

**STATE OF COLORADO  
COUNTY OF ROUTT**

**OFFICE OF THE CLERK  
January 22, 2019**

Commissioner M. Elizabeth Melton, Chair, called the regular meeting of the Routt County Board of County Commissioners to order. Commissioner Timothy V. Corrigan, Commissioner Douglas B. Monger, County Manager Tom Sullivan and Deputy County Manager Dan Weinheimer were also present. Those present recited the Pledge of Allegiance. Sarah Janopoulo recorded the meeting and prepared the minutes.

**EN RE: WARRANTS**

**MOTION**

Commissioner Monger moved to approve and authorize the Commissioners to sign the Warrants Sheets that included:

Accounts Payable Check- Cycle Date:	1/14-1/18	\$2,931,001.46
Accounts Payable Check: Manuals	1/14-1/18	\$
Accounts Payable Wires:	1/14-1/18	\$
Total:		\$2,931,001.46
Payroll Checks- Cycle Date:	1/14-1/18	\$607,504.06
Payroll Checks- Manuals	1/14-1/18	\$1,947.61
Payroll – IRS & State Income Tax	1/14-1/18	\$253,587.25
Total:		\$863,038.92
Total Disbursements Approved:	1/14-1/18	<u>\$3,794,040.38</u>

Commissioner Corrigan seconded.

Mr. Sullivan advised of the **2018** Accounts Payable items of note for run dates January 15 and 16, 2019.

Vendor	Amount	Department
ALASKA AIRLINES INC	5,768.42	YVRA: Airline True up for the 2017/2018 flight season

DELTA AIR LINES INC	13,837.73	YVRA: Airline True up for the 2017/2018 flight season
TOWN OF OAK CREEK	30.67	ROAD LEVY DISTRIBUTION FOR 4TH QUARTER 2018
CITY OF STEAMBOAT SPRINGS	2,448.07	ROAD LEVY DISTRIBUTION FOR 4TH QUARTER 2018
TOWN OF YAMPA	13.50	ROAD LEVY DISTRIBUTION FOR 4TH QUARTER 2018
ADROIT ADVOCATES LLC	29,328.77	Treasurer's Office – Attorney Fees
CHANDLER ASSET MANAGEMENT INC	1,522.40	TREASURER: Funds Investment Services, DEC 2018
LEWAN & ASSOCIATES INC	4,961.25	IT Budget: Professional Services Configure Networking Equipment
THE CHELSHUA CORPORATION	31,336.60	YVRA – Blade Bits and Broom Bristles
CITY OF STEAMBOAT SPRINGS	1,053,947.34	Building and Plant Pool: CLEF Billing Nov 2018 – Calcon - \$1,041,000 NV5, SAA, Entegritty, YVEA & Atmos - \$12,616
3B ENTERPRISES LLC	13,209.80	Public Works/R&B – Salt Sand
VIDEOTRONIX INC	34,359.33	YVRA Security System Upgrades – Camera Network - Outdoor
POWDER RIVER CONSTRUCTION INC	1,141,415.10	YVRA: AIP-44 APRON GATE/APRON REHAB PAY APP #5 (to date \$3.5 of \$4.02 million)
JURGENS INC	11,178.00	YVRA: Gate Replacement
AP Run Date Total	2,499,811.55	

Mr. Sullivan advised of the **2019** Accounts Payable items of note for run date January 17, 2019.

Vendor	Amount	Department
CO DIV OF FIRE PREVENTION & CONTROL	20,554.00	Emergency Management/Wildfire: 2019 EMG-FIRE FUND (EEF)
CORRECTIONAL HEALTHCARE	11,257.54	Sheriff Adult Detention: INMATE

MANAGEMENT		MEDICAL SERVICES - FEB 2019
CML SECURITY LLC	35,238.98	Building & Plant Pool: JUSTICE CENTER EXTERNAL CAMERA NETWORK (partial payment of \$55,000 Contract)
MAIL MASTERS OF CO	10,000.00	Treasurer's Office: Postage 2019 TAX NOTICES
PARTNERS MANAGING GENERAL UNDERWRITERS	49,271.96	HR: ROUTT COUNTY STOP LOSS PREMIUM: JAN 19
USI INSURANCE SERVICES NATIONAL INC	16,472.00	YVRA: AVIATION LIABILITY
AP Run Date Total	183,488.04	

The motion carried 3-0.

