

ROUTT COUNTY PLANNING COMMISSION

MINUTES

December 6 , 2018

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 and Commissioners Troy Brookshire, Karl Koehler, Andrew Benjamin, John Merrill, Brian Arel, Peter Flint and Roberta Marshall. Commissioner Bill Norris and Geoff Petis were absent. Assistant Planning Director Kristy Winser and staff planners Alan Goldich and Chris Brookshire also attended. Sarah Katherman recorded the meeting and prepared the minutes.

MINUTES - September 20, 2018

Commissioner Koehler noted a typo on page 6. Commissioner Benjamin moved to approve the minutes, as amended. Commissioner Arel seconded the motion. **The motion carried 8 - 0, with the Chair voting yes.**

MINUTES - October 4, 2018

Commissioner Arel moved to approve the minutes, as written. Commissioner Benjamin seconded the motion. **The motion carried 8 - 0, with the Chair voting yes.**

PUBLIC COMMENT

There was no public comment.

ACTIVITY: PL-18-198

PETITIONER: Twentymile Coal, LLC

PETITION: Renewal of Special Use Permit PL-16-62 for the Stoker Coal Haul

LOCATION: CR 27 from the Foidel Creek Mine to US Highway 40

Mr. Jerry Nettleton, representing the petitioner, stated that the request was for a renewal of the existing haul permit with no major changes. He said that there have been some changes to the suggested conditions of approval (COAs). His comments regarding the COAs are as follows:

#9: Mr. Nettleton stated that this condition does not apply, but that he was okay with leaving it in if it is simply "boilerplate."

#11: Mr. Nettleton stated that although the Stoker Coal haul permit has been valid for five years in the past, the current mining permit was issued for ten years. He suggested that it might make sense for this permit to be issued for a ten-year term as well.

#12: Mr. Nettleton stated that this condition was included at the suggestion of staff, and that he supports it.

#18: Mr. Nettleton said that the hauling contractor uses primarily 35-ton trucks, but does have some 38-ton trucks. He requested that this condition be amended to allow the use of 38-ton trucks without changing the total amount of coal to be hauled or trips to be made, as specified in COAs #13 and #14.

#21: Mr. Nettleton stated that at this point Twentymile is the only operation hauling coal on CR 27, but that if another operator began using that route under an SUP, the language of this condition might be confusing. He suggested that COA #21 name Peabody specifically.

#27: Mr. Nettleton offered that this COA was duplicative of COA #21. He suggested that it could be deleted.

Mr. Goldich reviewed the petition, which allows for coal to be hauled on CR 27 from the Foidel Creek mine to US 40. The permit allows for 500,000 tons of coal to be hauled annually. He stated that Peabody also holds a permit for hauling coal on CR 27 from the Sage Creek Mine, but that this permit is not being utilized.

Mr. Nettleton stated that he expects mining at Twentymile to continue for another ten years. He said that as the mining winds down at Twentymile, it will be ramping up at Sage Creek.

Mr. Goldich stated that the Public Works Department (formerly Road & Bridge) has no concerns regarding the petition with the proposed COAs, as written. He said that it would be appropriate to consult with Public Works prior to making any changes to the road-related conditions. Mr. Goldich said that there would be time to consult with Public Works prior to the Board of County Commissioners' hearing, scheduled for December 18th. Mr. Goldich said that the Hayden School District is fine with the current COA regarding bussing (COA #17).

Commissioner Brookshire asked about incidents involving wildlife or other motorists on CR 27. Mr. Goldich said that he had consulted with Colorado Parks and Wildlife (CPW), who said that surprisingly few vehicle/wildlife conflicts occur on this stretch of CR 27. He said that he had also contacted the State Patrol, who had no concerns with the petition. He said that he could follow-up to obtain incident data, if needed. He added that no issues have been reported to the County, other than a few small coal spills that had been addressed by Public Works. Mr. Goldich reiterated that he would like to consult with the Public Works Department prior to making changes to the COAs that concern the road. He said that COA #9 is boilerplate, and agreed that it is not applicable to this petition.

Mr. Goldich said that the Stoker Coal haul permit had always been issued for five years. He noted that as a straight renewal, the applicant was charged 50% (\$400) of the regular application fee. As a straight renewal, changes to the conditions or

term of the permit were not allowed. He offered that this proposal could be presented to the Board of County Commissioners.

Commissioner Brookshire asked about speed monitoring on the haul trucks. Mr. Nettleton stated that Peabody contracts with an independent hauler. He said that the trucks are equipped with governors that do not allow them to exceed a certain speed, and are also equipped with recording devices that can be checked in the event of an accident or complaint. He said that there have been no violations or incidents under the existing permit. Commissioner Brookshire asked about the stopping distance of a 35-ton truck going 45 mph. Mr. Nettleton said that he did not know, but stated that a trucking study had been submitted with the initial permit application.

