

**STATE OF COLORADO  
COUNTY OF ROUTT**

**OFFICE OF THE CLERK  
August 28, 2018**

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

**EN RE: WARRANTS**

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**MOTION**

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

Accounts Payable Check- Cycle Date:	8/20-8/24	\$0.00
Accounts Payable Check: Manuals	8/20-8/24	\$0.00
Accounts Payable Wires:	8/20-8/24	\$0.00
Total:		\$0.00
Payroll Checks- Cycle Date:	8/20-8/24	\$3,176.52
Payroll Checks- Manuals	8/20-8/24	\$0.00
Payroll – IRS & State Income Tax	8/20-8/24	\$667.65
Total:		\$3,844.17
Total Disbursements Approved:	8/20-8/24	<u>\$3,844.17</u>

Commissioner Monger seconded.

Mr. Sullivan advised of the Accounts Payable items for run date August 21, 2018. He stated that the payroll checks in this cycle are for the temporary fair employees and \$92.25 of the total was paid out as an incentive as part of the direct path program.

The motion carried 3-0.

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

Commissioner Monger noted that the Board heard updates from the County Manager, County Attorney, County Clerk, Airport Director, CSU Extension Director, Environmental Health Director, and had a 2019 Budget Work Session.

## **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 July 16, 2018.
- B. Approval of and authorization to sign a resolution appointing the following members to the Hayden Cemetery Board of Directors: Tegan Anderson for a 4-year term expiring December 30, 2022 and Emy Keeling for a 2-year term expiring on December 30, 2020.

## **MOTION**

Commissioner Hermacinski moved to approve items A and B on the consent agenda and authorized the Chair to sign the related documents. Item B is Resolution 2018-040.

Commissioner Monger seconded; the motion carried 3-0.

## **EN RE: PUBLIC COMMENT**

No members of the public were present for comment.

## **EN RE: CLERK AND RECORDER / KIM BONNER**

### **BALLOT PRINTING AND MAILING AGREEMENT**

Ms. Bonner stated that they are changing ballot printing vendors as a security measure. This vendor requires an agreement be signed by the Board Chair. This vendor comes with good references and has had a relationship with the Secretary of State's office for many years providing the "ballot on demand" feature to them. The County Attorney has reviewed this contract and provided necessary changes.

Commissioner Monger clarified that the cost is on a unit cost basis. Ms. Bonner replied yes, at this point they do not know the exact number of ballots that will need to be printed.

## **MOTION**

Commissioner Corrigan moved approve and authorize the Chair to sign an agreement with Runbeck Election Services for ballot printing and mailing in the amount of \$35,000.

Commissioner Hermacinski seconded; the motion carried 3-0.

## **EN RE: YAMPA VALLEY HOUSING AUTHORITY (YVHA) / JASON PEASLEY**

Alyssa Cartmill, Yampa Valley Housing Authority staff; Kathi Meyer and Catherine Carson, Yampa Valley Housing Authority Board members; and Beth Melton, citizen; were present.

### **ANNUAL UPDATE**

Mr. Peasley stated that he is present to discuss with the Board the updates that have occurred over the last year and the activity they intend to be doing over the next several years.

With the passing of 5A property tax a new era for YVHA as far as their ability to make an impact on the housing issue that exists here. The process of creating new units is underway and YVHA is under negotiations for several projects currently. It is the goal of YVHA to create 600 new units over the next 10-12 years to serve local residents in the seasonal, low income, and entry level housing categories. YVHA is applying for federal tax credits for a 72 unit mixed low and moderate income units.

Even with the creation of the 48 low income units at the Reserves the gap between the availability and demand for low income units continues to grow. In the move up and entry level categories there has been a net loss of population that have left Routt County.

In response to a suggestion from the County Commissioners at the 2017 annual update the down payment assistance program has been expanded to anyone living in Routt County. Previously an individual had to work in Steamboat Springs in order to be eligible for that program.

Due to the passing of 5A the expectations for YVHA have become significantly higher and this led so some restructuring of the organization. This has included strategic planning and the creation of work teams that are focusing on the specific topics of development, policy, property management, finances, and an executive team.

Moving forward YVHA will focus on maintaining and investing in the communities that they already have from a capital improvement standpoint. The other main focuses will be the development of more supply and establishing policy both internally and externally.

With the passing of 5A the finance team discussed the opportunity to ramp down the contributions from both the City and the County. The plan is to reduce the funding request from \$65,000 to a floor of \$50,000 over the span of a few years.

