

**STATE OF COLORADO  
COUNTY OF ROUTT**

**OFFICE OF THE CLERK  
March 12, 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**

Mr. Sullivan stated that he needed to confirm a few items on his Accounts Payable sheet and will discuss with Accounting for Commissioner approval later in the day.

**MOTION**

Commissioner Monger moved to table the accounts payable items until after the 1:30 pm Planning item.

Commissioner Corrigan seconded; the motion carried 3-0.

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

Commissioner Melton stated updates were received from the County Manager, the Legal department, Human Services and the IT department.

**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 February 12, 2019;
- B. Approval and authorization for the Chair to sign the 2019 Routt County United Way grant application benefiting the Fatherhood Program;
- C. Approval and authorization for the Chair to electronically sign the United Way grant application benefiting the Routt County Early Childhood Council;
- D. Approval and authorization for the Chair to sign a liquor license renewal for Black Mountain Investments, LLC dba Black Mountain Ranch;

- E. Approval and authorization for the Chair to sign Resolution 19-007 adopting the amendments to Appendix B Fee Schedule of the Zoning Regulations.

### **MOTION**

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

Commissioner Monger seconded; the motion carried 3-0.

Mr. Tom Valand discussed the Fatherhood grant application adding that it will primarily fund the Nurturing Fathers Program which is an 8 week class just for men. Mr. Valand noted that this year he plans to conduct the classes at the Old Town Hot Springs due to some of the amenities including a new conference room, child care center and the proximity of the bus stop. It was noted that the largest group of participants in the past was eight when the program was held in Oak Creek. Mr. Valand stated that the goal is to create some comradery between fathers of all ages who are in different situations.

### **EN RE: PUBLIC COMMENT**

No members of the public were present for comment.

### **EN RE: PUBLIC WORKS / RAY DUBOIS**

#### **ROUTT COUNTY SEARCH AND RESCUE FACILITY LEASE RENEWAL**

Mr. DuBois stated the lease renewal discussion started last year as Search and Rescue's 25 year lease expired November 30, 2018. He noted that the County owns the District 3 shop that houses the Search and Rescue team. He added that Commissioner Corrigan had suggested a rolling 5 year lease which could be reviewed every year, every five years or could just automatically renew and either party could commit to not renewing the lease as well.

Mr. DuBois stated that the only item that changed in the new lease was the insurance. He noted that the original 25 year lease stated the County would insure the building and its contents. He mentioned the 1988 MOU between Routt County and Search and Rescue which states the equipment would be insured when they are out on call. There was discussion regarding insurance coverage for the equipment between the Commissioners.

### **MOTION**

Commissioner Monger moved to approve and authorized the Chair to sign the lease between Routt County and Routt County Search and Rescue for a rolling five year period, commencing on December 1, 2018.

Commissioner Corrigan seconded; the motion carried 3-0.

## **EN RE: STATE PARKS AND WILDLIFE UPDATE**

Craig Preston, Park Manager at Stagecoach State Park; Mark Lehman, acting Park Manager at Yampa River and Elkhead State Parks and Julie Arington, Park Manager at Steamboat Lake and Pearl Lake State Parks were present.

Ms. Arington stated they wanted to touch base and offer the opportunity for Commissioners to ask questions. There was discussion about the Future Generations bill that recently passed, the change of camping and license fees and the new transferrable pass.

Ms. Arington explained that the parks pass used to be registered to an individual for one vehicle. She stated that the transferrable pass will be registered to an individual but can be used in any vehicle the registered individual is in. It was noted that the transferrable pass is \$120 per year and the non-transferrable pass is \$80 per year starting January 1, 2019. Commissioner Melton clarified that the annual pass is part of the new bill and the bill's purpose was to generate more revenue for the Parks and Wildlife system.

Mr. Preston discussed the other new pass which is known as the individual pass and will have a bigger impact on park users. He stated that in the past, individuals that biked into parks did not have to pay and now someone biking from their home to the park is required to have an individual pass which costs \$4 per visit. Ms. Arington stated that this pass is not a new idea as it has been used in other parks, however is new to Stagecoach. She added that the philosophy behind this is for people to pay to use the parks no matter how they use them.

Commissioner Corrigan asked if having an annual parks pass covers the same thing as what a hunting and fishing license would in terms of outdoor search and rescue. Ms. Arington stated that it does not, however if one had a registration then it would cover the outdoor search and rescue. It was noted that the fees generated in individual parks do not stay within those individual parks. It was also noted that the profit made by certain parks go to those other parks that don't make a profit.

