Sarah Leonard  
**Subject:** Fwd: Property Tax Relief -- act fast! HB 1421

Commissioners Melton, Monger and Corrigan, Treasurer Iacovetto, and Mr Collins:  
Good evening. I'm writing on behalf of Steamboat Springs Chamber's CEO, Kara Stoller, to inform you all that HB 20-1421, the property tax relief measure, passed the legislature today and Governor Polis will sign it tomorrow. I believe you all have been tracking this effort. Counties must opt-in to the tax relief — it is not automatic. This is applicable to the Monday, June 15th payment if Routt County moves quickly for approval both by the Treasurer and then the BoCC to effectuate the law. The Treasurer will need to provide approval for this to the BoCC and then the BoCC will need to pass a resolution similar to the attached resolution from Weld County. Weld County will formally approve their resolution Monday morning and we'll send along a copy of that draft language as soon as we get it. Please see the email and highlighted section below for more information. Also, please note Sandra is available to help guide us through this if we have any questions.

Thank you,

John

Begin forwarded message:

From: Sandra Solin <[sandra@capitolsolutionsinc.com](mailto:sandra@capitolsolutionsinc.com)>  
Subject: Property Tax Relief -- act fast! HB 1421  
Date: June 12, 2020 at 7:53:51 PM MDT  
To: "Kara Stoller" <[kara@steamboatchamber.com](mailto:kara@steamboatchamber.com)>;

Good evening all

Great to talk to you this afternoon! Per our conversation (or my voice mail message) to you, HB 20-1421, the property tax relief measure, passed the legislature today! A big thanks to Reps. Dylan Roberts and Lori Saine and Senators Kerry Donovan and Jerry Sonnenberg for their incredible leadership! Awesome work to get this thing passed in 3 days! The fastest you can!

Importantly, we were able to hold off efforts to restrict the eligibility of

this relief making it possible for any county to offer the relief to your members/taxpayers. But, note that every county has to opt-in to the relief...it's not automatic. If you wish to pursue that option with them, here are the things you need to know:

- Move quickly! This is applicable to the 2nd Tax Payment due on Monday, June 15.
- The relief requires the approval of both your County Commissioners and your County Treasurer.
- Contact your County Commissioners to ask them to pass a resolution to effectuate the law ASAP.
- Contact your County Treasurer to ask them to support the tax relief and quickly provide their approval to the County Commissioners.
- Help them through the process. Attached is a resolution used by Weld County.
- I hope to have the one Weld County will formally approve on Monday — I will send along as soon as I get it. In the meantime, this will get the ball rolling.
- Inform your Chamber members of your ask so they can decide whether to make their payment if they wish.

There are some decision points your Commissioners and Treasurer need to make to best reflect the ability and needs of the community. You can guide them in these decisions:

- The period of relief — they bill allows relief anytime between June 15 and October 1. It doesn't need to be the entire period if that doesn't work for them. Let them know your preference.
- The type of relief. They have the option to reduce, waive or suspend interest penalties for delinquent payments. Advocate for that which works for your businesses. If they choose to reduce the rate, suggest a rate that seems fair to your members.
- They need to consider their ability to provide advance tax payments to any taxing district that may be short on available revenue to make a bond payment as a result of the relief. These would not be loans or additional revenue beyond that which a taxing district is due.
- Mesa, Boulder, Jefferson and Pueblo Counties' collections are pretty good from what I understand so their exposure is limited.
- Routt, Eagle and Gilpin, and Alamosa may have a bit more exposure due the economic circumstances there but the legislation restricts any advancement of cash to that which is necessary to cover the actual shortfall to make the specific bond payment.
- School districts are protected. We worked closely with the State Treasurer on this measure and this piece. School districts have access to, and readily use, a no-interest loan fund in the state treasurer's office as they await tax revenue. Where the county might be asked to help is for an advance of funds for operating costs during a 2-week window of time between June 25 and July 7 — a period between fiscal year loan availability.

Attached is the position paper on HB 20-1421 we used with the legislature. It provides more information — especially about the protection for school districts and special districts. If you would like it, I will have some language that you can use with your chamber members to alert them that you are working quickly to secure this relief. Those that are hurting may find comfort in knowing that they may not have to make that tax payment on the 15th and to await your signal.

My outreach to this select group is that I know this bill is something you have either been following closely and and hoped for this option for relief and/or your county is particularly affected by the downturn. I will be alerting others of our chamber colleagues as well but wanted to get this to you ASAP!

On behalf of the Northern Colorado Legislative AllianceI, I am available to advise you all or your counties as they consider this and have questions about how to make this work!

Good luck!

Sandra

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# Wagoner

## Consolidation and Zone Change

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**ACTIVITY #:** 1. PL-19-176  
2. PL-19-177

**HEARING DATES:** Planning Commission: 6/25/20 at 6:00 pm  
Board of County Commissioners: 7/9/20 at 11:35 am

**PETITIONER:** Stan Wagoner

**PETITION:** 1) Consolidation of Lot A Replat Lots 18-23 Steamboat Lake F1 and Lots 24-27 and 32 Steamboat Lake F1 into a single parcel  
2) Rezone from Low Density Residential to Mountain Residential Estate

**LEGAL DESCRIPTION:** Lot A Replat Lots 18-23 Steamboat Lake F1 and Lots 24-27 and 32 Steamboat Lake F1

**LOCATION:** Approximately 225' east from the intersection of CR 129 and Golden Tide Place

**ZONE DISTRICT:** Existing: Low Density Residential  
Proposed: Mountain Residential Estate

**AREA:** 12.34 acres

**STAFF CONTACT:** Alan Goldich, agoldich@co.routt.co.us

**ATTACHMENTS:**

- Narrative
- Pictures of the site
- Vicinity map
- Proposed plat

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### **History:**

All of the land involved in this application was originally subdivided and platted in the Steamboat Lake F1 plat which was recorded in September of 1971. Lots 18-23 were then consolidated and re-zoned in 1996 and are now known as Lot A.