Commissioner Monger noted that YVHA is attempting to become more self-sustaining in all functions of their business. Mr. Peasley added there is opportunity to take over management of the Reserves in the future but originally they wanted it to be managed by an experienced organization to make sure it does not jeopardize the tax credits that were awarded.

Commissioner Hermacinski asked if the tax funds YVHA brings in can be used outside of their district based upon the ballot language. Mr. Peasley replied yes, but they first want to spend those funds on projects inside their district. They have not precluded themselves from stretching outside of that area but first they will focus on their district.

Commissioner Monger stated that YVHA is looking for partners. USFS has some inholding lands in the City of Steamboat Springs and it would be good to explore the potential of transferring public lands into private ownership however that transfer could be an act of congress. Commissioner Corrigan stated that Summit County built affordable housing on USFS land but he is unsure if the land was actually transferred. Mr. Peasley noted that YVHA has an extensive list of land to explore.

Commissioner Hermacinski stated that YVHA is in fantastic condition compared to where they were even a handful of years ago. Commissioner Monger added that Mr. Peasley has been working the YVHA Board's tails off and he has been doing a good job.

Commissioner Corrigan noted that he is happy to see that the funding request is being ramped down and he can live with a \$50,000 floor. Also, the strong steering committee model that was implemented the previous year really supported YVHA's argument for the necessity of the mill levy.

## **EN RE: HUMAN RESOURCES / CHRIS HENSEN**

Kathy Nelson, Human Resources Generalist, was present.

### **HR JOB RECLASSIFICATION AND NEW PAY SCALE**

Ms. Nelson stated that she is requesting the reclassification of the HR Administrative Assistant/Admin V to a HR Technician stems from the CPS HR assessment of the Human Resources department. As per their recommendation, the HR Department is being restructured to better serve the needs of the County and the employees. The job description was produced by CPS HR and reviewed and edited by Chris Hensen and Ms. Nelson. The position will be non-exempt and classified as a professional technical position.

Ms. Nelson added that a new HR Technician pay scale has been developed. This pay scale is based on survey data obtained from Employers Council. While there wasn't an exact match for the HR Technician position we referenced similar positions including benefits administrators and leave specialists positions as benchmarks to create a median salary of \$56,534. This salary is approximately 3% below the existing HR Administrative Assistant position.

The proposed HR Technician salary will allow for an approximate 10% difference between the lower HR Administrative Assistant IV position and the higher HR Generalist position salaries. The County Manager has reviewed this request and approved placing this request on the agenda for the Board's consideration and approval.

### **MOTION**

Commissioner Hermacinski moved to approve the reclassification of the Human Resources (HR) Administrative Assistant/Admin V position to a HR Technician and approve the new pay scale.

Commissioner Corrigan seconded; the motion carried 3-0.

### **EN RE: EMERGENCY MANAGEMENT / DAVID DEMORAT**

Chuck Wisecup, Oak Creek Fire Chief, was also present.

### **FIRE RESTRICTIONS**

Mr. DeMorat stated that the call between the area fire districts and partners to discuss the status of the fire restrictions this week did not produce a unanimous result. The fire districts are split down the middle regarding their support to rescinding fire restrictions. Oak Creek Fire District adamantly wants to rescind restrictions however North Routt Fire District adamantly wants to remain under Stage 1 Restrictions. Both Steamboat Springs and West Routt Fire Districts were in the middle however Steamboat Springs was leaning towards staying in restrictions whereas West Routt was leaning towards rescinding restrictions. US Forest Service has taken the stance of supporting the County in their decision instead of providing input. Currently two of the indices out of seven are being met.

Mr. DeMorat added that the neighboring counties, Moffat, Rio Blanco, Jackson, and Grand will all be remaining in Stage 1 Restrictions as will the National Forest.

Mr. DeMorat noted that his recommendation to the Board is to remain in Stage 1 Restrictions. The reasoning for this recommendation is that the indices have wildly fluctuated all summer and he would like to see a two week trend of only meeting two of the seven indices before rescinding restrictions. Commissioner Hermacinski added that Routt County is 2,400 square miles therefore each fire district could be experiencing different precipitation levels and it can't be spot picked.

Commissioner Corrigan asked why Chief Wisecup is anxious to rescind the restrictions. Chief Wisecup replied that Stage 1 Restrictions create more work for his district without any enforcement mechanism and it is not much more stringent than the basic regulations regarding burning. Because this is a County ordinance the Fire Districts cannot issue tickets. The little signage regarding the restrictions in the Oak Creek District is outdated or inadequate.

Commissioner Corrigan noted that he has gotten some citizen contacts regarding Stage 2. The belief was that being in Stage 2 will make citizens and visitors more aware of the current

fire danger. For him it is not entirely a scientific decision, he also is keeping in mind the input of his constituents.