There was discussion regarding the increase of costs to camp at a state park. Mr. Preston stated that a pass and a camping permit is required to camp at a state park and the nightly rate is \$32. Ms. Arington stated that Steamboat Lake and Pearl Lake are going to a reservation only program.

Commissioner Corrigan asked if there is an additional fee to boat with a pass. Mr. Lehman stated that the boat needs to be registered and rates depend on the size of the vessel. He added that in addition to the registration, there is a \$25 fee for residents and a \$50 fee for

non-residents. It was noted that vessels without motors do not need registrations. Mr. Lehman also discussed the need for an inspector to be on site when boats are being launched.

Commissioner Corrigan asked about the change to the rule allowing 3.2 beer at state parks. Ms. Arington stated that on January 1, 2019 the restrictions were changed to allow regular beer as well as alcohol at state parks.

Access points along the Yampa River were discussed as well as the Leafy Spurge concern and Phase 1 of the Capital improvements at Stagecoach. Mr. Preston noted that the project should be complete fall 2019 or spring 2020.

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

Alan Goldich, staff planner; Scott Cowman, Environmental Health Director; Michael Buccino, Microliving, LLC; Brian Simmons, Microliving, LLC; Derek Maiolo, Steamboat Pilot and Today; Jason Bongiorno, Kimberley and Jason Waldschmidt, Susan Johnston Mele, Laura Case, Vince O'Conner, Kolby Ginter, Chris Ousback, Keegan Coates, David Heuer, Tim Kohl, Ed and Judy Camilletti, Laurel Selbe, Robert Yazbeck, Sheila Weekly, Jason Mousley, Matt Cretney, Rudy Camilletti, Jacob Custer, Steve Codidge, and Dan Haggarty, Milner residents were present.

### **CHENEY CREEK TINY HOMES; PL-19-101**

Mr. Buccino described the idea of tiny homes and what they are. He compared them to a small apartment with its own walls and own property. Mr. Buccino clarified that the tiny homes he is proposing are not going to be on wheels and will be connected to water and sewer. He discussed the process to find an area in Routt County to build the tiny homes and noted the close proximity of the sewer treatment plant in Milner, which was a big determining factor in deciding the location.

Mr. Buccino continued to discuss the Appendix Q and zoning regulations which would come in to play with this project. He described the four lots and surrounding open space that he proposed as the building site for six tiny homes. He stated that because of the nature of this project, it was necessary to go with the existing Planned Unit Development (PUD) process that is in place which would not require changing the zoning rules. Mr. Buccino stated that his ultimate plan is to subdivide four lots into six tiny home parcels, with an open space in the middle.

Mr. Goldich stated that this item is an application for a Sketch Subdivision and a Conceptual PUD which is the first step in a multi-step process. He added that PUDs are intended to allow for flexibility in development that would be imposed by strict compliance with the traditional Zoning and Subdivision Regulations. This process can accommodate imaginative ideas while maintaining the goals and the policies of the master plan. Mr. Goldich noted that an application is not required to comply with the standards in the zoning and subdivision regulations, however these standards were included in the staff report to use as a basis for comparison.

Mr. Goldich continued by stating that at this stage in the review, the County is reviewing the basic design of the subdivision and determining compliance with the master plan. He added that this parcel contains four of the original Town of Milner lots totaling 12,500 square feet and if developed under the current conditions, two single family residences could be built. Mr. Goldich stated that the applicant is proposing a six lot subdivision with the tiny homes' footprint ranging from 200 to 260 square feet with a 25 foot height restriction. He noted that these tiny homes will be built with a loft which will increase the habitable space. He continued by stating that these homes will be accessible from Main Street and the undeveloped alley. Mr. Goldich clarified that sewer service would be provided by the County and the water would be provided by a central system that is served by one well. He added that there will be 8 parking spaces provided, which equates to 1.33 spaces per unit, and noted that the standard number of parking spaces per single family residence stated in the zoning regulations is two. Mr. Goldich stated that the required open space is located in the center of the lots and is currently planned for approximately 2,900 square feet, which is about 23% of the site.

Mr. Goldich noted the details that were discussed when this item was heard by the Planning Commission on February 21, 2019 where they recommended approval. He added that the Town of Milner is on individual wells which raised some concerns at the Planning Commission meeting along with insufficient parking and the concerns with maintaining the alley and snow storage. He discussed additions to the conditions of approval recommended by Planning staff based on comments from Planning Commission and the Road and Bridge Department.