### **Site Description:**

The site mainly consists of open meadows with various low growing shrubs and grasses. There are a few large willows dispersed throughout the property as well as some evergreens that were planted. The lots gently slope to the north. The applicant has a home on Lot A. The Steamboat Lake Water and Sanitation District does not have water or sewer pipes in this area, so the only

way to develop in this area is to consolidate the original lots into 5+ acre lots. There is a small drainage that flows north through the eastern part of the proposed lot. During staff's visit, there was a very small amount of water flowing in it. This drainage flows north and meets up with Willow Creek to the north of the proposed lot.

### **Project Description:**

The applicant owns several adjacent parcels. He owns five of the original Steamboat Lake F1 lots as well as Lot A, a 6.88-acre lot that was consolidated in 1996. The landowner has applied to consolidate all six lots into one 12.34 acre lot. The existing Steamboat Lake lots are zoned Low Density Residential. Part of this application is to re-zone Lots 24-27 and 32 to Mountain Residential Estate to be consistent with the zoning on Lot A.

### **Staff Comments:**

- If approved, the combined lot will contain 12.34 acres. Based on the minimum lot size in the MRE zone district (5 acres), this lot could be subdivided in the future to create an additional buildable lot. Any future subdivision would have to gain approval through the County.
- The mitigation standards found in Section 6 of the Zoning Regulations have not been reviewed since the removal of potential density does not create any negative impacts.
- Because of the existing home, if the consolidation is approved, the only other residential structure that could be constructed on the property would be a secondary dwelling unit.

## **Compliance with the Routt County Master Plan, Sub Area Plans and Subdivision Regulations**

The Routt County Master Plan, Sub Area plans and Subdivision Regulations contain dozens of policies and regulations regarding land use. Section 3 of the Subdivision Regulations are in place to ensure that a subdivision application is designed in a manner to best serve the public. Section 4 Regulations are in place to make sure that all of the required infrastructure is accounted for, designed so as to create efficient and buildable lots and to ensure that the required infrastructure is installed.

The following checklist was developed by Planning Staff to highlight the policies and regulations most directly applicable to this petition. The checklist is divided into six (6) major categories:

1. Public Health, Safety and Nuisances
2. Regulations and Standards
3. Zoning Amendment Standards
4. Community Character and Visual Impacts
5. Roads, Transportation and Site Design
6. Natural Environment

Interested parties are encouraged to review the Master Plan, Sub Area plans and Subdivision Regulations to determine if there are other policies and regulations that may be applicable to the review of this petition.

Staff Comments are included at the end of each section, highlighting items where the public, referral agencies, or planning staff have expressed questions and/or comments regarding the proposal. **Staff comments regarding compliance with regulations and policies are noted in bold below.**

## Public Health, Safety and Nuisances

### Applicable Regulations – Routt County Zoning Resolution

- 6.1.7.C Natural Hazards
- 6.1.7.I Noise
- 6.1.7.H Wildland Fire

### Applicable Regulations – Routt County Subdivision Resolution

- 3.1.D Steep land greater than a 30% slope, unstable land, land subject to flooding or to inadequate drainage, or otherwise substandard land shall not be platted for occupancy or any use which might endanger health, life, property or which may aggravate flood or erosion hazards. Land not usable for residential purposes may be set aside for open area uses such as parks, conservation areas, farm land, recreational areas.
- 3.1.M The soil and drainage conditions shall be of a sufficiently stable nature, as shown in a current soils test, as to support development including whatever sewage disposal treatment is utilized.
- 3.1.N The proposed subdivision shall not create fire hazards and shall include wildland fire mitigation measures if necessary.

**Staff comments: There is already a residence on the existing 6.88 acre parcel showing that the land is suitable for development. No new impacts will be created by this consolidation. It should reduce impacts since it is removing residential density. There are no mapped natural hazards, the wildland fire risk is mapped as low, and there are no waterbodies on the site.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## Regulations and Standards

### Applicable Regulations – Routt County Zoning Resolution

- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.

### Applicable Regulations – Routt County Subdivision Resolution

- 3.1.P Proposed subdivisions shall be in substantial conformance with the Routt County Master Plan and all adopted sub-area plans.
- 3.1.Q Proposed subdivisions shall be in substantial conformance with Section 6 of the Routt County Zoning Regulations.

### Applicable Policies – Routt County Master Plan

- 3.3.A New residential, commercial and industrial developments and uses should occur within the vicinity of designated growth centers and in compliance with the adopted comprehensive plans of those areas.

- 3.3.D Residential densities should generally decrease as the distance from Growth Centers increase.
- 4.3.H Routt County encourages the consolidation of non-conforming lots or platted lots not served by water, sewer, and utilities throughout the County that were originally planned, but never developed. Adequate proof of water and sewer shall be required for consolidated lots five acres and greater in the estate (MRE) zone district.

**Applicable Policies – Upper Elk River Valley Community Plan**

- 2.6.4.4 Continue the existing Steamboat Lake Subdivision 5-acre policy allowing wells and individual sewage disposal systems (ISDS) with rezoning and consolidation.

**Staff comments: Consolidation of lots platted in the early 1970's has been, and continues to be, a goal of the County to reduce residential density of lots not served by water and sewer.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

**Zoning Amendment Standards**

**Applicable Regulations – Routt County Zoning Resolution**

**4.5 Mountain Residential Estate**

Except as provided for in the Routt County Master Plan or an adopted sub-area plan, or for the purpose of rezoning from LDR, MDR, or HDR to MRE, no additional land will be placed in the MRE Zone District after July 1, 2006. The principal purpose of this Zone District is to allow rural residential development compatible with adjacent agricultural uses. The Zone District also provides for other uses, most requiring permits.

**8.2.1 Standards for Zoning Amendments – Part 1**

In any petition for zoning amendment, the petitioner shall have the burden of showing that all of the following exist:

- 8.2.1.A That the proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans.
- 8.2.1.B That the area in question possesses geological, physiological and other environmental conditions compatible with the characteristic of the Zone District requested.
- 8.2.1.C That the advantages of the Zone District requested substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment.
- 8.2.1.D That the applicable provisions of these Regulations have been met
- 8.2.1.E That in the case of a zone amendment request that would increase allowable residential, commercial, or industrial density, that adequate facilities such as roads, water and sanitation, fire protection, emergency services and public utilities shall be available to serve the areas.