Commissioner Hermacinski commented that if the fire districts are not unanimous then her feeling is that the County should remain in Stage 1 Restrictions. Commissioner Monger agreed, this can be tabled to the next week and get through the Labor Day weekend with restrictions still in effect.

#### **MOTION**

Commissioner Corrigan moved to remaining in Stage 1 Fire Restrictions and table the consideration to rescind Stage 1 Fire Restrictions to September 4, 2018.

Commissioner Hermacinski seconded; the motion carried 3-0.

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

Sue Zulevich, Paralegal, was also present.

#### **PILT LAWSUIT**

Mr. Knaus stated that this item is the consideration of and authorization to join the plaintiff class in the Kane County, Utah class action lawsuit involving PILT Act underpayments for fiscal years 2015, 2016 and/or 2017. The Kane County, Utah lawsuit was about whether the federal government was required to pay in full the amounts due to units of local government under Section 6902 of the PILT Act in fiscal years 2015, 2016 and 2017. Kane County prevailed in the lawsuit and the Court of Federal Claims approved the class action request and opened the case to other plaintiffs which was Routt County's opportunity to opt into the plaintiff class.

Mr. Knaus added that it is possible that there are other opportunities to collect the full amount owed. The plaintiff's council has made application for reimbursement at 33% of the total recovery cost from the US government. There is still an opportunity for the Federal Department of the Interior to appeal the judgement. Routt County has until September 14, 2018 to join this lawsuit. Montrose County is considering suing the Department of the Interior individually and seeking full reimbursement, which is an option for Routt County as well but it may cost more in resources than could be recouped which is \$57,000 in total. If the County joins the class action lawsuit with Kane County they stand to receive approximately \$37,100.

Commissioner Corrigan asked if the Kane County class action lawsuit is virtually guaranteed to produce those funds. Mr. Knaus replied that it could be appealed yet.

Commissioner Hermacinski noted that the peer group of counties are also joining this class action lawsuit and this is something AGNC has been discussing so she is comfortable approving this.

#### **MOTION**

Commissioner Corrigan moved, as the Board of County Commissioners for Routt County, to join the Kane County, Utah v. United States, Case Nos. 17-1739C and 17-1991C (Consolidated) PILT Class Action Lawsuit and authorization to complete a Class Action Opt-In Notice Form and authorized the Routt County Attorney to fill out the necessary forms.

Commissioner Hermacinski seconded; the motion carried 3-0.

### **WOLF MOUNTAIN DIVISION ORDER**

Ms. Zulevich stated that this item is the consideration for the Chair to sign the Division Order to Plains Marketing, L.P. for payment of the County's decimal royalty interest in production proceeds from the Wolf Mountain Well #15-2-87 oil and gas well. The County owns these mineral interests that they acquired through treasurers deed in the 1930's. Those interests were leased in 2000 and the well went into production in 2005. Occasionally the lessee changes payment companies thus the need for a new Division Order to receive the royalties on the lease.

### **MOTION**

Commissioner Hermacinski moved to approve and authorize the Chair to sign the Division Order to Plains Marketing, L.P. for payment of the County's decimal royalty interest in production proceeds from the Wolf Mountain Well #15-2-87 oil and gas well.

Commissioner Corrigan seconded; the motion carried 3-0.

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

Kristy Winser, Planning; Larry Calistro and Stephen Donaldson, applicants for PL-18-144; Tim Borden, applicant for PL-18-167; and Jim Boyne, Steamboat Springs Winter Sports Club, were also present.

### **CALISTRO CONSOLIDATION; PL-18-144, PL-18-151, PL-18-152**

Commissioner Corrigan disclosed that Mr. Calistro was an employee of his approximately 30 years ago but he has no financial relationship with him currently and can act in an unbiased manner during this hearing. Commissioner Monger disclosed that Mr. Calistro called him to discuss the application but he advised Mr. Calistro that the application needed to be heard by the Planning Commission and the Board of County Commissioners and he to can act in an unbiased manner during this hearing.

Ms. Winser stated that the purpose of this request is to consolidate Lots 107 and Lots 112 thru 120 (10 lots) and replat those lots into two 5-acre parcels for the development of a home on each parcel. Re-zoning of those parcels to MRE (5-acre zoning) is the minimum lot size required for an onsite wastewater treatment system (OWTS). The lots will be served by wells. Utility and trail easements in the interior of the new lots will be vacated.

