



ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA COMMUNICATION FORM

ITEM DATE: May 24, 2022	ITEM TIME: 9:30 a.m.
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FROM:	Chris Brookshire
TODAY'S DATE:	May 17, 2022
AGENDA TITLE:	PL20220012 - JLB Replat Consolidation, Zone Change and Vacation of Easements Lots 174,175,176,177,188,189 & Part of Common Area 2 Horseback at Stagecoach Consent Agenda Item

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

I. DESCRIBE THE REQUEST OR ISSUE:

1. Consolidation of six lots and a portion of Common Area 2 into one 5-acre parcel
2. Rezone from Low Density Residential (LDR) to Mountain Residential Estates (MRE)
3. Vacation of Utility and Trails easements along interior lot lines

II. RECOMMENDED ACTION (motion):

Consent Agenda Item:

Items that have been recommended for approval by the Planning Director can be placed on the Consent Agenda. These items are voted on without a formal presentation of the project unless a Planning Commissioner or a County Commissioner requests that the item be removed from the Consent Agenda and placed on the regular agenda.

PLANNING COMMISSION/BOARD OF COMMISSIONER OPTIONS:

1. **Approve the Consolidation, Zone Change and Easement Vacation request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning and Subdivision Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Consolidation, Zone Change and Easement Vacation request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning and Subdivision Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.



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3. **Table the Consolidation, Zone Change and Easement Vacation request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.
4. **Approve the Consolidation, Zone Change and Easement Vacation request** with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning and Subdivision Regulations and the Routt County Master Plan.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):
PROPOSED REVENUE <i>(if applicable)</i> : \$
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):
V. BACKGROUND INFORMATION:
VI. LEGAL ISSUES: N/A
VII. CONFLICTS OR ENVIRONMENTAL ISSUES: N/A
VIII. SUMMARY AND OTHER OPTIONS:

The Routt County Planning Commission hear this item on May 5, 2022 as a consent agenda item. This approval accepts the conditions of approval as shown in the attached Planning staff report.

If approved, the plat and resolution for a change of zoning will be scheduled before the BCC for approval and signature.

IX. LIST OF ATTACHMENTS:
Staff report
Planning Commission minutes of 5/5/22