**8.2.2 Standards for Zoning Amendments – Part 2**

In addition, zoning amendments shall be allowed only after the petitioner demonstrates that rezoning is necessary for one or more of the following reasons:

- 8.2.2.A The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
- 8.2.2.B The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area; or
- 8.2.2.C The proposed rezoning is necessary in order to provide land for a demonstrated community need; or

**Staff comments: The Master Plan and Upper Elk Plan support lot consolidations, as well as the re-zoning of lots platted in the 1970's that are not served by central water and sewer. The surrounding parcels currently are zoned MRE, which is what is being requested. The advantages outweigh the disadvantages of the existing zone district because the current LDR district requires connection to a central water and sewer system, which does not exist in this area. The applicable provisions of the Zoning Regulations have been met. The application is consistent with with 8.2.2.A and B.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## **Community Character and Visual Impacts**

### **Applicable Regulations – Routt County Zoning Resolution**

- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1.7.G Visual Amenities and Scenic Qualities.
- 6.1.7.K Land Use Compatibility
- 6.1.7.O Historical Significance

### **Applicable Regulations – Routt County Subdivision Resolution**

- 3.1.K The proposed subdivision shall not create water, air, noise or visual impacts that cannot be mitigated.
- 4.5.5 All fixtures shall be downcast and opaquely shielded. For purposes of this section, opaquely shielded shall mean fixtures constructed so that light rays emitted are projected below, and not above, the horizontal plane of the fixture and not onto the facades of nearby residential dwellings.

### **Applicable Policies – Routt County Master Plan**

- 5.3.E Routt County requires that all new developments do not contribute to light pollution.
- 5.3.F Routt County will continue to consider the impacts of development and uses on view corridors, water, wetlands, and air.

**Staff comments: The standard condition of approval addressing lighting is proposed. Due to the fact that residential density is being removed, there will not be any impacts to visual amenities. This application is consistent with the surrounding lands and the history of the**

areas that the Steamboat Lake subdivisions occupy. It is staff's opinion that impacts will be reduced with this application.

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## Roads, Transportation and Site Design

### Applicable Regulations – Routt County Zoning Resolution

- 5.2 Dimensional Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1.7.A Public Roads, Services and Infrastructure
- 6.1.7.B Road Capacity, traffic, and traffic safety
- 6.1.7.N Snow Storage

### Applicable Regulations – Routt County Subdivision Resolution

- 3.1.H The proposed subdivision shall not create undue traffic congestion or traffic hazards.
- 3.4.A Lot dimensions and sizes shall conform to applicable zoning requirements.

### Applicable Policies – Routt County Master Plan

- 11.3.A All roads in rural residential subdivisions should be privately maintained. They will not be accepted for maintenance, except at the option of the Board of County Commissioners. This policy should be reflected in the restrictive covenants of the subdivision.

### Applicable Policies – Upper Elk River Valley Community Plan

- 2.7.4.2 Continue the policy of classifying internal subdivision roads as private, outside of the County's responsibility.

**Staff comments: The proposed lot meets the dimensional standards contained in the Zoning Regulations. No new roads (public or private) will be created as a result of this application. Traffic impacts should be reduced over the long term by consolidating these lots. The ROWs were dedicated to, and accepted by, the County. However, the County has never accepted the maintenance responsibility for the subdivision roads. They are privately maintained.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

## Natural Environment

### Applicable Regulations – Routt County Zoning Resolution

- 6.1.7.D Wildlife and Wildlife Habitat.
- 6.1.7.E Water Quality and Quantity.

- 6.1.7.F Air Quality
- 6.1.7.J Wetlands.
- 6.1.7.Q Noxious Weeds.

**Applicable Regulations – Routt County Subdivision Resolution**

- 3.1.E Any land subject to flooding or in a natural drainage channel shall not be platted for occupancy. The areas subject to flooding should be left as open space or reserved as conservation easement areas.

**Applicable Policies – Routt County Master Plan**

- 9.3.D Encourage land use practices that will minimize conflicts between wildlife and human uses.
- 9.3.G Minimize the cumulative impacts of development on wildlife and wildlife habitat.

**Staff comments: This application is removing the potential for residential density in this area. This should result in a reduction in long term impacts to wildlife and their habitat, water quality and quantity, air quality, and wetlands.**

*\*\*Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

**PLANNING COMMISSION/BOARD OF COMMISSIONER OPTIONS:**

1. **Approve the Consolidation and Zone Change request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning and Subdivision Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Consolidation and Zone Change request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning and Subdivision Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
3. **Table the Consolidation and Zone Change request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Consolidation and Zone Change request** with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning and Subdivision Regulations and the Routt County Master Plan.

**Consolidation**

**FINDINGS OF FACT** that may be appropriate if the **Consolidation** is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with

Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 3 and 4 of the Routt County Subdivision Regulations.

**CONDITIONS** that may be appropriate may include the following:

1. The Final Plat shall be finalized and recorded within one (1) year unless an extension is granted pursuant to Section 2.1.6, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.
2. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
3. Prior to recordation all fees must be paid in full.
4. All property taxes must be paid prior to the recording of the plat.
5. The right of way for Gold Queen Place and Golden Tide Place shall be appropriately dedicated on the final plat.
6. The following notes shall be shown on the plat:
  - a. Routt County is not responsible for maintaining or improving subdivision roads. The right of ways shown hereon have been accepted by Routt County, however the County is not responsible for maintaining or improving subdivision roads.
  - b. Existing and new accesses shall meet access standards set forth by the Routt County Public Works Department and Fire Prevention Services.
  - c. Routt County (County) and the North Routt Fire District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the District's failure to provide ambulance, fire, rescue or police protection to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
7. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
8. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grassed. See the Colorado State University Extension Office for appropriate grass mixes.
9. All exterior lighting shall be downcast and opaquely shielded.
10. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
11. The recommendations for defensible space around structures from the Colorado State Forest Service should be adhered to for development of this lot.

## **ZONE CHANGE**

**FINDINGS OF FACT** that may be appropriate if the **Zone Change** is approved:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.
2. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
3. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the are

**CONDITIONS** that may be appropriate may include the following:

1. The change of zone from Low Density Residential to Mountain Residential Estate shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Recorders Office.
2. The zone change is contingent upon a Final Plat being recorded.
3. The approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this approval.



