

ROUTT COUNTY PLANNING COMMISSION

MINUTES

JANUARY 3, 2022

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 Bill Norris, Greg Jaeger, Andrew Benjamin, Roberta Marshall, Paul Weese, Brian Kelly, and Linda Miller. Ren Martyn was absent. Planning Director Kristy Winser and staff planner Chris Brookshire also attended. Sarah Katherman prepared the minutes.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

Commissioner Jaeger asked about the procedure for members of the public who might want to comment on a consent agenda item. Ms. Brookshire reviewed that under the current process and with the new permit software, the public is provided opportunity to comment. Comments submitted following the deadline would not be accepted unless the item is pulled from the agenda.

MOTION

Commissioner Kelly moved to approve the consent agenda, as presented. Commissioner DeFrancia seconded. **The motion carried 9 - 0, with the Chair voting yes.**

WORKSESSION - MASTER PLAN UPDATE OUTREACH UPDATE

Ms. Winser reviewed the municipal meetings and the topics that were the focus of each one. She said that at the Hayden meeting there was discussion of the town's 3-mile plan and the possibility of an overlay of current zoning to cover areas where transitional uses may be appropriate. She noted the potential for commercial and industrial uses near the Yampa Valley Regional Airport (YVRA) and at Hayden Station after the power plant closes. Ms. Winser said that another issue was river access points. She noted that this not only an issue near Hayden, but also along the Yampa River to the south. She said that currently river access is a use by right, but that when access points are made open to the public or to private outfitters there is a potential for off-site impacts related to parking, sanitation, traffic safety, etc. She said that the County is considering whether a permit process for river put-ins and take-outs might be appropriate. She added that access points for private clubs and access points that are open to the public are very different. Commissioner Jaeger noted that river access for private fishing could be a supplemental income source for agricultural operations. Ms. Winser stated that uses intended to provide supplemental income for agricultural operators is a topic that needs to be revisited in any case, as some of the uses

intended to serve that purpose are not being used by ranchers anymore, but rather by people for whom that is the sole use of the property. She cited dedicated wedding venues as an example.

Regarding the Oak Creek meeting, Ms. Winser said that concerns were expressed about the topographical constraints around the town that would limit growth. She offered that Oak Creek has the potential to grow through infill and increased density before needing to consider annexation. She said that transportation and economic development were a big topics in Oak Creek. She said that Oak Creek canyon is perceived to be a barrier to people wanting to live there. She noted that the current Master Plan supports and encourages economic development in Oak Creek because it directs new growth to growth centers. She offered that this policy is unlikely to change in the updated Master Plan.

Ms. Winser stated that development west of town and mobility were a big topics at the Steamboat Springs municipal meeting. She noted that at a recent joint meeting of the Board of County Commissioners and City Council there had been an acknowledgement that the core trail serves not only as a recreational amenity, but also as a transit corridor. She said that City Public Works Director Jon Snyder had made a presentation to the Board regarding the status of the project to extend the core trail to the west.

Ms. Winser stated that the Yampa municipal meeting was interesting because Yampa expressed little interest in growth, although there is a desire for more amenities to serve the local population. Ms. Winser added, however, that Yampa would be updating its Master Plan and that through that process other opinions may be expressed.

In response to a question from Commissioner Kelly, Ms. Winser said that while a community meeting had been held in North Routt earlier in the process, the most recent round of meetings had focused on designated and potential growth centers. Because North Routt does not have the infrastructure in place to provide central water and sewer, it is not considered a potential growth area.

Ms. Winser said that the meeting for the West of Steamboat area came very closely after the community kick-off meeting for the Brown Ranch. She said that while the input was valuable, the attendance was fairly low. She said that the area within the UGB to west of Steamboat Springs that is outside of Brown Ranch is approximately 540 acres and that the outreach was intended to gauge what the community would like to see in those areas. Commissioner Jaeger said that he was surprised to hear that there was little interest in Silverspur or Heritage Park for annexation.

Ms. Winser noted that the participation at the Stagecoach meeting was very high. She said that although when particular subdivisions have been proposed in Stagecoach there has been "not in my backyard" opposition, general support for

development in Stagecoach was expressed at this meeting. She said that there remains a strong desire for commercial retail services, and particularly for a community store/coffee shop similar to the Clark Store. Ms. Winser reviewed the historical barriers to commercial development in Stagecoach and described the change in the current Stagecoach Community Plan to a standards-based system that would allow retail operations in the North Stagecoach area. She reviewed the criteria. Ms. Winser said that the current Community Plan seems to reflect what people want, but the Future Land Use map needs to be re-evaluated.

There was a discussion of the possibility that the annexation of Brown Ranch would not be approved. Ms. Winser offered that if the Brown Ranch project were to come through the County process at this time, it would have to come through as a PUD because the County does not have standards in place for urban level development.

Ms. Winser noted that the polling done at these meetings indicated that there was strong support for the County continuing its policy of not allowing short-term rentals anywhere in unincorporated Routt County. She said that the question of short-term rentals was one of the issues to be included in a survey put out to the Technical Advisory Committee. She added that the outreach process is nearing completion, but that there may be one more short community-wide survey with some very targeted questions. She noted that it is important for community input to drive the policy regarding short-term rentals. Ms. Winser said that the community assessment report, which will provide a compilation of the robust outreach process, will be presented to Planning Commission for review in March.

Ms. Winser reviewed the memo that was sent to Union Pacific railroad. She reviewed the process that had led to the conversation, noting that the discussions are very preliminary at this point. She said that the memo had also been forwarded to Rep. Dylan Roberts and Senators Bennet and Hickenlooper, all of whom responded very positively.

ADMINISTRATOR'S REPORT

Ms. Winser reviewed the upcoming agendas. Following discussion it was decided that in-person meetings would resume on February 17th, with a remote/hybrid option available for the public.

The meeting was adjourned at 8:00 p.m.