

ROUTT COUNTY PLANNING COMMISSION

MINUTES

August 4, 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 Brian Kelly, Bill Norris, Jim DeFrancia, Greg Jaeger, and Linda Miller. Commissioners Andrew Benjamin, Ren Martyn, and Paul Weese were absent. County Commissioners Tim Corrigan and Tim Redmond, Planning Director Kristy Winser and staff planners Alan Goldich and Michael Fitz, and County Manger Jay Harrington also attended. Sarah Katherman prepared the minutes.

PUBLIC COMMENT

There was no public comment.

MINUTES - July 7, 2022

Commissioner Miller moved to approve the above cited minutes, as written. Commissioner Jaeger seconded the motion. **The motion carried 6 - 0, with the Chair voting yes.**

MASTER PLAN UPDATE WORKSESSION

Ms. Winser reviewed the community outreach and process that resulted in the current draft of the Master Plan. She reviewed the elements of the Plan, and noted that the most recent draft, which was made available to the public for comment, includes the implementation matrix, which is the road map for implementing the Plan.

Ms. Nora Bland of Cushing Terrell, the project manager on the consulting team, described that each subject element of the Plan includes background information, an broad, aspirational goal, a set of policies to guide decision makers and the development of regulations, and actions that the County and its partners are to take to implement the Plan and its policies. The responsible parties for each action are identified in the matrix, as is the timeframe for its completion. Ms. Bland reviewed how the comments received from the Planning Commission and the Board were incorporated into the draft that was released to the public.

Ms. Winser reviewed how the draft Plan was disseminated to the public for comment. She then reviewed how the comments that were received were catalogued, categorized, and addressed. Ms. Winser noted that many valuable comments were received and that most of them led to additions or modifications to the draft. She stated that some comments, including those from the City of Steamboat Springs, the Economic Development Partnership, and Historic Routt County were received after the deadline for written comments, but are being addressed now. She said that some of the comments received from the City are

probably more pertinent to the Steamboat Springs Area Community Plan update than they are to the Master Plan. The City also provided many comments on Mobility and Transportation, which have been forwarded to Public Works Director Mike Mordi for review. Comments from the Economic Development Partnership and Historic Routt County are being addressed by staff and Ms. Bland. Ms. Winser said that the Executive Management Team would be reviewing the updated language for the history section and the additions to the plan made in response to Historic Routt County.

Ms. Winser reviewed the Implementation Matrix, which is the “to do” list of action items. She stated that the most significant action item directs the County to update its Subdivision and Zoning Regulations to reflect the policies of the Master Plan. A consultant will be contracted to assist with that process. She said that the action items will remain in the plan, even if they are accomplished, until the plan is re-evaluated in five years. Staff will maintain a list of actions and the progress being made on each.

Ms. Winser stated that the adoption hearing for the Master Plan is scheduled for August 18, 2022 with Planning Commission. The Board will then ratify the Plan on August 30, 2022. Ms. Winser stated that following adoption, another round of outreach meetings will be scheduled around the County to present the Plan to the community. Planning Commission and the Board commended the current draft of the Plan. Ms. Winser confirmed that in the unlikely event that a major change (other than the correction of typos or grammatical errors) were suggested at the August 18th meeting, the adoption of the plan would need to be rescheduled.

Public Comment

Mr. Ben Beall stated that he likes the new format for the Master Plan and commended the Tier 1, 2 and 3 approach. He said that he appreciates that many of his and others' earlier comments have been incorporated into the current draft. He stated, however, that the current draft still does not sufficiently address the need for recreational opportunities on land adjacent to Future Growth Centers, especially Routt County's municipalities. He stated that while the County used to take the stance that it was “not in the recreation business,” times have changed and now it is important for the County to be actively involved in managing recreation by securing new public spaces and areas for recreation that are easily accessible from municipalities. He said that increased growth and the high level of use of recreation areas in remote locations are negatively impacting rural Routt County. Providing recreational areas adjacent to towns will reduce traffic, limit the impacts on rural areas and on wildlife, and reduce human-wildlife conflicts. As an example of how the County can be involved in creating recreational opportunities, Mr. Beall cited the example of the partnership that allowed the creation of the bike trail park adjacent to Oak Creek. In response to a question from Commissioner Kelly, Mr. Beall acknowledged that it is unlikely that Routt County will be purchasing land for recreational purposes. He said that the land swaps and partnerships that allowed the creation of Emerald Mountain took 13 years. He said that it is important to be planning now for the future. He offered that

public-private partnerships, grants, GOCO funds, etc. could be utilized to locate and secure spaces for public use.

Commissioner Corrigan agreed that there is a need for the County to provide recreational opportunities in appropriate areas, but cautioned against opening the door to allow landowners the ability to monetize such activities. Mr. Beall agreed that the need is for public spaces, not for-profit facilities.

Seeing no further comment, Chairman Warnke closed public comment.

Commissioner Corrigan stated that he also likes the Tier 1, 2 & 3 approach, and offered that it provides some flexibility to allow certain uses where they are appropriate on a case-by-case basis. Ms. Winser said that one element of updating the land use regulations will involve establishing a set of standards for uses and development in Tier 3 areas. She suggested that a separate section of the Land Use Chart might be developed specifically for Tier 3.

Commissioner Redmond offered that the Master Plan update process has been very validating of the plans that have come before. He said that the updated Plan has done a good job of building on historical efforts.

ADMINISTRATOR 'S REPORT

Mr. Goldich reported that the Board of County Commissioners had denied the Heritage Village Conceptual PUD. He said that following the Planning Commission hearing a Development Agreement signed in 2012 in conjunction with the previous PUD amendment was discovered. This Development Agreement, which had not been mentioned by the petitioner, limits the use of Parcels A and B to athletic fields.

Ms. Winser reviewed the upcoming agendas, noting that the adoption hearing for the Master Plan will include public comment.

Ms. Winser said that interviews are underway to fill the open Planner II and Planner Tech positions. She noted that both Planning Commission and the Board of Adjustment need new members.

There was a discussion of how applications will be handled during the time after the new Master Plan is adopted but before the Zoning and Subdivision Regulations have been updated.

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