

ROUTT COUNTY PLANNING COMMISSION

MINUTES June 20, 2019

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Acting Chairman Troy Brookshire and Commissioners, Brian Kelly, Bill Norris, Andrew Benjamin, Greg Jaeger and Geoff Petis. Commissioners John Merrill, Peter Flint, Roberta Marshall and Steve Warnke were absent. Planning Director Chad Phillips and staff planner Alan Goldich also attended. Sarah Katherman recorded the meeting and prepared the minutes

PUBLIC COMMENT

There was no public comment.

MINUTES - May 16, 2019

Commissioner Petis moved approve the minutes of the Routt County Planning Commission meeting held on the above stated date. Commissioner Kelly seconded the motion. **The motion carried , 6 - 0.**

ACTIVITY: PL-19-120

PETITIONER: Alpine Mountain Ranch

**PETITION: Major Amendment to the Alpine Mountain Ranch LPS -
CONSENT AGENDA**

**LOCATION: East of US Highway 40, north of Catamount Ranch, south of
Steamboat Springs city limits**

Chairman Brookshire stated that this was a consent agenda item. He asked if any Planning Commission members wanted to pull the item off the consent agenda for discussion. Hearing no requests to remove the item from the consent agenda, Chairman Brookshire called for a motion.

MOTION

Commissioner Norris moved to approve the major amendment the Alpine Mountain Ranch LPS with the following findings of fact:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Zoning Regulations, Section 2 and 5 of the Subdivision Regulations, applicable guidelines of the Routt County Master Plan, and applicable guidelines of the Sub Area Plan.
2. This subdivision exemption as proposed is not within the spirit or intent of the Routt County Subdivision Regulations or the State subdivision statute, and, therefore, may be exempted from the application of the County's subdivision regulations.

This approval is subject to the following conditions:

General Conditions:

1. The plat shall be finalized and recorded within one (1) year unless such time is otherwise extended 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. All plat notes on the original Alpine Mountain Ranch plat, along with references to amendments of the agreements shown on that plat, shall be included on the amended plat.

Commissioner Kelly seconded the motion.

The motion carried 6 - 0, with the Chair voting yes.

ADMINISTRATOR 'S REPORT

Mr. Phillips reported that the Board of County Commissioners had approved the Wunsch subdivision. He stated that they had resolved the issue of the HOA through a finding that the subdivision was an extension of an existing neighborhood, and therefore no designated open space was required. The open space was determined to be an unbuildable outlet.

Mr. Phillips reviewed the upcoming agendas, noting that there would be no meeting on July 4th and that the July 18th meeting would be a training session. The Board of Adjustment will also be attending.

Mr. Phillips reported that Karl Koehler, who represented the Town of Hayden, had resigned from the Planning Commission because his schedule would make regular attendance impossible.

The meeting was adjourned at 6:15 p.m .