Commissioner Brookshire stated that he had witnessed haul trucks on that road going what seemed very fast. He suggested that a reduced speed for trucks might be appropriate. Mr. Nettleton said that Peabody had rebuilt CR 27 and had installed passing lanes to accommodate the trucks being used. He offered that reduced speed for trucks might mess up the traffic flow for other motorists. In response to a question from Commissioner Merrill, Mr. Nettleton stated that he did not know if speed monitoring on an ongoing basis was possible.

Commissioner Merrill asked about noise and whether Colorado Noise Standard 9.2.D was addressed in the COAs. Mr. Goldich cited COA #25, which addresses noise in general, but does not specifically cite 9.2.D. He said that COA #5 covers compliance with all state, local and federal laws.

Commissioner Brookshire asked about the cost sharing of road maintenance cited in COA #21. Mr. Nettleton explained that Peabody shares the cost of road maintenance with Routt County. He said that there is a separate agreement between Peabody and the Road & Bridge Department. The cost sharing agreement is based on a 21-year cycle and maintenance schedule, in addition to annual maintenance such as filling cracks and striping. Mr. Nettleton said that each year Routt County conducts a traffic study to determine the percentage of road use that can be attributed to haul trucks. The funds are paid into a dedicated accrual account that is then used for repairs and maintenance by the County.

Commissioner Marshall offered that COA #9 may refer to the revegetation of areas that are graded in the course of road repair.

Chairman Warnke stated that he agrees that no changes in the road-related COAs should be approved without consultation with Public Works. He asked if it would be appropriate to defer a decision. Mr. Nettleton noted that the permit expires at the end of December. Mr. Goldich suggested that Planning Commission could make a recommendation of approval, as written, and that staff would follow-up with Public Works prior to the Board hearing regarding the proposed changes, including the allowing 38-ton trucks. Commissioner Brookshire asked that the comments regarding speed and monitoring also be passed on the Board. Commissioners Benjamin and Arel stated that they would be fine with allowing a permit term of 10 years.

There was no public comment.

MOTION

Commissioner Brookshire moved to recommend approval of the Stoker Coal haul permit with the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5, 6 and 9 of the Routt County Zoning Regulations.
2. No complaints or concerns have been identified through review of this permit.

This approval is subject to the following findings of fact:

General Conditions:

1. The SUP is contingent upon compliance with the applicable provisions of the Routt County Zoning Regulations including but not limited to Sections 4, 5, 6 and 9.
2. The SUP is limited to uses and facilities presented in the approved project plan. Any additional uses or facilities must be applied for in a new or amended application.
3. Any complaints or concerns which may arise from this operation may be cause for review of the SUP, at any time, and amendment or addition of conditions, or revocation of the permit if necessary.
4. In the event that Routt County commences an action to enforce or interpret this SUP, the substantially prevailing party shall be entitled to recover its costs is such action including, without limitation, attorney fees.
5. This permit is contingent upon any required federal, state, and local permits being obtained and complied with. Copies of permits or letters of approval shall be submitted to the Routt County Planning Department prior to operations. The operation shall comply with all Federal, State and local laws.
6. Prior to issuance of the permit, Permittee shall provide evidence of liability insurance in the amount of no less than \$1,000,000 per occurrence. Routt County shall be named as an additional insured on the policy. Permittee shall notify Routt County Planning Department of any claims made against the policy. Certificate of liability insurance shall include all permit numbers associated with the activity.
7. Accessory structures/uses associated with this permit may be administratively approved by the Planning Director, without notice.
8. Transfer of this SUP may occur only after a statement has been filed with the Planning Director by the transferee guaranteeing that they will comply with the terms and conditions of the permit. If transferee is not the landowner of the permitted area, Transferee shall submit written consent to the transfer by the landowner. Failure to receive approval for the transfer shall constitute

sufficient cause for revocation of the permit if the subject property is transferred. Bonds, insurance certificates or other security required in the permit shall also be filed with the Planning Director by the transferee to assure the work will be completed as specified. Any proposal to change the terms and conditions of a permit shall require a new permit.