DENVER  
CAISSON  
DRILLING

957 Salida Way, Aurora, CO 80011 • 303-721-9116

We bought the adjacent property in 2008 and purchased the new property in May of 18. We would like to consolidate them.

There are no plans to build on the property it is just a consolidation and the property use and look will not change.

Zoning of the property will not change.

No changes to water sewer or road requirement will change.

W. S. Wagoner

# Zone Change Narrative

**From:** [NRX](#)  
**To:** [Alan Goldich](#)  
**Subject:** Re: application narrative  
**Date:** Monday, April 20, 2020 1:57:05 PM

---

Please see the narrative below and let me know , Thank you in advance .

## Stan Wagoner

NRX  
970-846-9589  
Stan@nrxconstruction.com

---

**From:** Alan Goldich <agoldich@co.routt.co.us>  
**Sent:** Thursday, April 16, 2020 10:39 AM  
**To:** stan@nrxconstruction.com <stan@nrxconstruction.com>  
**Subject:** application narrative

Stan,

I received the additional information and the envelopes. Your narrative does not contain the information that is needed in order to deem the application complete. Your narrative needs to include the following:

**THE ZONE CHANGE WOULD BE THE SAME AS THE EXISTING PROPRERTY LOCATED AT 57880 GOLDEN TIDE PLACE.**

### Part 1

In any petition for zoning amendment, the petitioner shall have the burden of showing that all of the following exist:

- A. That the proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans. **THE ZONE CHANGE IS CONSISTANT WITH THE MASTER PLN**
- B. That the area in question possesses geological, physiological and other environmental conditions compatible with the characteristic of the Zone District requested. **THE LAND IS ATTACHED TO THE ABOVE NAME PROPERT AND IS IDENTICAL PROPERTY TYPE**
- C. That the advantages of the Zone District requested substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment. **THIS STATE IS DEEMED CORRECT**
- D. That the applicable provisions of these Regulations have been met. **THE REGULATIONS HAVE BEEN MET**
- E. That in the case of a zone amendment request that would increase allowable residential, commercial, or industrial density, that adequate

facilities such as roads, water and sanitation, fire protection, emergency services and public utilities shall be available to serve the area. **NO INCREASE IS REQUESTED**

## Part 2

In addition, zoning amendments shall be allowed only after the petitioner demonstrates that rezoning is necessary for one or more of the following reasons:

- A. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
- B. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area; or **THE ZONING REQUEST IS REQUESTED TO LESSEN THE DEVELOPMENT OF THE AREA IT WILL JUST BE ADDED TO THE EXISTING RESIDENCE PROPERTY TOTAL**
- C. The proposed rezoning is necessary in order to provide land for a demonstrated community need; or
- D. The existing zone classification currently shown on the Official Zoning Map is an error

Please e-mail this additional information. Once we have this, it will be deemed complete and we can work on getting it scheduled.

*Alan Goldich*  
*Routt County Planning*  
*970-879-2704*  
*136 6<sup>th</sup> St., Suite 200*  
*Steamboat Springs, CO 80477*  
[Agoldich@co.routt.co.us](mailto:Agoldich@co.routt.co.us)



**Please consider the environment before printing this email.**

**Need local information about COVID-19 (coronavirus) in Routt County?**

**Call-in for COVID-19 related questions: 970-871-8444**

**Routt County COVID-19 website: [www.covid19routtcounty.com](http://www.covid19routtcounty.com)**

## Disclaimer

The information contained in this communication is confidential and intended solely for use by the recipient(s). If you are not the recipient, understand that any disclosure or distribution of the contents is strictly prohibited and may be unlawful. This email has been scanned for viruses and malware, and may have been automatically archived.