#### **EN RE: ITEMS OF NOTE FROM PREVIOUS DAY'S WORK SESSION**

Commissioner Melton stated updates were received from the County Manager, the County Attorney, the Public Works Department, the CSU Extension Office and Planning Commission interviews were conducted.

#### **EN RE: CONSENT AGENDA**

The following items were presented for consideration, approval, and signing on the consent agenda:

- A. Approval of County Commissioners Minutes: Regular Meeting of December 11, 2018;
- B. Approval of and authorization for the Board to sign a letter supporting the 1,659-acre Access Easement Purchase by Colorado Parks and Wildlife (CPW).

#### **MOTION**

Commissioner Corrigan moved to approve items A and B on the consent agenda and authorized the Chair to sign the related documents.

Commissioner Monger seconded; the motion carried 3-0.

## **EN RE: PUBLIC COMMENT**

No members of the public were present for comment.

## **EN RE: LEGAL / ERICK KNAUS**

### **AGREEMENT WITH YAMPA VALLEY FUNERAL HOME**

Mr. Knaus stated that the recent audit showed there was no record of an agreement between the Coroner or the County and the provider of the service, who is Mr. Mitch Locke, doing business as Yampa Valley Funeral Home. Yampa Valley Funeral Home provides cold storage of deceased and transportation to and from autopsies. Mr. Knaus stated that the cost is a \$1,500 per month flat rate and is not based on how many trips are made. He added that this item was brought to his attention in order to close an auditing loop.

Commissioner Melton clarified that the money for this agreement is already in the Coroner's budget and that there is no additional expenditure. Mr. Knaus confirmed that Commissioner Melton's statement is correct.

## **MOTION**

Commissioner Monger moved to approve and authorized the Chair to sign an Agreement regarding the Provision of Professional Services with Big Horn Investment Company, LLC dba Yampa Valley Funeral Home to provide cold storage facilities for human remains and transportation of human remains to and from post-mortem examinations as requested by the County Coroner.

Commissioner Corrigan seconded; the motion carried 3-0.

## **EN RE: PURCHASING / JULIE KENNEDY**

Geovanny Romero, Road and Bridge Field Coordinator was also present.

### **RFP 629 ROAD AND BRIDGE D3 LOWBOY TRAILER 2019**

Ms. Kennedy stated that they are here for approval of the purchase and authorization for the County Manager to electronically sign a purchase order for one (1) new 2019 model year lowboy trailer complete to be used by the Road & Bridge Department at the Steamboat Shop to Wagner Equipment Co. in the amount of \$73,109.11.

Ms. Kennedy added that the County went out to bid to 15 suppliers and 7 responded. She noted that they received a lower bid, but it did not come with a warranty and in the RFP process it is not required to accept the lowest bid. Ms. Kennedy stated that the County has

worked with Wagner Equipment on several occasions and they provide excellent onsite service by coming to the County Shop which is why she is recommending a purchase from them. She added that this bid meets all specifications of RFP 629 and while it wasn't the lowest bid, the equipment comes with a full 1 year warranty with onsite service. She noted that the proposal from the low bid from West Mark did not provide a warranty of any kind.

Commissioner Monger asked about the price difference between West Mark and Wagner Equipment and asked if it was a comparable trailer to a Load King with similar specs. He stated that he would rather go with the less expensive trailer than pay an extra \$17,000 for a 1 year warranty. Mr. Romero stated that some of the specs of the West Mark trailer, an FRDT51 were similar to Wagner's Load King 553 SS trailer but not many.

Commissioner Corrigan clarified that the Wager Equipment Load King was chosen not because of the warranty, but because the trailer from West Mark did not have certain specifications. Mr. Romero stated that was correct and added that West Mark is out of California and should something need to be repaired even after the warranty period, it would pose a challenge. He noted that Wagner is local which makes it easier to service and repair the trailer as needed.

Commissioner Melton asked Mr. Romero if he felt the FRDT51 trailer from West Mark was a lower quality brand. Mr. Romero stated that they have purchased Load King Trailers in the past and know how well they work and how safe they are. He added that the current trailer is being replaced because it became unsafe and the hydraulic jacks were no longer working properly.

