

## ROUTT COUNTY PLANNING COMMISSION

### FINAL MINUTES

June 25, 2020

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, Bill Norris, Troy Brookshire, Peter Flint, Brian Kelly, Roberta Marshall, Greg Jaeger, Billy Mitzelfeld and Andrew Benjamin. Rohail Abid was absent. Interim Planning Director Kristy Winsler and staff planner Alan Goldich also attended. Sarah Katherman prepared the minutes. This meeting occurred via Zoom.

#### **PUBLIC COMMENT**

There was no public comment.

#### **MINUTES - June 4, 2020**

Commissioner Kelly moved to approve the minutes of the Routt County Planning Commission meeting cited above, as written. Commissioner Brookshire seconded the motion. **The motion carried 9 - 0.**

#### **MINUTES - June 11, 2020**

Commissioner Kelly moved to approve the minutes of the Routt County Planning Commission meeting cited above, as written. Commissioner Marshall seconded the motion. **The motion carried 9 - 0.**

**ACTIVITY: PL-19-176 & PL-19-177**

**PETITIONER: Stan Wagoner**

**PETITION: 1. Consolidation of Lot A Replat, Lots 18-23 Steamboat Lake F1 and Lots 24-27 and 32 Steamboat Lake F1 into a single parcel  
2. Rezone from Low Density Residential to Mountain Residential Estates**

**LOCATION: Approximately 225 ' east from the intersection of CR 129 and Golden Tide Place**

Mr. Goldich reviewed the petition to consolidate a previously replatted 5-acre lot and five existing Steamboat Lake lots into a single parcel of a little over 12 acres. He said that the petition also includes a request to rezone the entire property to Mountain Residential Estates (MRE) to be consistent with the current zoning of Lot A. He presented pictures of the site and indicated the existing house which is on the 5-acre parcel. Mr. Goldich said that staff had not identified any issues of concern regarding the proposal, which is supported by the Routt County Master Plan and the Upper Elk River Valley Community Plan, and is consistent with past approvals.

Chairman Warnke asked if suggested Conditions of Approval (COAs) #8, #9 and #10 were appropriate. Mr. Goldich said that COAs #8 and #9 are regulations that formerly were included as plat notes but now are simply included in approvals as a means of calling attention to them. He said that COA #10 could be deleted because the property does not contain any areas in need of “no build” zones. In response to a question from Commissioner Brookshire, Alan said that COAs #8 and #9 are not included on the plat. He said that these are County regulations that apply to land in unincorporated Routt County, whether platted or not.

Chairman Warnke asked the applicant the purpose of the request. Mr. Wagoner said that he wants to join the adjacent land to the lot with the main house. He said that he has no intention of selling the land and does not want neighbors.

### **MOTION**

Commissioner Marshall moved to recommend approval of the lot consolidation with the findings of fact that the proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and the Elk River Valley Community Plan and is in compliance with Sections 4, 5, and 6 of the Routt County Zoning Regulations, Sections 3 and 4 of the Routt County Subdivision Regulations. This approval is subject to the following conditions:

1. The Final Plat shall be finalized and recorded within one (1) year unless an extension is granted 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 Gold Queen Place and Golden Tide Place shall be appropriately dedicated on the final plat.
6. The following notes shall be shown on the plat:
  - a. Routt County is not responsible for maintaining or improving subdivision roads. The right of ways shown hereon have been accepted by Routt County, however the County is not responsible for maintaining or improving subdivision roads.
  - b. Existing and new accesses shall meet access standards set forth by the Routt County Public Works Department and Fire Prevention Services.
  - c. Routt County (County) and the North Routt Fire 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.

7. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
8. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
9. All exterior lighting shall be downcast and opaquely shielded.
10. A 'no build' zone shall be indicated on the plat to avoid construction of structures, septic fields and roads in areas including, but not limited to 30% or greater slopes. The "no build" zones shall be defined on the plat and approved by the Planning Director before the plat is recorded.
11. The recommendations for defensible space around structures from the Colorado State Forest Service should be adhered to for development of this lot.

Commissioner Kelly seconded the motion.

**The motion carried 9 - 0, with the Chair voting yes.**

### **MOTION**

Commissioner Marshall move to recommend approval of the zone change from LDR to MRE with the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and the Upper Elk River Valley Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.
2. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan;  
or
3. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.

This approval is subject to the following conditions:

1. The change of zone from Low Density Residential to Mountain Residential Estate shall become effective upon signing of a resolution amending the

Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Records Office.

2. The zone change is contingent upon a Final Plat being recorded.
3. The approval shall not be issued until all fees have been paid in full. Failure to pay fees may result in revocation of this approval.

Commissioner Brookshire seconded the motion.

**The motion carried unanimously.**

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

Ms. Winser said that although the Courthouse building may be opening to the public soon, the re-opening will not include the meeting rooms, so hearings will continue to take place on Zoom. She asked if Planning Commission would prefer to include multiple items on an agenda, or continue to have shorter agendas. There was consensus to have more items on the agenda, unless the petitions are controversial. She reviewed the upcoming agendas and noted that several additional applications are in the pipeline.

Commissioner Brookshire suggested that lot consolidations in Steamboat Lake and Stagecoach could be handled administratively or included as consent agenda items. Mr. Goldich noted that simple lot consolidations are administrative approvals, but if a zone change and/or vacation of utility easements is requested the petition requires Planning Commission and BCC approval. There was general consensus to move these types of petitions to the consent agenda unless staff feels they need in-depth review. Ms. Winser said she would add this to the housekeeping list.

**The meeting was adjourned at 6:45 p.m.**