Specific Conditions:

9. This permit is intended to replace SUP No. PL-16-62. Until such time as this permit has been issued that permit shall remain in full force and effect. SUP No.-PL-16-62 shall expire at such time this permit is issued.
10. The Special Use Permit is valid until December 31, 2023 provided it is acted upon within one year of approval.
11. If no complaints or concerns are identified, this permit may be renewed administratively.
12. This SUP allows for the hauling of up to a maximum average of 500,000 tons of coal annually from Twentymile Coal to US Highway 40. This permit does not cover hauling to the Hayden Power Plant and, if such is desired, another SUP will be required.
- ~~13.~~ The total trips per day, averaged monthly, shall not exceed a maximum of fifty-five (55). If the number of round trips exceed sixty (60) in any 24-hour period, Twentymile Coal Company shall contact the Routt County Planning Director for administrative approval.
14. Permittee shall submit to the Planning Department a report of tonnage hauled under this permit annually.

Road Conditions:

15. When bussing of students on regularly scheduled routes on County Road 27 becomes necessary, the hauling of coal during school bus hours shall not occur until negotiated and agreed upon by the permittee and the Hayden School District, and approved by the Planning Director, as to safety measures to be taken.
16. Hauling is limited to the use of up to 35 ton capacity trucks. Permittee shall obtain any required over-length and over-weight permits from the Routt County Road and Bridge Department prior to hauling.
17. Routt County has the authority to close any county road at its sole discretion if damage to the road may occur by its use. To the extent that a road closure may affect permittee's operations, Routt County will cooperate with permittee to allow operations to be continued in a safe and practicable stopping point, and/or to jointly develop a solution that will address continuation of operations and any associated issues related to the road.
18. All trucks will be covered and follow posted speed limits. All trucks shall be equipped with speed-monitoring technology to ensure that posted speed limits are followed. Violations of the covered load and speed limit requirements by

trucks subject to this permit will be reported to the County by the permittee, which may cause the review and amendment or revocation of the SUP for this use.

19. Permittee shall be required to pay for ongoing road maintenance and repair, including semi-annual striping of the road, and will share with Routt County in the cost of road maintenance based on the previous year's actual truck usage and tonnage hauled by Peabody on County Road 27. Routt County Road and Bridge Director shall determine requirements for timing and method of payment.
20. Permittee shall be responsible for any additional winter maintenance and other regular road maintenance desired by the County, and shall obtain all necessary permits and agreements to do so. At a minimum, this will include responsibility for road maintenance between 6 p.m. and 6 a.m. The permittee may be required to enter into a supplemental road maintenance agreement with the County to satisfy this condition.
21. Permittee shall communicate and resolve issues with the repair and clean-up of any spill or damage in a timely manner in agreement with affected parties. Any spill or road damage shall be reported to the Routt County Road and Bridge Department within three days of occurrence.
22. Any accidents or citations involving trucks covered by this permit shall be reported to the Routt County Planning Department within 3 days.
23. All trucks shall be equipped with Best Available Technologies for muffling of noise from engine brakes. All such equipment shall be maintained in good working order.
24. All tractors and trailers will be clearly numbered for easy identification. At a minimum, the tractors shall be numbered on both sides, and the trailers shall be numbered on both sides and the back.
25. Routt County roads affected by this SUP will be inspected by the Routt County Road and Bridge Department at intervals determined by same. Any road damage repair or maintenance needs above and beyond typical maintenance, attributable to this use, shall be made by the County, or a third-party contractor as selected by the Routt County Road and Bridge Department and on a schedule determined by same. Road and Bridge shall inform Permittee of such maintenance or repair activities prior to work being performed. Permittee shall solely bear the costs of repairs.
26. Permittee shall maintain access roads affected by this SUP during the life of the Operations. Maintenance may include grading and graveling or paving roadways, sweeping or cleaning access points, and application of a dust palliative as approved by the Routt County Road and Bridge Director and RCDEH.
27. Routt County roads shall not be completely blocked at any time. If traffic regulation is deemed necessary, the Permittee shall notify the Routt County

Road and Bridge Director, or designee thereof, in advance (if possible), who may then require:

- a. The Permittee or Permittee's contractor/sub-contractor to place traffic control signage along access routes and at intersections as specified by the Routt County Road and Bridge Director and at Permittee's expense; and types and placement of signs shall be in conformance with the MUTCD.

Commissioner Arel seconded the motion.

Discussion

Under discussion, Commissioner Koehler offered that COA #21 concerns routine maintenance and COA #27 concerns more significant repairs, but that the Board could decide if the two conditions were duplicative. Mr. Nettleton noted that the cost sharing agreement also cites incidents in which mining operations have undermined the CR 27 and addresses Peabody's responsibilities for repair. He suggested that the permit should with the Public Works Department prior to the Board hearing.

The motion carried 8 - 0, with the Chair voting yes.