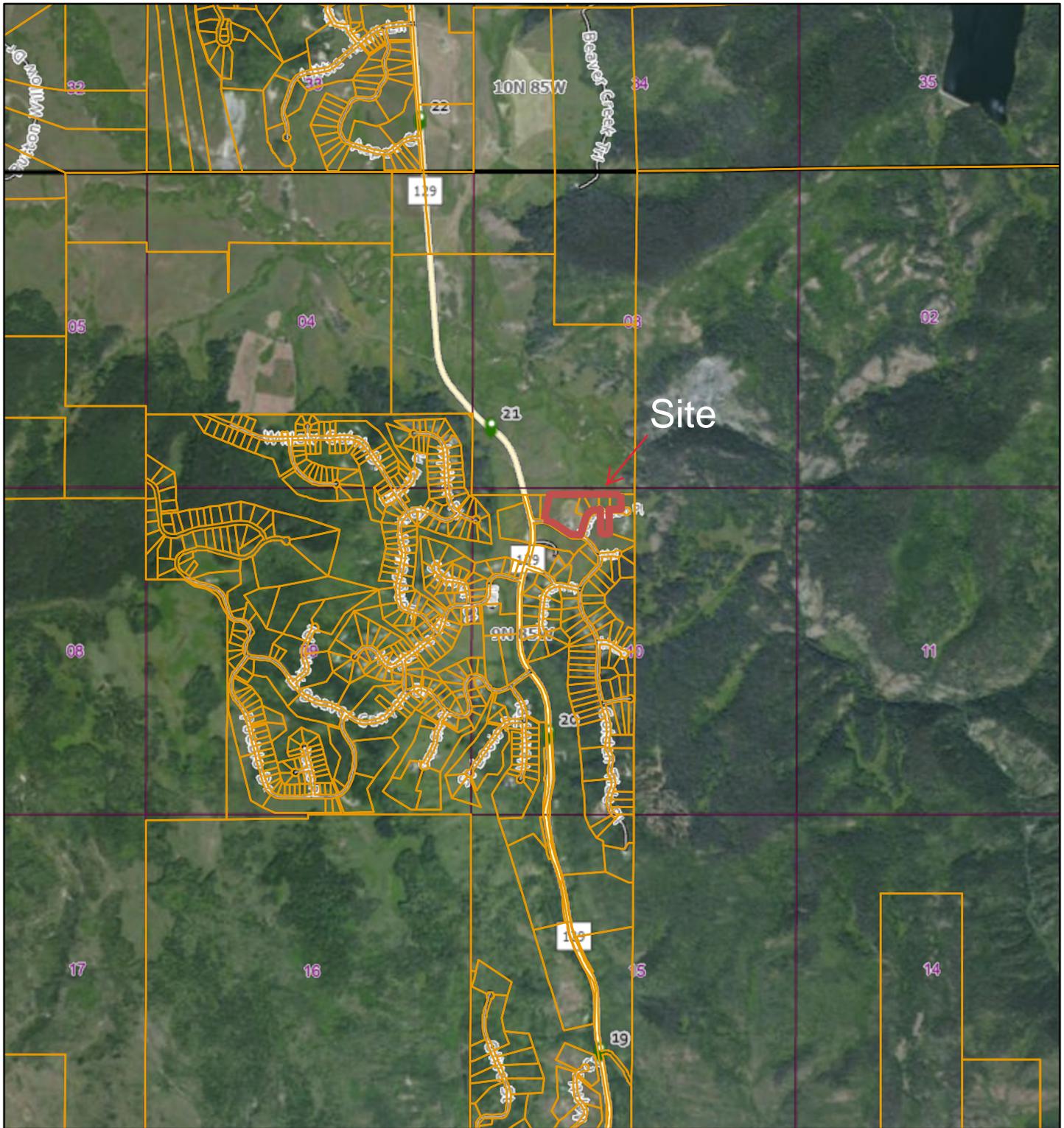


View from the intersection of CR 129 and Golden Tide place looking east.



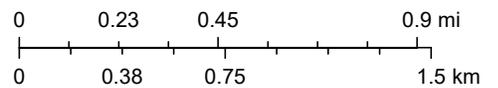
View from the end of Gold Queen Place looking west.

# My Map in Routt County



6/12/2020, 6:52:13 AM

1:36,112



- Override 1
- Routt County Boundary
- Parcels
- Parcels for mailing addresses
- Mile Markers
- Sections
- Township
- Roads - Routt County and Towns**
- Primary Public Road
- Private

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS

# WAGONER REPLAT

A LOT CONSOLIDATION OF LOTS 24-27, 32, STEAMBOAT LAKES FILING NO 1 AND  
 LOT A REPLAT LOTS 18-23 STEAMBOAT LAKES FILING NO 1  
 ROUTT COUNTY, COLORADO

### CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: That Warren Stanley Wagoner, Jr, being the owner of the land described as follows:

LOTS 24-27, 32, STEAMBOAT LAKES FILING NO 1 AND  
 LOT A REPLAT LOTS 18-23 STEAMBOAT LAKES FILING NO 1  
 ROUTT COUNTY, COLORADO

containing 12.34 acres, more or less, in the County of Routt, Colorado, under the name and style of WAGONER REPLAT, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon.

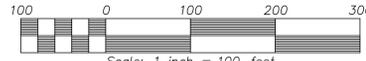
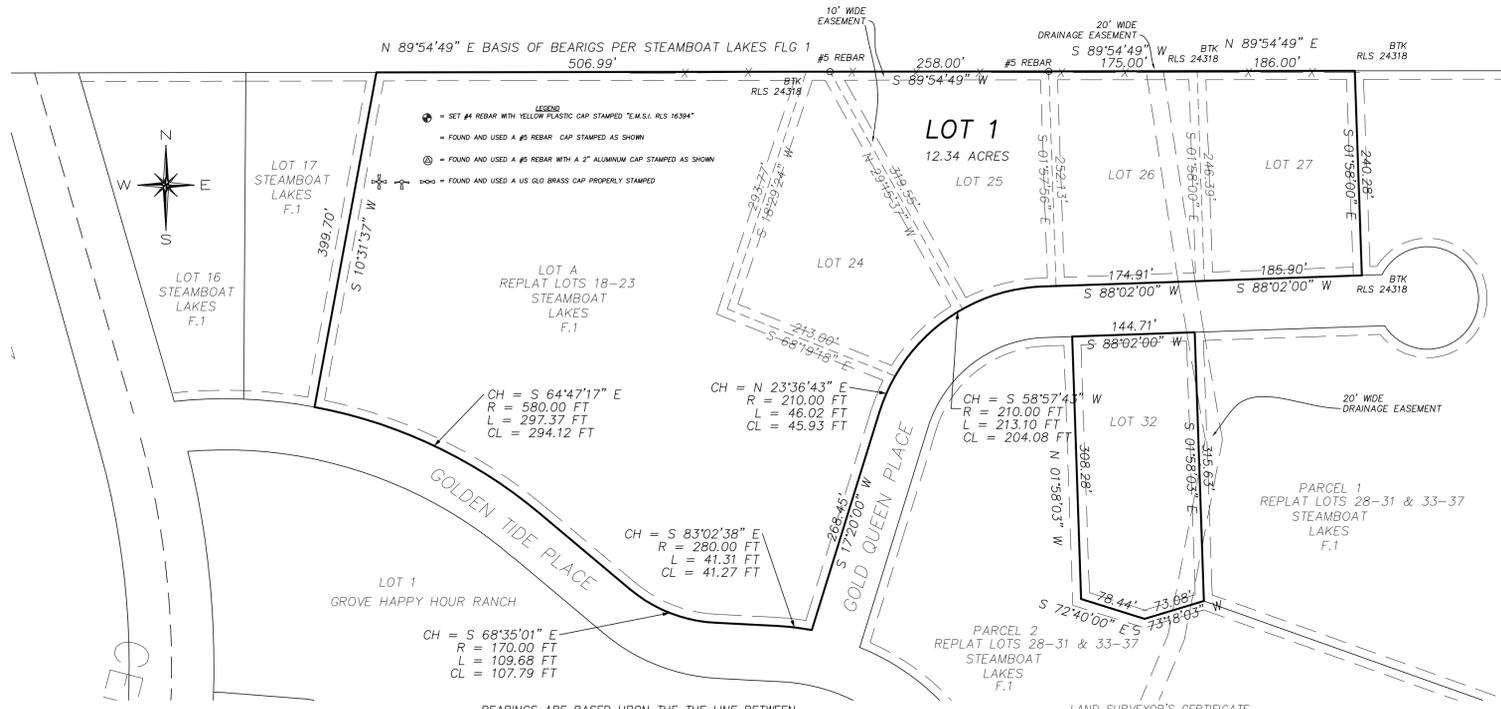
In witness whereof, the said Warren Stanley Wagoner, there caused his name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_, 2019

by \_\_\_\_\_  
 Warren Stanley Wagoner

State of Colorado  
 County of Routt  
 The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, AD, 2019, by Warren Stanley Wagoner.

