

ROUTT COUNTY PLANNING COMMISSION

MINUTES

June 2, 2022

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 and Commissioners Brian Kelly, Bill Norris, Jim DeFrancia, Ren Martyn, Andrew Benjamin, and Linda Miller. Commissioners Greg Jaeger and Paul Weese were absent. Planning Director Kristy Winsler and staff planner Alan Goldich also attended. Sarah Katherman prepared the minutes.

PUBLIC COMMENT

There was no public comment.

ACTIVITY: PL20220019

PETITIONER: Todd Pedersen

PETITION: Zone Change from Agriculture/Forestry to Medium Density Residential of Lot 1 Pielstick-Friesell Ex empt Subdivision

LOCATION: 100 Huckleberry Lane, immediately north of the intersection of Fish Creek Falls Rd.

Mr. Todd Pedersen said that he and his wife have owned the lot for about two years. He said that they are seeking a zone change to provide them flexibility to build a secondary dwelling unit (SDU) on the property in the future. He explained that while the current Agriculture/Forestry (A/F) zoning allows for SDUs, the 50 ft. setbacks would be very difficult to meet, particularly given the size and shape of the lot and the location of the existing home. Mr. Pedersen stated that he had reviewed all the options available, including a zone change to Low Density Residential (LDR) and seeking a variance from the required setbacks, and had decided that the MDR zoning would provide the most flexibility for the 0.7-acre lot. He added that the proposed zone change would also allow them to subdivide the parcel in the future to allow for the use of a second driveway. He presented a parcel map of the area and noted that the subject lot is surrounded by lots with LDR, MDR and General Residential (GR) zoning.

Mr. Goldich reviewed the parcel map of the surrounding area and noted that the areas to the south and west are within the Steamboat Springs city limits. The subject parcel is adjacent to the Fox Grove subdivision (GR) to the east. All of the other surrounding lots are zoned MDR or LDR. Mr. Goldich noted that the MDR zone district has a minimum lot size of 6000 sq. feet with front and rear setbacks of 15 ft. and side setbacks of 10 ft. Mr. Goldich stated that the lot is served by central water and sewer. He said that the Steamboat Springs Area Community Plan designates this area as Neighborhood Residential Low. He said that the City had been sent a referral and had responded with no comment. Mr. Goldich said

that two emails in support of the petition had been received, with no comments in opposition.

In response to a question from Chairman Warnke, Mr. Goldich said that the current zoning would allow for an SDU but the setbacks would make situating an SDU on the lot difficult if not impossible.

Commissioner Martyn asked about the utilities. Mr. Pedersen confirmed that they are located in the roadway. In response to a question from Commissioner Martyn regarding the water pressure in this area, Mr. Pedersen said that he has sufficient pressure at his home. Mr. Goldich added that some of the nearby lots to the north are platted but cannot be developed until the high pressure system is extended to that area. He said that easements for the high pressure lines were provided as part of the Fox Grove subdivision to allow the system to be connected to the area to the north. Although the design is in place for the extension of the high pressure lines, those lots have not yet been connected.

Commissioner DeFrancia said that this application meets all of the requirements for a zone change, and that he would support it. Planning Commission agreed.

MOTION

Commissioner DeFrancia moved to recommend approval of the zone change from A/F to MDR with the findings of fact that the proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and Steamboat Springs Area Community Plan and is in compliance with the applicable provisions of Sections 4, 5, and 8 of the Routt County Zoning Regulations.

This approval is subject to the following condition:

1. The change of zone from Agriculture/Forestry to Medium Density Residential 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.

Commissioner Kelly seconded the motion.

The motion carried 7 - 0, with the Chair voting yes.

ADMINISTRATOR'S REPORT

Ms. Winser stated that there would be no meeting on June 16th. She said that the joint meeting with the Board of County Commissioners to review the draft of the Master Plan update is tentatively scheduled for June 23rd, an off Thursday, and that she would confirm this date once she is certain that a full draft of the plan will be available for review a week prior to the meeting. Ms. Winser reviewed the status of the Master Plan update and the proposed schedule of meetings, the

public comment period and adoption. She said that the schedule will remain flexible at this point to accommodate any unforeseen issues.

Ms. Winser said that Ms. Brookshire is preparing to retire. She added that they are trying to hire a Planner Tech and will be seeking additional staff in the near future.

Ms. Winser stated that staff does not currently make recommendations regarding petitions that come before Planning Commission or the Board of County Commissioners. She said that County Manager Jay Harrington had asked her why this was the case, given that it is the standard in the industry for staff to weigh in with a recommendation. She said that traditionally this has not been done in Routt County and asked for Planning Commission's opinion. Commissioner DeFrancia said that his experience from working in other jurisdictions is that staff recommendations are very useful and that he would support them. Chairman Warnke and Commissioner Benjamin agreed, noting that the current staff comments generally make it clear if staff feels that a petition meets the requirements. Chairman Warnke said that Planning Commission would always make its own decisions, regardless. Commissioners Kelly, Norris and Miller stated that recommendations would be helpful. Commissioner Martyn said that he likes the system as it is.

The meeting was adjourned at 7:00 p.m.