

ROUTT COUNTY PLANNING COMMISSION

MINUTES

November 3 , 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, Greg Jaeger, Linda Miller, and Jim DeFrancia. Commissioners Bill Norris, Andrew Benjamin, Ren Martyn, and Paul Weese were absent. Planning Director Kristy Winser and staff planner Michael Fitz also attended. Sarah Katherman prepared the minutes.

PUBLIC COMMENT

There was no public comment.

MINUTES - October 6 , 2022

Commissioner Kelly moved to approve the above cited minutes, as written. Commissioner Jaeger seconded the motion. **The motion carried 5 - 0, with the Chair voting yes.**

ACTIVITY: PL20220074

PETITIONER: Dobell Family (Paul Sachs, representative)

PETITION: Rezone remainder of property from Agriculture & Forestry to Medium Density Residential

LOCATION: 38725 Main St Milner, CO

Commissioner Jaeger said he is the compliance officer for the City of Steamboat Springs and disclosed that he has a relationship with Paul Sachs who is the municipal court judge. He said that this would not affect his ability to evaluate the item fairly. There were no objections to Commissioner Jaeger's participation,

Mr. Paul Sachs, representing the petitioners, stated that the Dobell Family owns a property in Milner that is zoned Medium Density Residential (MDR) as well the adjoining property that they acquired when 1st Street was vacated. The portion of the property that is the result of the vacation is zoned Agriculture/Forestry (A/F). He explained that the Dobell's had intended to subdivide their property into two lots with the intention of building a home on the portion that is closer to the river, but never got around to it. Their existing home is on the MDR-zoned property. Mr. Sachs stated that Mr. Dobell has recently been diagnosed with late-stage cancer, and would like to have this matter resolved so that his wife will not have to handle it. He said that there is sufficient room on the portion of the property currently zoned A/F to accommodate another residence, so it is possible that this lot would be divided off and sold in the future.

Mr. Fitz presented a site plan and indicated the existing MDR property, which is made up of several small lots, and the adjacent parcel that is zoned A/F. He stated that the applicants acquired the A/F parcel when 1st Street was vacated in 2018. He reviewed the history of Milner, which was originally zoned A/F when the County adopted zoning because the town was not served by central water or sewer. The residential areas of Milner were re-zoned to MDR when the County installed a wastewater collection system. When 1st Street was vacated, however, that area of land retained its original A/F zoning. Mr. Fitz offered that the rezoning of this parcel to MDR would allow it to be developed, which is in alignment with the goal of the County to create buildable lots out of small legal non-conforming parcels. He described the topography of the site and said that there is an adequate flat area to accommodate a residence. He reviewed the applicable zoning regulations and stated that the proposal meets the standards for rezoning. Mr. Fitz presented photos of the site from several directions, as well as photos of the existing home and of the buildable area on the A/F-zoned portion of land.

Ms. Winser noted that under the 2022 Master Plan, Milner is categorized as a Tier 3 small established community and is suitable for MDR zoning. She stated that the area is served by infrastructure that allows it to support higher densities of development. Mr. Fitz stated that the current application was submitted prior to the adoption of the 2022 Master Plan, and so was evaluated under the 2003 Plan in which Milner is described as potential growth center.

Planning Commission had no comments or questions regarding the petition. There was no public comment.

MOTION

Commissioner Kelly moved to recommend approval of item PL20220074, a rezoning from A/F to MDR in Milner, with the findings of fact that the proposal with the following conditions meets the applicable guidelines of the Routt County Master 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 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 DeFrancia seconded the motion. **The motion carried 5 - 0, with the Chair voting yes.**

ACTIVITY: PL20220004

PETITIONER: Tara Sanders

PETITION: Special Use Permit for Gravel Pit

LOCATION: Approximately 3,300' south/southeast of the intersection of CR 129 and CR 54

MOTION

Commissioner Kelly moved to table the petition at the request of the applicant to December 1, 2022. Commissioner DeFrancia seconded the motion. **The motion carried 5 - 0, with the Chair voting yes.**

ADMINISTRATOR 'S REPORT

Ms. Winser stated that there is nothing scheduled for November 17th, so there will be no meeting that night.

Ms. Winser reviewed recent BCC items, including the approval of the workforce housing project for Twentymile mine. She stated that the standards for where and under what conditions temporary workforce housing is appropriate will be re-evaluated when the regulations are reviewed and revised. She said that under the current regulations man camps are not limited by the type of industry they can serve. Ms. Winser stated that permitting for events that use County Roads, such as bike races, will also be discussed. She said that the current Special Event Permits, which are issued administratively, are designed to address the offsite impacts of single site events, not dispersed ones that use public roads.

Ms. Winser stated that the RFP for a consultant to assist with the update of the regulations is out. She said that it was sent directly to 30 firms. A committee will be assembled to review the responses and interview the short-listed candidates.

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