My commission expires on \_\_\_\_\_  
 Witness my hand and official seal.

(Seal) \_\_\_\_\_ NOTARY PUBLIC



### PLAT NOTES

- Routt County is not responsible for maintaining or improving subdivision roads.
- The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been established and such shall be a condition of obtaining a building permit for these lots.
- Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services.
- The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
- Routt County (County) and the North Routt Fire District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the District's failure to provide ambulance, fire, rescue or police protection to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
- All lots have been shown to be within mapped areas of Potentially Unstable Slopes. If site development reveals evidence of faulting in soils, then additional investigation will be needed to ensure that individual structures are not located within active fault rupture zones.
- Prior to issuance of a building permit, survey monuments shall be placed per Routt County Subdivision Regulations Section 4.3.

NOTE:  
 This plat is subject to certain restrictions as shown on the Steamboat Lakes Filing 2 plat as recorded December 10, 1971 under Reception No. 229830 and Covenants recorded August 1, 1972 in Book 364 at Page 58 as amended recorded November 15, 2001 under Reception No. 554723.

### ATTORNEY'S OPINION

I, Jill A. Brabec, being an attorney at law, duly licensed to practice before courts of record in the state of Colorado, do hereby certify that I have examined the title to the real property described hereon by review of \_\_\_\_\_, and, based solely upon such review, that title to such lands is 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 assessments; patent reservations; unpatented mining claims; water rights, claims or title to water; the traverse and right-of-way of ditches, ponds and springs; rights-of-way, easements and encroachments of record or apparent; restrictions, reservations, agreements, and covenants, both of record and not of record; liens or encumbrances or claims thereof not shown by the public records, all schedule B exceptions listed on said title commitment; and the deed(s) of trust subordinated herein.

Jill A. Brabec, Esq.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

Schedule B Exceptions Order No \_\_\_\_\_

### LAND SURVEYOR'S CERTIFICATE

I, James B. Ackerman, being a Registered Land Surveyor in the State of Colorado, do hereby certify that the within plat of WAGONER REPLAT, was made by me or under my direct responsibility, supervision, and checking, in accordance with C.R.S. 38-51-101 et seq. and any statute succeeding such statute and contains all information required by 38-33.3-209 and that it is accurate to the best of my knowledge.

Dated this \_\_\_\_ day of \_\_\_\_\_, AD, 2019.

JAMES B. ACKERMAN R. L. S. #16394

### BOARD OF COUNTY COMMISSIONERS APPROVAL

This final has been reviewed and is hereby approved for recording by the Board of County Commissioners pursuant to the Routt County Subdivision Regulations Section 2.5, Routt County.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2019.

M. Elizabeth Melton, Chairman  
 Board of County Commissioners Routt County Colorado

Attested \_\_\_\_\_  
 Kim Bonner, COUNTY CLERK and RECORDER

### ROUTT COUNTY SURVEYORS ACCEPTANCE

This plat was filed and indexed as File No. SP \_\_\_\_\_ on \_\_\_\_\_, 2019, at \_\_\_\_\_ 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

THOMAS H. EFFINGER JR. REG NO. 17651

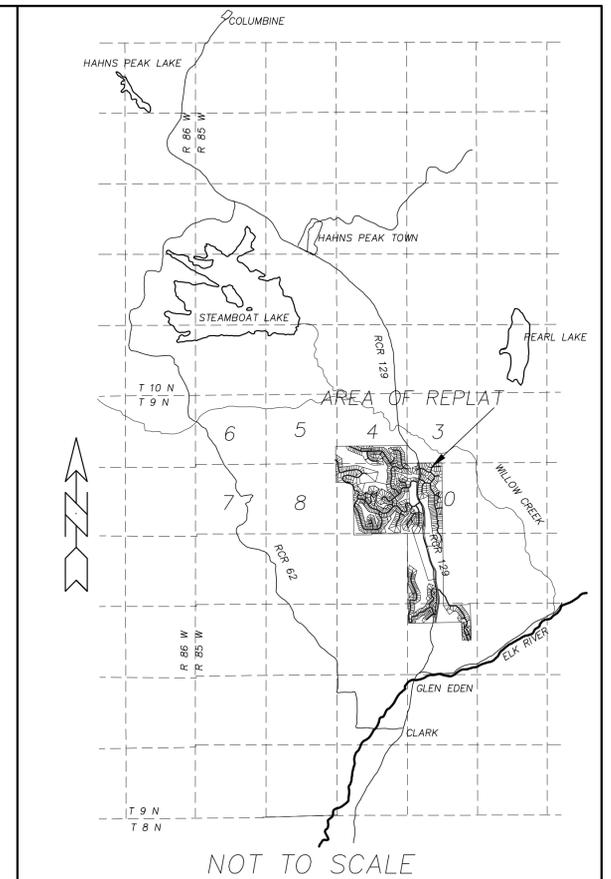
### ROUTT COUNTY CLERK AND RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this \_\_\_\_ day of \_\_\_\_\_, AD, 2019.

Reception No. \_\_\_\_\_, Time \_\_\_\_\_

File Number \_\_\_\_\_

Routt County Clerk & Recorder



### ROUTT COUNTY PLANNING COMMISSION APPROVAL

The Routt County Planning Commission did hereby authorize and approve this plat of WAGONER REPLAT at the meeting of said Commission held on this 6th day of December, A.D., 2019.

Steve Wanke, Chairman

NOTICE: "According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."