Mr. Goldich stated that the Planning staff would like the Board of County Commissioners to comment on whether the density being proposed is in compliance with the master plan and compatible with the characteristics of the area, and what the Board's opinion is regarding the number of parking spaces proposed and if the Board thinks the typical requirement should apply.

Commissioner Melton asked for clarification regarding the steps in the process of a PUD. Mr. Goldich stated for a PUD that is not going through a subdivision, there's a Conceptual PUD to determine compliance with the master plan to see if the County likes the basic design, and a Final PUD that would go in front of the Planning Commission to work out all of the details. He noted that the Sketch Subdivision process includes determining compliance with the master plan, Preliminary Subdivision details include setbacks, fees in lieu, etc. and then the Final Subdivision is an administrative decision.

## **WATER**

There was further clarification on the two processes the Commissioners are to consider. There was discussion regarding hydrological studies and the wells and the water in the Milner area. Mr. Buccino noted that because the tiny home subdivision will have only six bathrooms and no washers and dryers and the common area will be minimal landscaping, this would help reduce the water used from the well. He added that Milner was chosen to build a tiny home subdivision because of the availability of the water and the sewer that is in place, where there are many other areas in Routt County that do not.

Commissioner Corrigan asked if a hydrological study was required if Mr. Buccino felt the study would give positive results. Mr. Buccino stated that he thought it would. There was further discussion regarding the cost of the study and Mr. Buccino expressed his concern regarding additional costs incurred as one of the main goals to building tiny homes was the ability to offer them at affordable prices. There was further discussion regarding drilling a well per single family home and the current situation with many residences sharing wells.

There was discussion regarding the surrounding neighbors' claims of dried up wells when new wells were drilled. Mr. Buccino noted that when discussing this issue with the Division of Water Resources, there was no direct correlation found regarding a well drying up after a newer one was drilled in late 2017.

There was discussion about the requirements for a dry hydrant and Mr. Goldich noted that there is no requirement for a dry hydrant for a proposed subdivision of one to eight lots and a mobile supply apparatus can be used if necessary. It was also noted that at the beginning of the project it was thought that there was no natural gas in Milner, therefore propane would be used in the tiny homes. However, Mr. Buccino clarified it is the intention to use the natural gas available in the area for the tiny homes and not propane.

Commissioner Melton asked what the maximum possible occupancy is for one tiny home. Mr. Buccino stated that a tiny home is meant for one to two people in addition to maybe one infant. Commissioner Melton clarified that there are no proposed occupancy limits, just limits on space. Mr. Buccino stated that he doesn't want to put a limit on occupancy, however he noted that it will be made clear at the time of purchase that each unit will include only one parking space.

There was further discussion regarding the standard for one well on two single family lots and the idea of the two single family lots being compared to the number of inhabitants in the six tiny homes. Commissioner Monger gave an example that a good well can provide for five homes where a bad well can't provide for even one.

Commissioner Corrigan asked about keeping the lawn watered in the common area and how that will affect the water usage. Mr. Buccino stated that the common area surface has yet to be determined, however his goal is to come up with landscaping that doesn't require heavy maintenance and can depend on a lot of natural growth while still looking pleasant. He added that he would prefer not to have a lawn that required a lot of water to maintain. Commissioner Corrigan added that he would still like to see some sort of water usage study which could be as simple as calculating the water usage for two single family homes and determine that the six tiny homes would use the equivalent amount of water or slightly more and find out how much more would be a reasonable amount. He added that he felt a study of that caliber could be done inexpensively.

## **PARKING**

Commissioner Corrigan asked for clarification regarding the justification for eight parking spaces for six homes. Mr. Simmons stated that when establishing the amount of parking, they took into account the occupancy of the home and the proximity to public transportation. Commissioner Melton referred to the comments from the Planning Commission and the desire for more parking and asked if the possibility of additional parking had been evaluated. Mr.

Buccino stated that the original application had 12 parking spaces, however there were some spaces that were in the right-of-way and noted the certain areas that have been set aside for snow storage. He noted that additional parking could take away some of the snow storage which would require them to put in the conditions that snow would have to be moved off site. Commissioner Corrigan clarified that residents and visitors of Milner are allowed to park on Main Street as long as it is not during the specified plowing time.

Commissioner Melton asked if Mr. Buccino would be willing to limit HOA covenants to one parking space per unit and if the HOA would enforce that. Mr. Buccino stated that the HOA would not only enforce the one parking space per unit, but also the storage of trailers and other equipment.

