

ROUTT COUNTY PLANNING COMMISSION

MINUTES

October 6, 2022

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Acting Chairman Brian Kelly and Commissioners Bill Norris, Linda Miller, Andrew Benjamin, and Ren Martyn. Commissioner Jim DeFrancia joined the meeting in progress. Commissioners Steve Warnke, Greg Jaeger, and Paul Weese were absent. Planning Director Kristy Winser also attended. Sarah Katherman prepared the minutes.

PUBLIC COMMENT

There was no public comment.

MINUTES – September 15, 2022

Commissioner Miller moved to approve the above cited minutes, as written. Commissioner Martyn seconded the motion. **The motion carried 5 – 0, with the Chair voting yes.**

ACTIVITY: PL20220075

PETITIONER: Andrew Hau & Morgan Brown c/o Laurie Susla

PETITION: Vacation of unused utility and drainage easement along the west property line into which the existing, permitted home is built.

LOCATION: 36871 Tree Haus Dr

Ms. Laurie Susla reviewed the petition to vacate an unused utility and drainage easement on the subject parcel, which she recently sold. She said that the existing house, which was built in the 1970s, was placed in the easement, probably by accident and due to the steepness of the lot. This encroachment was not discovered until the property was surveyed for the sale. Ms. Susla stated that the new owners would like this issue to be cleared up. She said that the lot is very steep and that all the utility companies have signed off on the vacation.

Ms. Winser presented a site plan and indicated the area of encroachment. She confirmed that the utility companies were all sent referrals and none had any concerns with the proposed vacation. She added that the undeveloped land to the west is under a conservation easement, which makes it very unlikely that the easement would ever be needed. She said that she is uncertain why this issue was not addressed when Tree Haus was granted a blanket variance in the 1970s. She said that staff recommends approval of the vacation.

Commissioner Martyn asked about the 2017 replat of the property. Ms. Susla explained that she and her neighbor had split the undeveloped lot that lay between their properties to preserve the buffer and ensure that it was not developed. The replat added half of the intervening lot to each of their lots. She said that she does not know why the encroachment into the easement was not dealt with at that time.

There was no public comment.

MOTION

Commissioner Miller moved to recommend approval of the vacation of the utility and drainage easements. This approval is based on the following findings of fact:

1. The proposal with the following conditions complies with 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, Sections 2 of the Routt County Subdivision Regulations.
2. The proposal meets the substantive standards as provided under Colorado Revised Statutes Section 43-2-303.

This approval is subject to the following condition:

1. The resolution of vacation, which includes a legal description of the easement being vacated, shall be recorded in the official records of the Routt County Clerk and Recorder within one year of the Board of County Commissioners approval.

Commissioner Martyn seconded the motion. **The motion carried 5 - 0, with the Chair voting yes.**

PLANNING COMMISSION DISCUSSION

Acting Chairman Kelly asked for a volunteer from Planning Commission to stop by the Planning Department to sign a plat. He explained that Chairman Warnke is out of town and that the County Attorney had recommended that he not be one to sign the plat. Commissioner Martyn agreed.

MOTION

Commissioner Benjamin moved to appoint Ren Martyn as a pro tem Chair to enable him to sign a plat. Commissioner Miller seconded the motion. **The motion carried 5 – 0, with the Chair voting yes.**

ADMINISTRATOR'S REPORT

Ms. Winser reviewed the upcoming agendas. She also reviewed the recent Planning items heard by the Board of County Commissioners including: D&D Recycling (approved), Red Rock Gravel Pit (approved), Thunderstruck Snowmobile Tours (tabled to address some technical issues with the COAs), and Snow Country Nursery (tabled to allow the easement agreement with the City to be finalized).

Ms. Winser said that she is in the process of sending out invites to all stakeholders and organizations who participated in the update of the Master Plan to attend follow-up outreach sessions at which the new Master Plan will be presented. She said that a presentation was made to the City of Steamboat Springs a couple of weeks ago, and that meetings would be scheduled with the other municipalities in the near future. Ms. Winser said she is working with staff on completing the RFP for a consultant to assist with the update to the Zoning and Subdivision Regulations. The update is scheduled to begin early in 2023.

Commissioner Benjamin suggested that it would be appropriate for YVHA or the Brown Ranch Steering Committee to make a presentation to the County Planning Commission. He noted that

while the plan is to annex the land into the City, the property is currently in the County and a development the size of Brown Ranch will have impacts on the County. Ms. Winser and Planning Commission agreed. Ms. Winser said that she would reach out to schedule a presentation.

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