CALC'D	JBA	
DRAWN	JBA	
SURVEYED BY:	EMSI	
NO.	REVISION	DATE

TITLE:  
**WAGONER REPLAT**  
 A LOT CONSOLIDATION OF LOTS 24-27, 32,  
 STEAMBOAT LAKES FILING NO 1 AND  
 LOT A REPLAT LOTS 18-23  
 STEAMBOAT LAKES FILING NO 1  
 ROUTT COUNTY, COLORADO

PREPARED BY:  
**EMERALD MOUNTAIN SURVEYS, INC.**  
 P. O. BOX 774812  
 STEAMBOAT SPRINGS, COLORADO 80477  
 970-879-8998  
[www.emeraldmtn.net](http://www.emeraldmtn.net)

COPYRIGHT 2019, EMERALD MOUNTAIN SURVEYS, INC.  
 PREPARED FOR:  
 STAN WAGONER  
 BOX 877  
 CLARK  
 COLORADO  
 80428

SCALE:	1" = 100'	DATE:	8-27-2019
PROJECT NO.	3584-1	SHEET NO.	1 of 1



**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AGENDA COMMUNICATION FORM**

<b>ITEM DATE:</b> July 9, 2020	<b>ITEM TIME:</b> 11:35 am

<b>FROM:</b>	Alan Goldich
<b>TODAY'S DATE:</b>	June 30, 2020
<b>AGENDA TITLE:</b>	Wagoner Consolidation and Zone Change; PL-19-176 and 177

<b>CHECK ONE THAT APPLIES TO YOUR ITEM:</b>
<input checked="" type="checkbox"/> <b>ACTION ITEM</b>
<input type="checkbox"/> <b>DIRECTION</b>
<input type="checkbox"/> <b>INFORMATION</b>

<b>I. DESCRIBE THE REQUEST OR ISSUE:</b>
<ol style="list-style-type: none"> <li>Consolidation of some of the original Steamboat Lake lots with an existing consolidated lot.</li> <li>Zone change on the original Steamboat Lake lots from Low Density Residential to Mountain Residential Estate</li> </ol>
<b>II. RECOMMENDED ACTION (motion):</b>

**Consolidation; PL-19-176**

I move to approve the lot consolidation application, PL-19-176, with the findings of fact that the proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and the Elk River Valley Community Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 3 and 4 of the Routt County Subdivision Regulations. This approval is subject to the following conditions:

- The Final Plat shall be finalized and recorded within one (1) year unless an extension is granted pursuant to Section 2.1.6, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.
- Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
- Prior to recordation all fees must be paid in full.
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- The right of way for Gold Queen Place and Golden Tide Place shall be appropriately dedicated on the final plat.
- The following notes shall be shown on the plat:
  - Routt County is not responsible for maintaining or improving subdivision roads. The right of ways shown hereon have been accepted by Routt County, however the County is not responsible for maintaining or improving subdivision roads.



## ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS AGENDA COMMUNICATION FORM

- b. Existing and new accesses shall meet access standards set forth by the Routt County Public Works Department and Fire Prevention Services.
  - c. Routt County (County) and the North Routt Fire District (District) shall be held harmless from any injury, damage, or claim that may be made against the County or the District by reason of the County's or the District's failure to provide ambulance, fire, rescue or police protection to the property described on this plat, provided that the failure to provide such services is due to inaccessibility of the property by reason of internal roads being impassable. This conditions shall not relieve the County or the District of their responsibility to make a bona fide effort to provide emergency services should the need arise.
7. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
  8. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
  9. All exterior lighting shall be downcast and opaquely shielded.
  10. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
  11. The recommendations for defensible space around structures from the Colorado State Forest Service should be adhered to for development of this lot.

### **Zone Change; PL-19-177**

I move to approve the zone change application, PL-19-177, from LDR to MRE with the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.
2. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
3. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.

This approval is subject to the following conditions:

1. The change of zone from Low Density Residential to Mountain Residential Estate shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Records Office.
2. The zone change is contingent upon a Final Plat being recorded.



# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA COMMUNICATION FORM

3. The approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this approval.

<b>III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):</b>
<b>PROPOSED REVENUE</b> <i>(if applicable)</i> : \$
<b>CURRENT BUDGETED AMOUNT:</b> \$
<b>PROPOSED EXPENDITURE:</b> \$
<b>FUNDING SOURCE:</b>
<b>SUPPLEMENTAL BUDGET NEEDED:</b> YES <input type="checkbox"/> NO <input type="checkbox"/>
<i>Explanation: N/A</i>
<b>IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):</b>
N/A
<b>V. BACKGROUND INFORMATION:</b>
Planning Commission heard this application at their June 25, 2020 hearing. There was not much discussion on these applications. Both were approved by a 9-0 vote.
<b>VI. LEGAL ISSUES:</b>
N/A
<b>VII. CONFLICTS OR ENVIRONMENTAL ISSUES:</b>
N/A
<b>VIII. SUMMARY AND OTHER OPTIONS:</b>
1. Deny the application 2. Table for more information
<b>IX. LIST OF ATTACHMENTS:</b>
<ul style="list-style-type: none"><li>• DRAFT Planning Commission minutes from June 25, 2020</li><li>• Planning Commission staff packet</li></ul>

## ROUTT COUNTY PLANNING COMMISSION

### DRAFT MINUTES

June 25, 2020

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Chairman Steve Warnke, Bill Norris, Troy Brookshire, Peter Flint, Brian Kelly, Roberta Marshall, Greg Jaeger, Billy Mitzelfeld and Andrew Benjamin. Rohail Abid was absent. Interim Planning Director Kristy Winser and staff planner Alan Goldich also attended. Sarah Katherman prepared the minutes. This meeting occurred via Zoom.

#### PUBLIC COMMENT

There was no public comment.