### **ALLEY AND SNOW STORAGE**

Commissioner Monger asked if the dead end portion of the alley would be vacated at some point due to CDOT not allowing access off the alley. Mr. Goldich stated that that particular issue had not come up. There was discussion regarding the development of the alley and the ability to access the parking spots from the alley. It was noted that the alley would be cleared in order for people to drive down it and Mr. Buccino discussed the road maintenance agreement between the land owners which includes information regarding the land owners that are responsible for maintaining the alley. Mr. Goldich stated that he consulted with the Road and Bridge Department and the fire department and neither department has any standards for alleys, however the fire department deems a 16 foot alley adequate to get a fire truck down it. He noted that the alley being discussed is platted at 20 feet.

### **EASEMENTS**

Mr. Buccino discussed utility easements including electrical, water and sewer and the Building department request to move the homes 5' 1" out from the property line for fire protection purposes and put the easements in the open space.

Commissioner Melton asked about the issues with runoff specifically regarding the ditches and culverts being able to handle the additional runoff from the six roofs. Mr. Simmons stated the footprint of all six roofs is significantly less than two single family homes would be. Mr. Buccino added that during the final PUD, the civil engineer will assess the runoff and determine if it fits within the requirements.

Commissioner Corrigan referred to the Green Building Code and asked how the energy use of six tiny homes compares with two single family homes with approximately five or six total occupants. Mr. Simmons stated that there are many ways to look at that and one way would be that building tiny homes uses less material and two people will use less energy to heat a 200 square foot tiny home versus two people in a 2,000 square foot home. Mr. Buccino discussed putting in a small gas fireplace in each unit which would heat the entire home and would be safer than a pellet stove.

Commissioner Corrigan asked about the foundations and "basement" ceilings. Mr. Buccino stated that at this time he is planning on a 60" depth stem wall with a slab that will be accessible through a trapdoor. Mr. Simmons added that it would equate to a nice crawl space but would not be livable.

Commissioner Monger stated that there needs to be a limit on the number of occupants in each home and solid fuel burning restrictions added to the covenants.

**EN RE: PUBLIC COMMENT:**

Mr. Bongiorno stated that he and his family occupies two homes and three wells that were drilled in 2007. One of the wells dried up in September 2017 soon after wells at 38830 and 21610 Pine Street were up and running. He added that his family shares a well with 38945 and 38965 Spruce Street and noted that they have a 2,500 gallon cistern and use 370 gallons of water every two days between two houses without using the dishwasher. He noted the well near his property that is dry and mentioned he has to bring water onto his property every two days.

Ms. Waldschmidt stated that she lives diagonally from the proposed property and lives next to another piece of property that the developers own. She added that she and her husband chose Milner for its rural setting and history and for the way it's zoned and mapped. Ms. Waldschmidt noted that they built their home with understanding that they would be living next to one single family home. She stated that now her home will back up to three homes and doesn't feel that this subdivision goes along with the consistency of the area. She expressed her concern with the Commissioners approving a high density area and the ease of approving more areas like this in the future.

Ms. Mele stated that she lives directly across Main Street from the proposed property and has lived in Milner for 25 years. She stated that Colorado is not an ideal state for tiny homes due to the length of the winter season. Ms. Mele stated that tiny homes would be better in an area that has surrounding restaurants, movie theaters or businesses for the residents to have some place go when not wanting to spend it in their small living quarters.

Mr. Waldschmidt expressed his concern regarding the PUD changing from medium to high density and the prices of the proposed tiny homes.

Ms. Case stated that she lives directly behind the proposed property and at first thought the idea of tiny homes sounded like a good idea. After learning more details, Ms. Case stated that she is concerned about too many homes on one lot and the potential to have almost 19 homes behind her someday.

Mr. O'Conner stated that he applauds the effort on affordable and energy efficient homes, however feels the proposed changes are going to fundamentally change the culture of the community and the proposed project falls short on every metric.

Mr. Ginter expressed his concerns regarding the water as he shares a well. He also expressed his concerns related to the potential issues of moving power poles in the alley, as well as the increase in traffic to the area.

Mr. Ousback stated that he lives directly to the south of the proposed property and expressed his concerns regarding well sharing, snow storage and potential issues regarding alley maintenance. He added that he would like to see the alley agreement and what it entails.

Commissioner Melton closed public comment and asked for clarification regarding the change of the zoning density. Mr. Goldich stated that the current zone district is medium density residential and the zone district will change to Planned Unit Development which allows for a variety of uses as dictated by the PUD. Commissioner Monger added that the zoning density doesn't change to a PUD until the final phase. Mr. Buccino reiterated that a PUD is the only avenue to build a tiny home subdivision.

