



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA COMMUNICATION FORM

ITEM DATE: April 23, 2019	ITEM TIME: 10:30 a.m.

FROM:	Chris Brookshire
TODAY'S DATE:	April 17, 1029
AGENDA TITLE:	PL-18-183 Loller-Loggins Replat

CHECK ONE THAT APPLIES TO YOUR ITEM:	
<input checked="" type="checkbox"/> X ACTION ITEM	
<input type="checkbox"/> DIRECTION	
<input type="checkbox"/> INFORMATION	

I. DESCRIBE THE REQUEST OR ISSUE:
Consideration for signing the Loller-Loggins Replat and Resolution for Vacation of Utility and Drainage easements

II. RECOMMENDED ACTION (motion):
Signing of Plat and resolution

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):
PROPOSED REVENUE (if applicable): \$
CURRENT BUDGETED AMOUNT: \$
PROPOSED EXPENDITURE: \$
FUNDING SOURCE:
SUPPLEMENTAL BUDGET NEEDED: YES <input type="checkbox"/> NO <input type="checkbox"/>

<i>Explanation:</i>

IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):
A Lot Consolidation was approved by the Board of County Commissioners on January 8, 2019. The plat and resolution has been reviewed by the County Attorney and is ready for Board Signature.

STATE OF COLORADO)
)ss.
COUNTY OF ROUTT)

RESOLUTION #2019-P-

**Zoning Amendment
Vacation of Utility and Drainage Easements
Planning Activity No. PL-18-183**

Recitals

A. William T. Lollar and Vanessa Loggins (“Petitioners”) are the owner(s) of Lots 172-179 Steamboat Lake Subdivision Filing 2 (the “Land”);

B The Board of County Commissioners for the County of Routt, State of Colorado, (the “Board”) has duly received a petition concerning the Land from the Petitioners for consolidation of lots by Replat into the Lollar Loggins Replat (the “Replat”), vacation of certain utility and drainage easements, and a change of zoning on the newly created parcel to Mountain Residential Estates (MRE) from the present Low Density Residential (LDR) zone district;

C. All necessary data has been submitted and all required fees have been paid on behalf of the Petitioners;

D. The Routt County Planning Commission reviewed the petition on December 6, 2018, for the Replat and submitted an advisory report to the Board recommending approval of the petition subject to conditions;

E. The Board held a public hearing on the matter on January 8, 2019, notice of said hearing having been advertised in the Steamboat Pilot, a local newspaper of general circulation;

F. Input was taken from the Petitioner and Planning Staff, and Planning Commission’s recommendation was considered;

G. No public input was offered from members of the audience;

H. Commissioner Monger moved to approve the replat of Lots 172-179 Steamboat Lake Subdivision Filing 2 in to a 5+ acre parcel with the findings of fact that the proposal with conditions meets 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 Sections 3

and 4 of the Routt County Subdivision Regulations and, as the proposal does not include replatting of open space areas within the Steamboat Lake Subdivisions, it is appropriate to waive the requirement for additional open space dedication.

- I. This approval was given 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 North 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.
 - f) All lots have been shown to be within mapped areas of Potentially Unstable Slopes. If site development reveals evidence of faulting in soils, then additional investigation will be needed to ensure that individual structures are not located within active fault rupture zones.
 - g) Prior to issuance of a building permit, survey monuments shall be placed per the Routt County Subdivision Regulations Section 4.3.

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 grasses. 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. Permittee shall obtain a Grading and Excavation Permit prior to the start of work.
 12. Permittee shall obtain an Access Permit for their driveway prior to the start of work.
 13. Permittee shall obtain a Work in the Right of Way permit prior to the start of work.
 14. It is recommended that the permittee construct a minimum 12 foot wide road (centered in the Right of Way) to access the new consolidated lot out of an all-weather surface that is adequate to handle emergency response vehicles.
 15. Prior to recordation of the final plat, a \$1,400 fee-in-lieu payment for the public site requirement shall be paid to the County.
- J. Commissioner Corrigan seconded; the motion carried 3-0.
- K. Commissioner Monger moved to approve the vacation of the utility and drainage easements with the finding of fact that the proposed vacation of utility and drainage easements meets the applicable guidelines of the Routt County Master Plan and is in compliance with Section 4, 5, and 6 of the Routt County Zoning Regulations and Sections 3 and 4 of the Routt County Subdivision Regulations.
- L. This approval was given subject to the following conditions:
1. Utility and drainage easements shall be shown and dedicated on the final plat. The plat shall show all required drainage and utility easement on the vacated portion of roadways.

2. A vacation of easements is contingent upon the recordation of the vacation resolution.

M. Commissioner Corrigan seconded; the motion carried 3-0.

N. Commissioner Monger moved to approve the zone change from LDR to MRE with the finding of fact that the proposal meets the guidelines of the Routt County Master Plan and Sub Area plan and is in compliance with Sections 8 of the Routt County Zoning Regulations.

O. This approval was given subject to the following conditions:

1. The change of zone from Low Density Residential (LDR) to Mountain Residential Estates (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 Recorders Office.
2. The zone change is contingent upon a Final Plat being recorded.

P. Commissioner Corrigan seconded; the motion carried 3-0.

Q. A Final Plat was submitted for review and was found to be adequate after review by Legal and Planning Staff.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Routt County, Colorado, that:

1. The Lollar Loggins Replat (the "Replat"), as recorded in the books and records of the Routt County Clerk and Recorder at Reception No. _____ and File No. _____ is hereby rezoned from Low Density Residential to Mountain Residential Estates. The Routt County Zoning Map is hereby amended to reflect such rezoning.
2. The utility and drainage easements common to Lots 172-179, Steamboat Lake Subdivision, Filing 2 are hereby vacated.
3. This approval is based upon the record presented at the public hearing and the finding made by the Routt County Planning Commission and Board of County Commissioners that the conditions as set forth in the Routt County Zoning Regulations, Routt County Subdivision Regulations, and the Routt County Master Plan have been shown to conclusively exist.

**ADOPTED AND EFFECTIVE THIS _____ DAY OF _____, 2019,
BY THE BOARD OF COUNTY COMMISSIONERS OF ROUTT COUNTY, STATE OF
COLORADO.**

ATTEST:

BY THE BOARD OF COUNTY
COMMISSIONERS

Kay Weinland, County Clerk

M. Elizabeth Melton, Chair

RESOLUTION VOTE:

Douglas B. Monger:	Yes	No	Abstain	Absent
Timothy V. Corrigan:	Yes	No	Abstain	Absent
M. Elizabeth Melton:	Yes	No	Abstain	Absent