Ms. Winser continued that this request was considered by the Planning Commission on August 2, 2018 where after review and consideration they moved to recommend approval with an 8-1 vote of the consolidation, change of zone and vacation of utilities. The dissenting vote was from Commissioner Benjamin, who stated that he was in favor of the application but that he did not agree with the recommendation to waive the fee in lieu of public sites which was originally condition 11. Planning Commission recommended to remove the condition 11 with the finding of fact that that the proposed lot consolidation would reduce rather than increase the impact on parks, schools and other public sites. Condition 11 read "A fee in lieu for the Steamboat Lake and Stagecoach Replats was established in May, 2007. Prior to recording the final plat, the applicant shall pay a fee of \$1,400 to satisfy the fee-in lieu requirements found in Section 3.5.2 of the Routt County Subdivision Regulations."

Ms. Winser added that Planning Commission also recommended to remove condition of approval No. 13 which states "No more than one access driveway per lot shall be permitted". This condition was recommended by Road and Bridge (R&B) which is a standard condition intended to limit multiple access points to a single parcel. In this particular case, the applicant already has an access permit to each future building site. After further discussion with R&B, if the applicant wanted to request an additional access permit in the future, the request would be considered on a case-by-case basis at that time.

Ms. Winser noted, regarding Condition 11 that was removed by Planning Commission, she has only seen the fee in lieu waived once in her time with Routt County. The application that received a waiver because there was a property with an existing home consolidating for more acreage. The Calistro property could feasibly have one house built on each of the 10 lots currently but they will be reducing to only two buildable lots which influenced Planning Commissions decision to waive the fee.

Mr. Calistro stated that he has owned one of these lots since the late 1980's when this subdivision went into foreclosure. This area is on an island now separated from the rest of the Stagecoach Property Owners Association (SPOA) subdivisions. This means they are responsible for the improvement and maintenance of the road. There are no funds for the Overland subdivision roads. Also a building permit cannot be issued until they improve the road going back to County Road 16. No improvements have been made by SPOA in 30 years and Mr. Calistro questions the ability for any development to happen beyond these lots.

Commissioner Corrigan asked about condition 10 regarding a no build zone. Ms. Winser noted that instead of building envelopes now no build zones are indicated on plats.

Commissioner Hermacinski noted that she is fine waiving the fee in lieu. She sees that this is going from 10 lots to two lots and that supports what the County wants to encourage.

Commissioner Corrigan stated that he disagrees, he does not want to set precedent of waiving these fees. The \$1,400 is already a significant reduction from the 5% fee that would typically be charged.

Commissioner Monger noted that he wants to see the \$1,400 fee in lieu implemented. There are impacts that will be created by these two houses that need to be paid for.

Mr. Calistro questioned that the County wants him to maintain and plow the roads even though it is a county road and to pay the fee in lieu. Commissioner Monger replied that this is not a county road, this was a road deeded from the county as a public right of way and the county does not own it. Mr. Calistro asked why SPOA receives plowing on some of the other roads. Commissioner Corrigan responded that is a result of a lawsuit from 1978.

Mr. Calistro commented that he and Mr. Donaldson have a lot invested into this property but they continue to face opposition from SPOA and now the County. They cannot find any help to get this project progressed. Commissioner Corrigan replied that it is not the job of the County to help people with development projects.

Commissioner Corrigan stated his concern is that that if they do not charge this \$1,400 fee in lieu then when would it ever apply. Commissioner Hermacinski replied that it would be in an instance when there is not a buildable lot but a consolidation creates one.

Commissioner Corrigan noted that he feels as though Commissioner Hermacinski's argument is persuasive for him and he is alright waiving the fee in lieu. Commissioner Monger noted that the waiver of this fee in lieu does not set precedent and from the testimony the consolidation does take the number of buildable lots from 10 to two.

## **MOTION**

Commissioner Monger moved to approve the lot consolidation with the finding of fact that the proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and the Stagecoach Community Plan, and is in compliance with Sections 4, 5 and 6 of the Routt County Zoning Regulations, and Section 3 and 4 of the Routt Subdivision Regulations. In addition, Commissioner Monger cited the finding of fact that the proposed lot consolidation would reduce rather than increase the impacts on parks, schools and other public sites. 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 following notes shall be shown on the plat:
  - a. Routt County is not responsible for maintaining or improving subdivision roads.
  - b. The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been established and such shall be a condition of obtaining a building permit for these lots.
  - c. Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services.
  - d. The availability of water and permits for wells on the lots or parcels hereon shown has not been established.