## **ROUNDTABLE**

Commissioner Monger stated that he appreciates Mr. Buccino thinking outside of the box and trying to move forward with the plan. He added that he is not opposed to tiny homes, however that he is opposed to six tiny homes in the proposed area. He expressed his concerns regarding snow storage and the need to have snow hauled every year. Commissioner Monger added that he feels four units would be better than six, however a duplex plan would fit in better with the surrounding neighborhood. He also discussed the importance of the covenants and the need to figure out utility easements and the parking situation. Commissioner Monger stated that he is sympathetic with the residents in the neighborhood regarding the water concerns.

Commissioner Corrigan stated that he is inclined to move forward with six units. He added that he is sympathetic to the residents of Milner who like the small, tight knit community the way it is. Regarding the concerns about land use applications, Commissioner Corrigan stated that when the Commissioners review any land use application, cumulative impact is taken into account and just because one development is okay doesn't mean additional developments would be approved as well. He added that when bringing more people into a community there is always a potential for negative impact but feels there is also positive impact, such as bringing young people to the community. Commissioner Corrigan stated that while he shares the concerns of others regarding limited space and affordability, the Commissioners' decision is based upon the land use impact and not whether a tiny home is comfortable or affordable. In regards to Commissioner Monger's comments on snow removal, he feels that something could be written into the covenants should snow storage become an issue and need to be moved off site. Commissioner Corrigan added that he would like to see a water study, but doesn't feel it needs to be a \$20,000 or \$30,000 study. He added that eight parking spaces for six seems a little thin and would feel more comfortable if he knew the parking was going to be strictly enforced by the HOA.

Commissioner Melton stated that conceptually this plan makes a lot of sense and contributes a variety of housing options that are available as well as being an economical use of land. She added that while the water impacts are very unfortunate and appreciates the residents bringing it to the Commissioners' attention, Commissioner Melton is inclined to think the impacts would be very similar to two single family homes. Regarding the parking situation, she hopes residents could operate with one spot per unit. Commissioner Melton stated the biggest concern is whether Milner is the ideal location for tiny homes as the closest amenities are ten miles away. She added that while there is a bus stop it is only serviced twice a day and the bus passes through Craig and Hayden making it full by the time it reaches Milner. Regarding snow storage, she feels that there would be a similar issue with two single family homes. Commissioner Melton noted that she shares the same thoughts as Commissioner Corrigan regarding adding some of the concerns to the covenants before this plan continues on.

Commissioner Melton asked Mr. Buccino if he would consider the possibility of reducing the number of units to four instead of six. Mr. Buccino stated that they could go down to four units but it doesn't set an example of what a tiny home development is. He added that he wants to bring six homes to the town of Milner and not just four.

Commissioner Corrigan stated that the hydrological study needs to be included in the next stage of this process, along with the parking restrictions. Commissioner Monger stated that snow removal, occupancy limits, parking restrictions and solid fuel burning device restrictions need to be added in the covenants as well. Commissioner Melton stated that she is not sufficiently convinced that the impact of six units is significantly greater than two single family homes on the proposed site and is willing to support the six units.

## **MOTION**

Commissioner Corrigan moved to approve the Cheney Creek Conceptual PUD and Sketch Subdivision, PL-19-101, with the findings of fact that the proposal with the following conditions meets the guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations and Sections 3 and 4 of the Routt County Subdivision Regulations. This approval is subject to the following conditions:

### **General Conditions:**

1. This Conceptual PUD & Sketch Subdivision Plan approval is contingent upon submittal of a complete application for a Preliminary Subdivision Plan within twelve (12) months. If the applicant chooses not to subdivide the property, this approval is contingent upon submittal of a complete application for Final PUD.
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. The approval shall not be issued until all fees have been paid in full.
4. The Final PUD/Preliminary Plan submittal shall include the following detailed information in addition to the information listed in Section 7 of the RC Subdivision Regulations:
  - a. Plans to satisfy the requirements of Section 4 of the Subdivision Regulations including:
    - i. Underground utility plans and easements.
    - ii. Survey Monuments.
    - iii. Detailed plans for Sanitary Sewage Disposal and a letter of commitment from RCEH.
    - iv. Detailed plans for Water Supply and easements and a geologic and hydrologic study of the Milner area.
    - v. Fire Protection.
    - vi. Landscaping plan that addresses the landscaping proposed for the open space and all lots.
    - vii. Storm water Drainage and issues raised by Road & Bridge in their letter dated February 8, 2019.
  - b. Soils report.

