

# ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

Timothy V. Corrigan  
District I

Timothy Redmond  
District II

M. Elizabeth Melton  
District III

## Work Session

May 16, 2022

Times listed on the agenda are approximations and may be longer or shorter, or being earlier than scheduled, with no notice. Agendas are subject to change 24 hours before the meeting start time. To ensure you have the most up-to-date information, please check the agenda after 24 hours of its start time.

If you are joining the meeting for a specific item, please join 10 minutes before the item to ensure you are present for the beginning of the item.

All regular meetings are open to the public unless otherwise noted. All meetings will be held in the Routt County Historic Courthouse - 522 Lincoln Avenue, Hearing Room, Steamboat Springs - or otherwise noted.

Join the meeting via our [Zoom Link](#) .

To join by telephone dial 1-346-248-7799

Webinar ID: 851 5180 1592 Password: 44052

**1. 9:30 A.M. COUNTY MANAGER/ LEGAL/ COMMISSIONERS' COMMITTEES UPDATE**

Jay Harrington, County Manager  
Erick Knaus, County Attorney

**2. 11:00 A.M. TOWN OF HAYDEN**  
Mathew Mendisco, Town Manager

**A. HAYDEN BUSINESS PARK UPDATE**

**3. 11:30 A.M. LUNCH BREAK**

**4. 12:30 P.M. COMMISSIONER/COUNCIL MEMBERS LUNCH**

**5. 1:00 P.M. JOINT MEETING WITH STEAMBOAT SPRINGS CITY COUNCIL AND THE ROUTT COUNTY COMMISSIONERS**

**A. 1:00 P.M. SHORT TERM RENTAL DISCUSSION**  
Discussion on short term rentals.

Documents:

[SUMMARY OF ZONING FOR RESIDENTIAL RENTALS.PDF](#)

**B. 1:30 P.M. EMPLOYEE RETENTION DISCUSSION**

Discussion on employee retention, challenges, and solutions.

**C. 1:50 P.M. FUTURE TOPICS**

- 6. 2:00 P.M. US FOREST SERVICE**  
Michael Woodbridge, District Ranger

**A. US FOREST SERVICE UPDATE**

- 7. 2:30 P.M. MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT**  
Geovanny D. Romero, General Manager

**A. WASTEWATER TREATMENT PLANT REPLACEMENT UPDATE**

Documents:

[BCC AGENDA COMMUNICATION WWTP 2022.PDF](#)

- 8. 2:45 P.M. MEETING ADJOURNED**

All programs, services and activities of Routt County are operated in compliance with the Americans with Disabilities Act. If you need a special accommodation as a result of a disability, please call the Commissioners Office at (970) 879-0108 to assure that we can meet your needs. Please notify us of your request as soon as possible prior to the scheduled event. Routt County uses the Relay Colorado service. Dial 711 or TDD (970) 870-5444.

## **Routt County Summary of Zoning for Residential Rentals**

Routt County does not broadly allow “short-term rentals” as they are generically referred to, but some limited allowances already exist under the Zoning Regulations.

**Guest ranch** – this use is primarily a working ranch that additionally allows for lodging/boarding of guests while they recreate on/adjacent to the ranch. This use requires a Special Use Permit.

### **Recreation Facility, Outdoor – Rural with Overnight**

**Accommodations** – This category allows for outdoor rural activities (including but not limited to skiing, shooting ranges, hunting, etc.) and specifies that while overnight accommodation is allowed, “The overnight accommodation component is accessory and normally incidental to the overall permitted use of the land”. This use requires a Special Use Permit.

**Bed & Breakfast** – like the City of Steamboat Springs, the County offers a Bed & Breakfast permit as a Conditional or Special Use Permit (depending on the zone district), and it is a Use-by-Right in the Commercial zone district. While not explicit in the definition, the standards in 8.13 require that the owner or manager be a full-time resident of the establishment, and it is limited to 4 guest rooms.

**PUDs** – Planned Unit Developments are effectively custom zoning. Some PUDs, such as the Strawberry Park Hot Springs or Bella Vista, are unique commercial operations that don’t fit into conventional zoning, whereas others, such as Sky Valley, are very similar to traditional residential development allowed elsewhere in the County with some additional use allowances, such as multifamily buildings and short-term rentals of units, that are otherwise prohibited outside of Commercial zone districts. The Strawberry Park Hot Springs, Bella Vista, and the Sky Valley Lodge all have received approval for short-term rentals. A PUD requires the land to be zoned PUD and an approved PUD Plan which dictates the allowed uses.



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## AGENDA COMMUNICATION FORM

<b>ITEM DATE: 5/16/2022</b>	<b>ITEM TIME: 14:30</b>
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<b>FROM:</b>	Morrison Creek Metropolitan Water and Sanitation District
<b>TODAY'S DATE:</b>	5/10/2022
<b>AGENDA TITLE:</b>	Wastewater treatment plant replacement update
<b>CHECK ONE THAT APPLIES TO YOUR ITEM:</b>	
<input type="checkbox"/> <b>ACTION ITEM</b>	
<input checked="" type="checkbox"/> <b>DIRECTION</b>	
<input type="checkbox"/> <b>INFORMATION</b>	
<b>I. DESCRIBE THE REQUEST OR ISSUE:</b>	
The Morrison Creek Metropolitan Water and Sanitation District would like to provide the County Commissioners with an update of their future projects. The district is ramping up for construction of a new wastewater treatment plant which will serve south Routt County to allow future municipal growth.	
<b>II. RECOMMENDED ACTION (<i>motion</i>):</b>	
Contribute infrastructure funding for project.	
<b>III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):</b>	
<b>PROPOSED REVENUE</b> <i>(if applicable)</i> :	
<b>CURRENT BUDGETED AMOUNT: 8,000,000.00</b>	
<b>PROPOSED EXPENDITURE: 8,120,000.00</b>	
<b>FUNDING SOURCE: District Reserves, USDA, CDPHE</b>	
<b>SUPPLEMENTAL BUDGET NEEDED: 120,000</b>	
<b>IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):</b>	
South Routt County (Stagecoach)	



**ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS**  
**AGENDA COMMUNICATION FORM**

**V. BACKGROUND INFORMATION:**

The district is moving towards the construction phase of their new wastewater treatment plant. After invitation for bid, the district received several bids that exceed the district's original budget. One of the bids is not too far from the original budget, only exceeding it by \$120,000.00.

**VI. LEGAL ISSUES:**

NA

**VII. CONFLICTS OR ENVIRONMENTAL ISSUES:**

NA

**VIII. SUMMARY AND OTHER OPTIONS:**

The district will be moving forward with the construction phase of their project. The district has no other options besides constructing a new wastewater treatment plant. Delaying the project could cause an environmental hazard.

**IX. LIST OF ATTACHMENTS:**