

ROUTT COUNTY BOARD OF COUNTY COMMISSIONERS

AGENDA COMMUNICATION FORM

ITEM DATE: July 19, 2022	ITEM TIME: 10:35 am
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FROM:	Alan Goldich
TODAY'S DATE:	July 12, 2022
AGENDA TITLE:	Snokomo Estates, Filing 3

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:

The owner of Lot 9 Snokomo Estates F2 has requested an extension to the deadline to record the Snokomo Estates Filing 3 final plat.

II. RECOMMENDED ACTION:

I move to approve a two year extension to record the Snokomo Estates Filing 3 final plat, PS2008-001. The new deadline to record the plat is July 8, 2024.

III. DESCRIBE FISCAL IMPACTS (VARIATION TO BUDGET):

PROPOSED REVENUE: N/A

PROPOSED EXPENDITURE: N/A

FUNDING SOURCE: N/A

IV. IMPACTS OF A REGIONAL NATURE OR ON OTHER JURISDICTIONS (IDENTIFY ANY COMMUNICATIONS ON THIS ITEM):

N/A

V. BACKGROUND INFORMATION:

An application to subdivide Lot 9 Snokomo Estates F2 into two, was approved on July 8, 2008. Over the years requests to extend the deadline for recording the plat has been approved. The current deadline to have the plat recorded was July 8, 2022.

Last year, the landowner received Sketch Subdivision and Zone Change approval for a different subdivision layout of this lot. Although the Sketch Subdivision was approved, this approval does not vest the landowner in this approval. Only after Preliminary and Final Subdivision approval is obtained, is a project vested. The landowner purchased the adjacent parcel and has applied to reconfigure the approval from last year and to include the new parcel. Staff is currently reviewing the application. As a backup in case the approved or proposed project does not receive final approval, the landowner has requested that the deadline to record the plat be extended.

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The Routt County Master Plan and Subdivision Regulations have not changed or changed to an extent that would impact this approval if it was to be considered today. The Stagecoach Plan was amended in 2017, but staff does not think that the amendments would impact this project. Additionally, the recent Sketch Subdivision and Zone Change approval on this site at a higher density shows that the currently approved density is in compliance with any application Master Plan, and Stagecoach Community Plan policies, and the Zoning and Subdivision Regulations.

Staff suggests that this extension only be granted for two additional years.

VI. LEGAL ISSUES:
NA
VII. CONFLICTS OR ENVIRONMENTAL ISSUES:
NA
VIII. SUMMARY AND OTHER OPTIONS:
Deny or table the request