- c. Architectural plans that show the exterior style of the proposed residences. Such plans shall state that angle irons will be installed on the roofs to prevent snow from sliding onto neighboring properties.
  - d. Storage locations and methods for securing trash.
  - e. Site plan showing land to be dedicated as open space and uses attributed to the open space in conformance with Section 7.3.F of the Zoning Regulations and section 3.5.1 of the Subdivision Regulations.
  - f. Calculation of fee in lieu in conformance with Section 3.5.2 and 3.5.3 of the Subdivision Regulations.
  - g. Documentation that addresses the issues concerning alley development presented by the Road & Bridge Department in their letter dated February 8, 2019.
  - h. Traffic generation numbers requested by the Road & Bridge Department in their letter dated February 8, 2019.
  - i. Draft Covenants that shall address:
    - i. Conveyance of the open space and parking areas to a HOA;
    - ii. Maintenance of the common elements provided on the property;
    - iii. Provision requiring downcast and opaquely shielded lighting;
    - iv. CPW's recommendation to use certified bear resistant trash receptacles;
    - v. Parking restrictions;
    - vi. Outdoor storage standards and restrictions;
    - vii. Maximum number of residents per unit;
    - viii. Snow storage;
    - ix. Solid fuel burning device restrictions.
5. The Final Plat notes shall include, but are not limited to:
- a. 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 condition 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.
  - b. Address signage in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
  - c. The open space shall remain as open space in compliance with the Section 7 of the Routt County Zoning Regulations.
6. A plat note concerning the non-exempt status of the water well shall be included on the Final Plat. If a plan for augmentation is obtained in conjunction with the well permit, then this plat note will not be required.
7. The Final PUD plan application shall include locations of all utilities.
8. If subdivision of the lots is pursued, the applicant shall enter into a Subdivision Improvement Agreement (SIA) acceptable to the County that addresses improvements including, but not limited to, dry utilities, water, sewer, drainage facilities, open space amenities, parking areas, landscaping, reclamation and revegetation, and surveying. The SIA shall be recorded concurrently with the Final Plat/PUD Plan.

Commissioner Monger seconded; the motion carried 2-1 with Commissioner Monger voting against the motion. Commissioner Monger stated that he echoes the concerns of

Commissioner Kohler of the Planning Commission that a six unit/lot PUD is not compatible with the surrounding neighborhood specifically citing the inadequacy of parking and snow storage and the use of the alley. He also stated that six units is too much for the site.

**EN RE: WARRANTS**

Mr. Sullivan asked to remove the Accounts Payable items in the March 5, 2019 minutes since they should have been reported March 12, 2019.

**MOTION**

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

Accounts Payable Check- Cycle Date:	3/4-3/8	\$778,374.28
Accounts Payable Check: Manuals	3/4-3/8	\$
Accounts Payable Wires:	3/4-3/8	\$
Total:		\$778,374.28
Payroll Checks- Cycle Date:	3/4-3/8	\$
Payroll Checks- Manuals	3/4-3/8	\$
Payroll – IRS & State Income Tax	3/4-3/8	\$
Total:		\$
Total Disbursements Approved:	3/4-3/8	<u>\$778,374.28</u>

Commissioner Corrigan seconded.

Mr. Sullivan advised of the **2018 & 2019** Accounts Payable items of note with run dates of **February 25, 2018, February 27, 2018 and February 25, 2019.**

Vendor	Amount	Department
2018 AP Feb 27 Run Date Total	148,096.42	Payments into Employee Benefit Plans
2018 AP Feb 25 Run Date		
SCHMUESER GORDON MEYER INC	6,884.75	Public Works R&B: engineering consulting work for 5 minor bridge structures

Total	14,460.75	
2019 AP Feb 25 Run Date		
TOWN OF HAYDEN	13,322.05	YVRA: Law Enforcement Winter Flight Season
NORTHWEST COLO VISITING NURSE	17,916.67	Environmental Health: MARCH 2019 SUPPORT
TRANSATLANTIC GROUP LTD	17,419.50	YVRA: De-Ice Chemicals
INSIGHT PUBLIC SECTOR INC	16,430.08	IT Pool: purchase of Surface Pro PCs
CASTLE ROCK MICROWAVE LLC	89,610.74	Comm Pool: Deposit for Microwave Work - signal from Werner to Dispatch
2019 AP Run Date Total	137,279.54	

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