

ROUTT COUNTY PLANNING COMMISSION

FINAL MINUTES

OCTOBER 3, 2019

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, Geoff Petis, John Merrill, Peter Flint, Roberta Marshall, and Greg Jaeger. Commissioners Brian Kelly and Andrew Benjamin were absent. Planning Director Chad Phillips and staff planner Alan Goldich also attended. Sarah Katherman prepared the minutes.

PUBLIC COMMENT

There was no public comment.

ACTIVITY: PL-19-165

PETITIONER: Alpine Mountain Ranch at Steamboat Springs, LLLC

PETITION: Vacation of Utility Easements

LOCATION: Lots 12, 13, 9 and 60-63 and Remainder Parcel

Mr. Goldich stated that in June, Planning Commission had recommended approval of the relocation of Lots 60 - 63 through an amendment to the final plat, as a consent agenda item. The Board of County Commissioners approved the relocation of the lots in July. Mr. Goldich stated that the petitioners are now requesting the vacation of the utility easements associated with these lots. Mr. Goldich presented a site plan indicating the location of the easements to be vacated. He stated that the utility easements had been put in place solely to provide utilities to lots 60 - 63.

Mr. John Vanderbloemen, representing the petitioner, stated that not including the vacation of the utility easements in the original request to relocate the lots had been an oversight. He reviewed a site plan, and stated that neither the road nor the utility easements serve a purpose with the relocation of lots 60 - 63.

Planning Commission had no questions for the petitioner.

There was no public comment.

MOTION

Commissioner Marshall moved to recommend approval of the vacation of the utility easements in Alpine Mountain Ranch LPS with the finding of fact that the proposal, with the following conditions, complies with the applicable guidelines of the Routt County Master Plan and is in compliance with Sections 4, 5 and 6 of the Routt County Zoning Regulations, and Section 2 of the Routt County Subdivision Regulations. This approval is subject to the following condition:

1. The resolution of vacation, which includes a legal description of the easements being vacated, shall be recorded in the official records of the Routt County Clerk and Recorder with one year of the Board of County Commissioners' approval. The resolution shall be recorded with the final plat.

Commissioner Norris seconded the motion.

The motion carried 8 - 0, with the Chair voting yes.

ADMINISTRATOR 'S REPORT

Mr. Phillips reviewed the upcoming agendas.

Mr. Phillips reported that he, Ms. Anderson and Ms. Katherman, as well as Commissioners Marshall and Benjamin had attended the Colorado APA conference in Snowmass. He reviewed and provided highlights of the sessions that were attended, including the keynote address, which analyzed development patterns from an economic perspective. Mr. Phillips discussed the recreation planning underway in Gunnison County. Commissioner Marshall discussed sessions on short-term rentals and sustainability that she attended. She reviewed the experience of communities that have developed sustainability plans. She said that the takeaway was that it works better to create a sustainability plan that is separate from the Master Plan. She said that a sustainability plan will need to be updated frequently, but it is often difficult and time consuming to update Master Plan. Therefore, the Master Plan should simply reference the sustainability plan. Regarding short-term rentals, she reviewed the regulations that had been put in place by Durango that include a third-party website monitoring component. Mr. Phillips noted that Commissioner Benjamin had emailed comments from the sessions he attended.

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