ACTIVITY: PL-18-183

PETITIONER: William T. Lollar & Vanessa Loggins

**PETITION: 1) Consolidation of Lots 172 - 179, Steamboat Lakes Subdivision
Filing 2
2) Rezone from Low Density Residential (LDR) to Mountain Residential Estates (MRE)
3) Vacation of Utility Easements**

LOCATION: 58095 Columbian Place

Commissioner Brookshire disclosed that the staff planner for this item is his wife. He stated that he had not discussed the petition with her and had only the information included in the staff report. Neither Planning Commission nor the petitioner had any objection to his participation.

Mr. William Lollar reviewed the petition and stated that he believes it to be in conformance with the regulations. He acknowledged the need for a soils test. He said that the proposed building site is on Lot 172, which is flatter than many areas on the property. He said that the structure will be located within the required setback for the MRE zone district. Mr. Lollar stated that there will be ample area for snow storage on the site. He noted the letter from the Road & Bridge Department and stated they would adhere to all of the listed recommendations. The road will be constructed to County Road standards.

Mr. Lollar stated that he agrees that lot consolidations reduce the density and potential impacts, adding that he thinks the fee-in-lieu of public sites should be waived.

Mr. Lollar said that they plan to build a log home on the property using all local vendors and contractors.

Ms. Brookshire noted that the petition includes three items, and that each will require its own motion and conditions of approval (COAs). The suggested conditions include those provided by the Road & Bridge Department, as well as a requirement that a soils test be obtained prior to the issuance of a building permit. Regarding the fee-in-lieu of public sites, she said that she had not been at the recent meeting in which Planning Commission had recommended waiving the \$1400, but that Ms. Winser could review the discussion.

Ms. Brookshire noted that the Colorado Geological Survey did not have any objections to the approval of the petition, but did provide suggestions regarding the development of the land. She stated that the petitioners are aware of these recommendations.

Ms. Winser summarized the prior discussion regarding the fee-in-lieu of public sites and lot consolidations. She said that the discussion had begun with a lot consolidation in Stagecoach. Planning Commission had recommended waiving the \$1400 fee with the findings of fact that the consolidation of otherwise buildable lots reduces the density and potential impact on parks and schools. The Board of County Commissioners supported this decision and waived the fee. Chairman Warnke asked if the same argument would apply to the current petition. Ms. Winser noted that in the Steamboat Lakes Subdivision the lots to be consolidated are not buildable individually, because they are too small to be served by septic systems and vault systems are not allowed. In Stagecoach the individual lots were buildable because vaults systems are allowed there. Bear Ackerman, representing the petitioner stated that the lots owned by the petitioners are within the Willow Creek Water District, but are not served by central water or sewer.

Commissioner Brookshire asked about the grade on Lots 172 & 173. Ms. Brookshire stated that these two lots have grades under 30%. Commissioner Brookshire asked if it would be appropriate to include the five bullet points listed in the letter submitted by the Colorado Geological Survey as plat notes. Ms. Brookshire cited suggested COA #5.f and stated that this usually covers the issue, but that the five bullet points could be included if Planning Commission feels that is necessary.

Chairman Warnke asked about the change in setbacks that would occur with the proposed zone change. Mr. Ackerman stated that the plat would reflect the MRE setbacks. Ms. Brookshire stated that the setbacks in the MRE zone district are 50

ft. from all property lines. She added that the plat would also show the areas with slopes greater than 30% as “no build” zones.

Commissioner Koehler asked about the un-buildable status of the existing lots. Ms. Winser clarified that these lots had been created in the 1970s and were intended to be served by central water and sewer, but that the necessary infrastructure was never constructed. Without an alternative for waste disposal, the lots must be consolidated into five-acre parcels to allow for the installation of septic systems. Ms. Brookshire said that if the owners were willing to pay the high cost to extend the water and sewer lines, the lots could be considered buildable.

There was no public comment.

Ms. Brookshire noted that the fee-in-lieu is not included in the suggested COAs. If Planning Commission thinks it is appropriate to charge the fee, the appropriate COA could be added back in. Several Planning Commissioners stated their support for waiving the fee-in-lieu of public sites. Ms. Winser noted that while the Board of County Commissioner did waive the fee in the Stagecoach consolidation, it was not without considerable discussion. Commissioner Brookshire offered that the County would receive more funds from property tax on a consolidated lot with a residence than it would on the un-consolidated vacant lots. Chairman Warnke noted that land for schools and open space had been dedicated by the Steamboat Lakes Subdivision. Ms. Winser stated that the \$1400 fee is a reduced fee. The fee for a regular subdivision is 5% of the appraised value of the land.