- e. Routt County (County) and the South 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.
6. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
7. A current soils test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.
8. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grassed. 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. Property owners shall obtain and comply with the "Colorado State Forest Service Guidelines on Defensible Space.
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12. Prior to recording the plat, the south west corner of Lot 1 and Lot 2 shall be adjusted to conform to the consolidation under the definition of contiguous.
13. The property owners shall obtain a permit for the OWTS from the Routt County Environmental Health Department during the building permit process.

Commissioner Corrigan seconded;

Under discussion, Commissioner Monger noted that although he struggles somewhat with the waiver of the fee in lieu, he sees that the argument supporting from Commissioner Hermacinski is appropriate in this instance.

The motion carried 3-0.

## **MOTION**

Commissioner Monger moved to approve the zone change from LDR to MRE with the findings of fact that the proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and Stagecoach Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations. This approval is subject to the following conditions:

1. The change of zone from Low Density Residential- LDR to Mountain Residential Estate- MRE 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 Corrigan seconded; the motion carried 3-0.

### **MOTION**

Commissioner Monger moved to approve the vacation of utility easements with the findings of fact that the proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and Stagecoach 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 condition:

1. A resolution vacating the utility and drainage easements shall be recorded concurrently with the Final Plat.
2. Any New utility and drainage easements shall be shown and dedicated on the final plat.

Commissioner Corrigan seconded; the motion carried 3-0.

### **TIM BORDEN; PL-18-167**

Ms. Winser stated that this is a request to waive the application fee for a special use permit for a home industry that will be heard at a later date. Generally a waiver of an application fee can be done by the Planning Director if it is a project for a nonprofit entity, public entity, or a project initiated by Routt County. The application that will be reviewed at a later date is requesting approval to manufacture fireworks that are donated to the Winter Sports Club Winter Carnival Firework Show and the Winter Sports Club is a 501(c) (3) organization.

Mr. Borden stated that this activity is being categorized as home industry however he is not in commerce at all. He builds one or two fireworks annually. He holds both a federal and state permit for this activity and his facility is inspected every three years. He is subjected to many regulations and ample supervision. These fireworks are donated to benefit the Steamboat Springs Winter Sports Club and ultimately the public.

Mr. Boyne stated that not only does Winter Sports Club benefit but the community as a whole benefits when people attend the Winter Carnival for the purpose of seeing the fireworks.

Commissioner Monger noted that this is one of those permits that doesn't quite fit into the land use chart and he apologized for the inconvenience of going through this process. Commissioner Corrigan agreed that this is an activity that was never anticipated when the land use chart was created and he is in favor of waiving the fees. Commissioner Hermacinski added that she too is in favor of the application fee being waived in this instance.

### **MOTION**

Commissioner Hermacinski moved to waive the Special Use Permit fees for PL-18-167.

Commissioner Monger seconded; the motion carried 3-0.

## HOUSEKEEPING WORKSESSION / ADOPTION; PL-18-132

Ms. Winser stated that this is a follow up discussion from the housekeeping worksession on July 10<sup>th</sup>. Planning Commission last reviewed this on August 2<sup>nd</sup> and they agreed with everything included in Exhibit A in the staff packet. To summarize, Planning Commission and the Board agreed that the following items could be scheduled for adoption.

The following proposed amendments are shown on the attached Exhibit A.

- Take out Commuter Zone from Section 2 Definitions & 5.3.1 table.
- 3.4.4. Powers and Duties of the BOA – separate into two sentences.
- 3.4.6. Remove both “profit” and “cost of development” from this section.
- 7.3.1. Eliminate the zone change from the PUD process in order to streamline the process.

Ms. Winser added that there was a typo discovered and corrected in section 5.9.3 of the exemptions for sign permits.

Ms. Winser noted that regarding the Secondary Dwelling Unit (SDU) discussion, there was general consensus among Planning Commission to allow SDUs in all residential zone districts, provided that the lots are served by central water and sewer. Further, Planning Commission suggested that for parcels of less than 35 acres, to decrease the max separation allowed from 300 foot separation to 200 feet. This supports the ranch/compound look of clustered buildings and the maximum separation can be appealed through the variance process.

Commissioner Hermacinski suggested changing the wording regarding SDUs to allowing them on five acre parcels if the lot is served by central water and *central* sewer. Also, she supports that suggested change by Planning Commission regarding the decrease in maximum separation on parcels under 35 acres.

Ms. Winser stated that on July 10<sup>th</sup> there was some discussion with the Board regarding fractional ownership. Planning Commission agreed, that there could be a separate more philosophical discussion on this at a later time and it was removed from the list of recommended actions.

Ms. Winser noted that this adoption will come back in a resolution format after a formal recommendation from Planning Commission.

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

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Kim Bonner, Clerk and Recorder

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Douglas B. Monger, Chair

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Date