#### MINUTES – June 4, 2020

Commissioner Kelly moved to approve the minutes of the Routt County Planning Commission meeting cited above, as written. Commissioner Brookshire seconded the motion. **The motion carried 9 – 0.**

#### MINUTES – June 11, 2020

Commissioner Kelly moved to approve the minutes of the Routt County Planning Commission meeting cited above, as written. Commissioner Marshall seconded the motion. **The motion carried 9 – 0.**

**ACTIVITY:** PL-19-176 & PL-19-177

**PETITIONER:** Stan Wagoner

**PETITION:** 1. Consolidation of Lot A Replat, Lots 18-23 Steamboat Lake F1 and Lots 24-27 and 32 Steamboat Lake F1 into a single parcel  
2. Rezone from Low Density Residential to Mountain Residential Estates

**LOCATION:** Approximately 225' east from the intersection of CR 129 and Golden Tide Place

Mr. Goldich reviewed the petition to consolidate a previously replatted 5-acre lot and five existing Steamboat Lake lots into a single parcel of a little over 12 acres. He said that the petition also includes a request to rezone the entire property to Mountain Residential Estates (MRE) to be consistent with the current zoning of Lot A. He presented pictures of the site and indicated the existing house which is on the 5-acre parcel. Mr. Goldich said that staff had not identified any issues of concern regarding the proposal, which is supported by the Routt County Master Plan and the Upper Elk River Valley Community Plan, and is consistent with past approvals.

Chairman Warnke asked if suggested Conditions of Approval (COAs) #8, #9 and #10 were appropriate. Mr. Goldich said that COAs #8 and #9 are regulations that formerly were included as plat notes but now are simply included in approvals as a means of calling attention to them. He said that COA #10 could be deleted because the property does not contain any areas in need of

"no build" zones. In response to a question from Commissioner Brookshire, Alan said that COAs #8 and #9 are not included on the plat. He said that these are County regulations that apply to land in unincorporated Routt County, whether platted or not.

Chairman Warnke asked the applicant the purpose of the request. Mr. Wagoner said that he wants to join the adjacent land to the lot with the main house. He said that he has no intention of selling the land and does not want neighbors.

### **MOTION**

Commissioner Marshall moved to recommend approval of the lot consolidation with the findings of fact that the proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and the Elk River Valley Community Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 3 and 4 of the Routt County Subdivision Regulations. This approval is subject to the following conditions:

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8. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
9. All exterior lighting shall be downcast and opaquely shielded.
10. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
11. The recommendations for defensible space around structures from the Colorado State Forest Service should be adhered to for development of this lot.

Commissioner Kelly seconded the motion.

**The motion carried 9 – 0, with the Chair voting yes.**

#### **MOTION**

Commissioner Marshall move to recommend approval of the zone change from LDR to MRE with the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.
2. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
3. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.

This approval is subject to the following conditions:

1. The change of zone from Low Density Residential to Mountain Residential Estate shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Recorders Office.
2. The zone change is contingent upon a Final Plat being recorded.
3. The approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this approval.

Commissioner Brookshire seconded the motion.

**The motion carried unanimously.**

#### **ADMINISTRATOR'S REPORT**

Ms. Winser said that although the Courthouse building may be opening to the public soon, the re-opening will not include the meeting rooms, so hearings will continue to take place on Zoom. She



# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA COMMUNICATION FORM

<b>ITEM DATE:</b> July 9, 2020	<b>ITEM TIME:</b>

<b>FROM:</b>	Ray DuBois
<b>TODAY'S DATE:</b>	July 7, 2020
<b>AGENDA TITLE:</b>	Public Works Department Discussion Items

<b>CHECK ONE THAT APPLIES TO YOUR ITEM:</b>
<input type="checkbox"/> <b>ACTION ITEM</b>
<input checked="" type="checkbox"/> <b>DIRECTION</b>
<input checked="" type="checkbox"/> <b>INFORMATION</b>

<b>I. DESCRIBE THE REQUEST OR ISSUE:</b>
<p>Discussion of various topics of recent internal and external interest:</p> <ol style="list-style-type: none"> <li>1. Fairgrounds Maintenance: Options to improve grounds care and riding arena footing in light of 2020 budget cuts and hiring freeze.</li> <li>2. Revisit 2020 Capital Projects: Prioritization of projects that can be completed or partially completed in 2020; examples – former Communication Center remodel, chip seal, asphalt overlay, road crack seal.</li> <li>3. Work Spaces for Public Health Department: Options for work spaces for increased staffing of the Public Health department; examples – rented space on west side of Steamboat, Planning Department offices, BCC offices, Justice Center conference room, DHS cabin.</li> <li>4. Custodial Services: Options to meet regular and COVID-related cleaning and disinfection needs in light of reduced staffing due to custodial resignation.</li> </ol>

<b>II. RECOMMENDED ACTION (<i>motion</i>):</b>
N/A

<b>III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):</b>
<b>PROPOSED REVENUE (<i>if applicable</i>):</b> N/A
<b>CURRENT BUDGETED AMOUNT:</b> N/A
<b>PROPOSED EXPENDITURE:</b> N/A
<b>FUNDING SOURCE:</b>
<b>SUPPLEMENTAL BUDGET NEEDED: YES NO X</b>



# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

## AGENDA COMMUNICATION FORM

### IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):

### V. BACKGROUND INFORMATION:

1. Fairgrounds Maintenance: Increased interest in the usage of the fairgrounds and decreased staffing in 2020 has led to less than desirable lawn care and preparation of the arena footing for horses and riders. The Facilities Management department is looking to outside contractors to help mitigate circumstances related to the 2020 hiring freeze and other internal personnel issues.
2. Revisit 2020 Capital Projects: With the onset of the COVID-19 pandemic, Routt County took appropriate action to revise the 2020 budget to prepare for possible dire financial impacts. However, with a less bleak financial picture to date in 2020, it may be appropriate to undertake certain capital projects that would fit within the current year-end financial projections.
3. Work Spaces for Public Health Department: To help combat the COVID-19 pandemic locally, it was necessary to increase the staffing levels of the Public Health department beyond what was planned for 2020. Therefore, workspaces need to be prepared for the added staff.
4. Custodial Services: The novel coronavirus has substantially increased the disinfection protocols for public spaces. On Tuesday, June 30<sup>th</sup>, a custodian resigned. This essential position must be filled quickly. The Facilities Management department is looking to outside contractors as a way to fill the need quickly and as a possible long-term option that would supplement the county-employed custodians.

### VI. LEGAL ISSUES:

N/A

### VII. CONFLICTS OR ENVIRONMENTAL ISSUES:

N/A

### VIII. SUMMARY AND OTHER OPTIONS:

N/A



**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**  
AGENDA COMMUNICATION FORM

**IX. LIST OF ATTACHMENTS:**

None