MOTION - Lot Consolidation

Commissioner Arel moved to recommend approval of the Lollar Loggins Lot Consolidation with the findings of fact that with the following conditions complies with the applicable guidelines of the Routt County Master 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:

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 following notes shall be shown on the plat:

- a. Routt County is not responsible for maintaining or improving subdivision roads. The roads shown hereon have not been dedicated nor accepted by the County.
 - b. 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.
 - c. Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services.
 - d. The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
 - e. 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.
 - f. 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.
 - g. Prior to issuance of a building permit, survey monuments shall be placed per the Routt County Subdivision Regulations Section 4.3
6. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
 7. A current soils test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.
 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. Permittee shall obtain a Grading and Excavation Permit prior to the start of work.

12. Permittee shall obtain an Access Permit for their driveway prior to the start of work.
13. Permittee shall obtain a Work in the Right of Way permit prior to the start of work.
14. It is recommended that the permittee construct a minimum 12 foot wide road (centered in the Right of Way) to access the new consolidated lot out of an all-weather surface that is adequate to handle emergency response vehicles.

Commissioner Benjamin seconded the motion.

The motion carried 8 - 0, with the Chair voting yes.

MOTION - Zone Change

Commissioner Arel moved to recommend approval of the zone change from LDR to MRE for the consolidated lots with the findings of fact that the proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and applicable Sub Area plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations. This approval is subject to the following conditions:

1. The change of zone from Low Density Residential (LDR) to Mountain Residential Estates (MRE) 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.
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 Benjamin seconded the motion.

The motion carried 8 - 0, with the Chair voting yes.

MOTION - Vacation of Utility Easements

Commissioner Arel moved to recommend approval of the vacation of the utility easements, with the findings of fact that the proposal with the following conditions complies with the applicable guidelines of the Routt County Master 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 condition:

1. Utility and drainage easements shall be shown and dedicated on the final plat. The plat shall show all required drainage and utility easements on the vacated portion of roadways.

Commissioner Benjamin seconded the motion.

The motion carried 8 - 0, with the Chair voting yes.

DISCUSSION OF JOINTLY-ADOPTED ACCESS CONTROL PLAN

Mr. Dan Roussin, the Permit Manager for Region 3 for the Colorado Department of Transportation, stated that he is responsible for the access points onto the state highway system throughout the region. He reviewed the State Highway Access Code (SHAC), which is state law, but noted there are also Access Control Plans, which are planning documents to guide highway access changes and improvements as development within an area occurs. There is no funding to implement the Plan and if nothing changes in an area, then nothing changes in the access to the highways unless there is a safety issue or a publicly funded project that allows for implementation. Mr. Roussin stressed the flexibility of the plans to adapt to changing conditions. An Access Control Plan can be amended. Mr. Roussin stated that an Access Control Plan requires an Intergovernmental Agreement (IGA) between the state and local governments. He reviewed the process that is used to create a Plan. The local Access Control Plan for the area from 3rd Street east and north to the forest service boundary was adopted and established through an IGA between the state, the County and the City in 2016.

Mr. Roussin presented a map of the US 40 Access Control Plan through Steamboat and the forest service lands to the County line. He stated that the Plan supersedes the SHAC for vehicular access. He discussed some of the details regarding particular areas included in the local Plan. He also reviewed the table that describes the existing conditions and the plan for the future of each intersection. Mr. Roussin discussed the roles of CDOT and the County in access decisions related to land use applications. He also reviewed the importance of cross-access easements and shared access points to improve safety and traffic flow. Planning Commission asked questions about particular intersections and when changes must be made in conformance with the plan. Mr. Roussin stated that when a land use change occurs that creates a 20% increase in the peak hour traffic at the access point (not on US 40 overall), the intersection must be built to conform to the Plan. Regarding potential changes in local access points, Mr. Roussin said that areas to the west of Steamboat would be most likely to change as residential development in that area grows.

ADMINISTRATOR'S REPORT

Ms. Winser reviewed the agenda for the next scheduled meeting on December 20th. There will be no meeting on January 3rd. The joint meeting with the Board of County Commissioners will be held on January 17th.

Ms. Winser stated that there is a push to check in with the community to confirm continuing support for the Routt County Master Plan. This is a potential topic of discussion for the joint meeting. Commissioner Brookshire stated that public

outreach and meetings for this purpose had been conducted in 2016 and had confirmed that no major changes to the Master Plan were needed. Ms. Winser said that another potential long-range planning project on the horizon is an update to the Upper Elk River Community Plan. Ms. Winser encouraged Planning Commissioners to contact her with ideas for topics of discussion at the joint meeting.

The meeting was adjourned at 8:30 p.m.