Commissioner Melton stated for the record that the lowest bid was not chosen because there were concerns with the quality of the equipment that was being offered and Wagner Equipment offers convenient local service and repair at the shop. It was also noted that Wagner's bid was still under budget.

## **MOTION**

Commissioner Corrigan moved to approve the purchase and authorized the County Manager to electronically sign a purchase order for one (1) new 2019 model year lowboy trailer complete to be used by the Road & Bridge Department at the Steamboat Shop to Wagner Equipment Co. in the amount of \$73,109.11.

Commissioner Monger seconded; the motion carried 3-0.

## **EN RE: ADMINISTRATIVE / HELENA TAYLOR**

## **COUNTIES AND COMMISSIONERS ACTING TOGETHER (CCAT) CONTRIBUTION**

Ms. Taylor stated that Commissioner Corrigan has attended several CCAT meetings in 2018 and served as a member of the governing board. Commissioner Corrigan confirmed that he was a member of the board in the past, however he is no longer a member.

Ms. Taylor stated that according to the website, CCAT is comprised of Counties and individual Commissioners across Colorado working to provide a unified, non-partisan independent voice at the State House. Collectively, CCAT represents all regions of the State and the diversity of issues facing every corner of Colorado. Ms. Taylor noted that there are approximately 17 different counties that are participating or have representation in the group. She added that there is a \$75,000 budget that was presented in 2018. Commissioner Corrigan interjected and stated that there has been a revised budget of \$90,000 which doesn't include Routt County's participation.

Ms. Taylor stated she is here to ask the Board to authorize the contribution of \$3,000 for 2019 which will come out of the discretionary fund. She added that if the Board is agreeable in moving forward, this can also be added to the 2020 budget as part of the operation budget and dues and memberships.

Commissioner Monger stated that he is fine with the \$3,000 coming out of the 2019 discretionary fund, but asked Ms. Taylor to add the \$3,000 into the discussion item when she comes before the Board at a later date for the 2020 dues and memberships.

## **MOTION**

Commissioner Monger moved to approve and authorize the membership of \$3,000 from the 2019 Community Services budget, discretionary line item, to the Counties & Commissioners Acting Together (CCAT) group as Routt County's membership fee for 2019, with the Board discussing the 2020 budget at budget consideration time at a later date.

Commissioner Corrigan seconded; the motion carried 3-0.

## **EN RE: HUMAN RESOURCES / KATHY NELSON**

### **REQUEST TO HIRE ACCOUNTING MANAGER AT A STEP 5**

Ms. Nelson stated that Mr. Dan Strnad is requesting to hire Mr. Shawn Sonnkalb at a Step 5 with an opportunity to advance to Step 6. She added that Mr. Sonnkalb meets all educational requirements to be hired at Step 5 and advance to Step 6 upon a successful 6 month performance evaluation. Ms. Nelson added that the desired candidate holds a B.A. and an M.A. and is a Certified Public Accountant with 14 years of relevant work experience, which is 9 years above the minimum requirement. She noted that the County Manager has reviewed this item and requested it be put on the agenda for Commissioner consideration.

Ms. Nelson stated that this position has been budgeted. This person will be filling an existing position at Step 5 of the pay scale, with an advancement to Step 6. Commissioner

Melton asked for clarification on a document on page 66 of the agenda packet, which referred to needing a 2019 supplemental budget in the amount of \$1,615 for this position at a later date. Commissioners Monger and Corrigan, along with Mr. Sullivan, confirmed that a supplemental budget is not required right now because the overall budget of the department has yet to be seen for the year. Commissioner Monger added that when budgets are approved, they account for personnel, operations and capital so there might be some savings in there at the end of the year which could be put toward that position.

## **MOTION**

Commissioner Corrigan moved to approve to hire the Accounting Manager at Step 5 of the pay scale with the opportunity to advance to Step 6 upon completion of a successful 6 month performance evaluation, noting this may require a supplemental budget resolution.

Commissioner Monger seconded; the motion carried 3-0.

## **EN RE: PLANNING / CHAD PHILLIPS**

Tegan Anderson and Alan Goldich, Planning Staff; Russ Overgaard, citizen; John Holloway, Elevation Law Group; Walter Magill, Four Points and Paul Sachs, Paul Sachs PC were also present.

