

## ROUTT COUNTY PLANNING COMMISSION

### DRAFT MINUTES

DECEMBER 2 , 2021

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 Linda Miller, Bill Norris, Brian Kelly, Andrew Benjamin, Jim DeFrancia, and Roberta Marshall. Commissioners Ren Martyn, Paul Weese, and Greg Jaeger were absent. Planning Director Kristy Winser and Dave Dixon and Keith Walzak of Cushing Terrell. Sarah Katherman prepared the minutes.

#### PUBLIC COMMENT

There was no public comment.

#### MINUTES - October 7 , 2021

Chairman Warnke noted a couple of grammar/typo corrections.

Commissioner Kelly moved to approve the above cited minutes, as amended. Commissioner DeFrancia seconded the motion. **The motion carried unanimously.**

**ACTIVITY:** PL20210002 (to be tabled)  
**PETITIONER:** Twin Landfill Corporation  
**PETITION:** Amendment of Special Use Permit and Certificate of Designation  
**LOCATION:** At the end of CR 205, approximately 1 mile southwest of Milner

#### MOTION

Commissioner Benjamin moved to table the petition PL20210002 to the January 20, 2022 meeting, at the request of the petitioner. Commissioner Kelly seconded the motion.

**The motion carried 7 - 0, with the Chair voting yes.**

#### MASTER PLAN UPDATE

**ACTIVITY:** PL-19-107  
**LOCATION:** Routt County

Mr. Dave Dixon of Cushing Terrell reviewed the participation in the recent survey and in the community meetings. He said that 925 people responded to the survey, with 59% of those being residents of Steamboat Springs. He reviewed the highlights from the responses received as summarized below:

What people care about/positives:

- Preservation of open lands and protection of water

- Sense of community
- Opportunities (jobs, entertainment, recreation)

What people are concerned about:

- Overuse of recreational areas
- Traffic
- Housing!
- Sprawl
- Water and resources

What people want to see in the County:

- Expansion of core trail and bike lanes (especially on CR 129) for connectivity as well as recreation
- Preservation/protection/management of key recreational areas: Buffalo Pass/Dry Lake; Sarvis Creek; Slovenia; California Park; Yampa River; Flat Tops
- Preservation of agricultural and open lands
- Alternative and expanded means of transportation between communities

What people want to see in smaller towns:

- Increased amenities, services & community development (youth services, daycare, etc.)
- Infrastructure
- Balanced economic growth

What people want to see in the Steamboat vicinity:

- Diverse housing opportunities
- Growth and amenities west of town
- Services west of town
- Extension of the core trail to Steamboat II, Heritage Park & Silver Spur

Mr. Dixon reviewed some of the comments and themes discussed at the focus group meetings. He then reviewed the demographic data that had been collected, highlighting the large number of people who live in outlying areas, but commute to Steamboat for work. He reviewed the changes in employment by sector and the relative growth in different parts of the County. There was a discussion of the relative cost of housing in different parts of the County, with several suggestions regarding how the data may be skewed by different factors such as the sale of large ranches or the construction/sale of a few extraordinarily large homes.

Mr. Dixon and Ms. Winser reviewed the demographics of survey respondents and meeting participants and asked where there may be gaps. It was noted that there were relatively few responses from people who had lived in the community around 10 - 20 years, and from those in the 18 - 30 age range. Suggestions regarding how to reach these people included going to the high school and CMC as well as organizing a meeting through Ski Corp with employees. There was also a discussion of how best to ensure that the agricultural community is heard. Suggestions on how to reach younger members of this sector include meetings with 4-H and FAA.

Ms. Winser reviewed the next phase of community engagement, including the meetings with the leadership of municipalities, personal interviews with key stakeholders and a potential second online or other type of focused community survey. There will also be meetings focused on the future growth areas of Stagecoach and West of Steamboat (Brown Ranch). Mr. Dixon reviewed that regular meetings of the executive committee and TAC are ongoing. A monthly newsletter specific to the Master Plan update is also published monthly. Mr. Dixon reviewed the timeline leading up to drafting and approval of the Plan.

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

Ms. Winser said that there are currently no items scheduled for the December 16<sup>th</sup> PC meeting.

**The meeting was adjourned at 7:15 p.m.**