## **CONSIDERATION AND APPOINTMENT OF BOARD OF ADJUSTMENT (BOA) MEMBERS**

Mr. Phillips stated that there was a request from Mr. Thorne Clark for the incumbent member to be reappointed and 2 vacancies to fill due to a resignation and a death. Commissioner Melton clarified that Mr. Clark is currently an alternate and is requesting to be a regular member. Commissioner Corrigan also clarified that Mr. Don Prowant is requesting to be moved from an alternate to a regular member as well. Commissioner Melton asked if Mr. Prowant had been interviewed. Mr. Phillips stated that Mr. Prowant had not been interviewed because his term was not up and added that one of the alternates would assume the remaining term that Mr. Prowant is on now.

Mr. Phillips noted that he keeps all of the letters from the other applicants who were not selected to be a member of the Board, and should something arise in the future he can reach out and select a new member to fill a vacancy.

Commissioner Corrigan stated that the following people were interviewed during previous work sessions: Mr. Clark, Mr. Steve Dunn, Mr. Rohail Abid, Mr. Jerry Albers and Mr. Robert Phillips. He added that some of the individuals that were interviewed had applied for both the BOA and the PC and were asked if they'd be willing to serve on either board.

## **MOTION**

Commissioner Corrigan moved to reappoint Mr. Clark as a regular member of the BOA and move Mr. Prowant from an alternate member to a regular member, leaving 2 spots to be filled on the BOA which would both be alternates. In this motion, Commissioner Corrigan would include Mr. Abid and Mr. Albers as alternate members.

Commissioner Monger seconded; the motion carried 3-0.

## **CONSIDERATION AND APPOINTMENT OF PLANNING COMMISSION (PC) MEMBERS**

Mr. Phillips stated that since Mr. Paul Herbert stepped down that created a vacancy for the City of Steamboat Representative. He stated that staff creates reports by using suggestions or recommendations in support of the existing members. Commissioner Monger stated that in the future he does not want recommendations included. Commissioner Corrigan added that it's good to have new faces on the Board and existing members should not expect to get reappointed, nor should they be upset if they are not reappointed. Commissioner Melton added that if there are performance issues the Commissioners would like to be made aware of those.

Mr. Phillips stated the current alternates for the Planning Commission are Mr. Geoff Petis and Ms. Roberta Marshall and noted that they both came in at the same time therefore there is no seniority between them. As far as the Steamboat position is concerned, Mr. Phillips stated that there are only 3 people that live within the area to meet the requirements and they include, Mr. Petis, Mr. Gregory Jaeger and Mr. Brian Arel.

Commissioner Corrigan stated that a number of people were interviewed during the previous day's work session and noted that Mr. Arel and Mr. Eric-Paul Meyer did not come to the interviews.

## **MOTION**

Commissioner Corrigan stated that he had 4 nominations to make for the Planning Commission. First, nominating Mr. Petis to move from an alternate and become the Steamboat representative, while nominating Mr. Bryan Kelly to the at-large position, renewing Mr. Peter Flint as the Yampa representative and nominating Mr. Jaeger as 1 of the 2 alternates.

Commissioner Monger seconded. Mr. Phillips suggested that Ms. Marshall be moved up to the at-large position from an alternate position and Bryan Kelly could become an alternate. Commissioner Melton asked if Ms. Marshall has requested this change and Mr. Phillips replied no. Commissioner Monger requested to leave the motion as is.

The motion carried 3-0.

## **WENDLER VACATION OF A RIGHT-OF-WAY; PL-18-201 – REQUEST TO TABLE**

Ms. Anderson stated that following the Planning Commission meeting on January 3, 2019, the applicant has decided to reduce what he is asking for and in that reduction needs



additional time to get supporting documents together, therefore he is asking to table the item until February 5, 2019.

Commissioner Monger asked why the new application would not go back in front of the Planning Commission. Ms. Anderson explained that since the applicant is requesting a smaller vacation of right-of-way, the Planning Commission suggested he ask or present the Commissioners with a smaller area than the original one, which would not exceed the original boundary.

Commissioner Monger asked why this wasn't tabled at the Planning Commission meeting. Mr. Phillips responded that the applicant made the request to change his application a few days after the meeting. Commissioner Monger expressed his concern with not receiving an updated application or fact packet. Ms. Anderson stated that there are some updated drawings and an updated survey that they are waiting on, which is why the applicant is requesting to table and these items will be presented to the Board on February 5, 2019.

Commissioner Corrigan stated that normally the Commissioners receive a recommendation from the Planning Commission where the Board either agrees or disagrees with the recommendation and they do not get involved in the amending process. However in this case, Commissioner Corrigan stated, that since this is a reduction and not an increase in scope, it doesn't need to go in front of the Planning Commission again.

## **MOTION**

Commissioner Monger moved to table the Consideration of the Wendler Vacation of a portion of Placer Street; PL-18-201 until February 5, 2019 at 1:30 pm.

Commissioner Corrigan seconded; the motion carried 3-0.

## **PEEK MINOR LAND PRESERVATION SUBDIVISION (LPS); PL-18-208**

Mr. Goldich stated that this is an application for a Minor Land Preservation Subdivision (LPS). He added that land preservation subdivisions are broken into major and minor, major being more than 4 lots, minor being 4 lots or less. He noted that minor LPS items don't go in front of the Planning Commission, but go straight to the Board of County Commissioners. And because of this there is no recommendation from Planning Commission and no minutes.

Mr. Goldich stated that the application is to split the property along County Road (CR) 44, making Lot 1 on the west side of CR 44 and Lot 2 on the east side. He added that Lot 1 is proposed to be 70.99 acres and Lot 2 is proposed to be 24.18 acres. He noted that on the west side there are several structures along with a mobile home. Two of the structures, one of which is an old school house, are in the setback for the county road, however they have been in this location prior to the County adopting zoning in 1972 so they are legal non-conforming structures. Mr. Goldich added that on the east side there are several structures including a residence that is being lived in, a dwelling that, based on the site visit conducted by Planning

staff, appears to be uninhabitable and has not been inhabited for an extended period of time, and many agricultural structures.

Mr. Goldich displayed the proposed Plat with the proposed property lines and discussed the slope analysis map. He added that the West Fork of the Elk River flows through the eastern and southern portion of the property. The river and the areas to the south and east of the river are within the FEMA mapped floodplain, making certain areas undevelopable.

Mr. Goldich stated that the total acreage of the property as it exists now is 93.1 acres and since this is an LPS process and the original acreage only allows for 2 lots, then the resulting subdivision would only allow for 2 lots. He added that there is a condition of approval requiring a Development Agreement that will restrict the development of the 2 lots, one of them being that Lot 1 cannot be further subdivided unless it comes through the County subdivision process.

Mr. Goldich continued by addressing the “Cowboy Shed” mentioned in the staff packet. He stated that the applicant provided a statement noting that the shed is being used as a shop to store various pieces of equipment. Commissioners Monger and Corrigan asked for clarification where the shed was located. Mr. Goldich confirmed that the shed is on Lot 2 on the east side of CR 44. Commissioner Corrigan asked if this was the uninhabitable structure referenced earlier. Mr. Goldich stated no. He continued by discussing the modular trailer on the west side of the road that was placed there in the 1980’s, noting it was placed with a septic permit but without a building permit. Mr. Goldich added that had a building permit been applied for at the time, Planning would not have signed off on it because secondary dwelling units were not allowed. He stated that with either obtaining a building permit or removing the modular trailer, it would bring the property owner into compliance. He added that the Building Department and the applicant have been made aware of the situation and have agreed to come into compliance.

Mr. Paul Sachs stated that he is the special administrator for the estate of Gary Peek. Mr. Sachs stated that Mr. Gary Peek passed away in August 2017 with a will and his wife, Ms. Claire Peek passed away in January 2018 without a will. Mr. Peek left 24 acres plus an additional 11 acres to be determined to the person who is currently living there. Since Ms. Peek did not have a will her property went to her 3 nephews. Mr. Sachs stated this process began in hopes of subdividing the property, leaving 24 acres to the person currently living there and the 70 acres to Ms. Peek’s nephews. He added that those involved are just looking to divide the property into 2 lots and not looking to add any additional housing or lots.

Commissioner Corrigan asked for clarification on the existing buildings located on the 2 lots. Mr. Goldich reiterated that the only structures that are within the setback are on Lot 1, which include the old School House and the teacherage. The residence located on Lot 2 is not within the setback. Commissioner Corrigan asked if the building envelope for Lot 1 would not be within the setback of the CR. Mr. Goldich stated that there is a proposed building envelope for Lot 1 and Commissioner Melton clarified that the building envelope was for 3 ½ acres. Mr. Magill stated that the proposed building envelope does not include the existing structures and is basically on the 80 foot setback from the center line of the CR. Commissioner Corrigan asked if the Board can be assured that there will not be a building permit applied for a residence within the setback of the CR. Mr. Goldich responded that that is correct. Commissioner Melton clarified that the mobile home is currently the only structure within the building envelope. Commissioner

Monger added that the mobile home could go away in the future to allow a more elaborate structure to be put within the building envelope should someone decide to do so.

Commissioner Monger asked for clarification on current regulations on secondary dwelling units. Mr. Goldich stated that Lot 1 would be eligible for 1 dwelling unit at any size and a secondary dwelling unit no larger than 800 square feet within 300 feet of the primary unit. He added that Lot 2, which is less than 35 acres, would allow a primary unit at any size and 1 secondary dwelling unit no larger than 800 square feet within 200 feet of the primary unit.

## **ROUNDTABLE DISCUSSION**

Commissioner Monger discussed background information on the land and his knowledge of the different owners throughout the years. He added that he is very comfortable with the process and how it fits with the County's regulations with allowing a secondary unit on 2 parcels. Commissioner Monger stated that the County wants the Development Agreement to cover both parcels, but is questioning who the agreement would be with. Mr. Sachs stated that to his understanding the Development Agreement would be with the estate once it is recorded.

Commissioner Corrigan asked about the ability to build secondary units under the current regulations, and should a future Board decide to remove that right, would the right to build a secondary unit be vested by virtue by this approval. Mr. Goldich stated that if it is written into the agreement and the regulations change, then Planning staff would go back to the agreement and enforce the agreement and not the regulations that were in place at the time the question arose.

Commissioner Melton asked for clarification on the fence requirements. Mr. Goldich stated that the required LPS standards are in response to other ranches that may pose additional residential pressures on those areas. The fencing is meant to separate the residential uses from the agriculture uses. He added that according to the applicant, the grazing area is marginal and there would be no agriculture impacts since everything is already existing. Based on the existing conditions and the anticipation that there will not be any impact on the agriculture operations, Planning staff did not feel that this was an appropriate requirement.

Commissioner Melton asked if the 3 ½ acre building envelope should be part of the Conditions and asked how it is guaranteed that building won't occur outside of the envelope. Commissioner Monger stated that the Development Agreement is listed as Condition 6 in the packet and Commissioner Corrigan added that it will be recorded on the final Plat.

Mr. Phillips asked if the Board wanted the Development Agreement to include the secondary dwelling unit standards mentioned on January 22, 2019 or leave it open to the standards in place at the time the building permit is requested. Commissioners Monger and Corrigan agreed to lock it in to what is in place right now as that is the incentive to go through the Minor Land Preservation Subdivision process. Mr. Phillips stated that he will put that in the draft. Commissioner Corrigan stated that by doing this it protects both the County and the parties involved with the land.

## **MOTION**

Regarding the Peek Minor Land Preservation Subdivision; PL-18-208, Commissioner Monger moved to approve the application with the following Findings of Fact:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Zoning Regulations, Sections 2 and 5 of the Subdivision Regulations, and applicable guidelines of the Routt County Master 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 granted on 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. The right of way for County Road 44 shall be appropriately dedicated on the final plat.
6. A Development Agreement which defines the development restrictions on both of the lots shall be entered into. Such agreement shall be recorded concurrently with the final plat.
7. Prior to recording the plat, an application shall be submitted to the RC Building Department to bring the mobile home into compliance.
8. The notes on the plat shall include, but are not limited to the following:
  - a. Lot 1 shall not be further subdivided unless approved by the County in conformance with the Routt County Subdivision Regulations.
  - b. Routt County (County) and the Steamboat Springs Area Fire Protection 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.

- c. The far northern portion of Lot 1 has been shown to be within mapped areas of Potentially Unstable Slopes. If site development reveals evidence of unstable slopes, then additional investigation will be needed to ensure that individual structures are not located on unstable land.

Commissioner Corrigan seconded; the motion carried 3-0.

No further business coming before the Board, same adjourned sine die.

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Kim Bonner, Clerk and Recorder

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M. Elizabeth Melton, Chair

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Date