

**STATE OF COLORADO  
COUNTY OF ROUTT**

**OFFICE OF THE CLERK  
July 25, 2023**

Commissioner Tim Redmond, Chair, called the meeting of the Routt County Board of County Commissioners to order. Commissioner Tim Corrigan, Commissioner Sonja Macys, County Manager Jay Harrington, and Community Engagement Officer, Amanda Shepherd were also present. Judy Ward prepared the minutes.

**EN RE: PUBLIC COMMENT**

No public comment was made.

**EN RE: APPROVAL OF ACCOUNTS PAYABLE, MANUAL WARRANTS, AND PAYROLL**

Mr. Harrington presented the accounts payable in the amount of \$139,617.47 and payroll costs in the amount of \$968,934.49, for a total of \$1,108,551.96.

**MOTION**

Commissioner Corrigan moved to approve the accounts payable and payroll as presented by the County Manager.

Commissioner Macys seconded; the motion carried 3-0.

**EN RE: CONSENT AGENDA**

The following items were presented for consideration, approval, and signing on the consent agenda:

- A. Approval and authorization for the Chair to sign a Special Use Permit; PL20220112v;
- B. Approval and authorization for the Chair to sign a Special Use Permit; PL20220113;
- C. Approval of and authorization to have the Chair sign a Management Representation Letter for this year's audit;
- D. Approval and authorization for the Chair to sign a Liquor License Renewal for Egeria Park Liquor LLC DBA Egeria Park Liquor for a Retail Liquor Store (County) License;

- E. Approval and authorization to have the County Commissioners sign a Letter of Support for South Routt Regional Housing Needs Assessment.

**MOTION**

Commissioner Macys moved to approve items A, B, C, D, and E on the consent agenda.

Commissioner Corrigan seconded; the motion carried 3-0.

**EN RE: CBOE HEARING OFFICER RECOMMENDATIONS**

**CBOE HEARING OFFICER RECOMMENDATIONS**

**MOTION**

Commissioner Corrigan moved to confirm the Hearing Officer's recommendations as to the value and/or classification for property tax appeal concerning the following properties: R3244354, R3247640, R3773130, R4164269, R6258940, R8162602, R8162603, R8163652, R8166804, R8167516, R8168447, R8169303, R8172062, R2584982 noting the Hearing Officer in these appeals did make a number of adjustments in the Assessors valuation and the Petitioner valuation.

Commissioner Macys seconded; the motion carried 3-0.

**EN RE: PLANNING**

Kristy Winser, Planning Director, and Alan Goldich, Planning were present.

**PL20230037, PL20230038 & PL20230067 – TAILWATERS AT STAGECOACH, LLC**

Mr. Tim McGuire with Contour Design Collective, representing the petitioner, presented a vicinity map of the area around the 89-acre subject parcel. He reviewed the application for an amendment to the Future Land Use Map (FLUM) contained within the Stagecoach Community Plan (SCP) and a Sketch Subdivision and a Zone Change for a portion of the property from High-Density Residential (HDR) to Commercial. The entire property is currently zoned HDR. He noted the location of the existing sewer line that runs along the eastern edge of the property. Mr. McGuire presented a slope map to show that the majority of the parcel is fairly flat, with a ridge along the eastern side. Little Morrison Creek runs along the eastern edge of the property. He also presented wildlife and wildfire mapping. He stated that the wildfire mapping is old and no longer accurate and will be updated in the fall. He said that there is a grouse lekking area on a portion of the property. Mr. McGuire said that he met with Colorado Parks and Wildlife (CPW) regarding how to mitigate the impact on the grouse. He stated that the parcel is mostly sage and that there are no issues with the soil.

Mr. McGuire presented a conceptual site plan of the proposed development and reviewed the lot size mix, the commercial/mixed-use areas, and the community amenities. He noted that different lot sizes are integrated throughout the proposed layout. He said that about 50% of the area would remain as open space, providing a wide buffer from the creek and the ridge. He presented an enlargement of the site plan and said that the plan includes a total of 200 units on 119 lots on 40 acres, with 10,000 to 20,000 square feet of commercial space on 4.6 acres. Mr. McGuire noted that the commercial area is to be located at the intersection of CR16 and CR18 and would be accessible to the entire Stagecoach area.

Mr. McGuire reviewed the comments received at the Planning Commission hearing. He stated that the 200 proposed units are the maximum that the Morrison Creek Water and Sanitation District (MCWSD) has committed to support. He said that additional density could not be considered until the water supply could support it. He said that a water quality study would be conducted for the next stage of review. A full wildlife mitigation plan and a traffic study would also be presented with the Preliminary Plan. Regarding questions about the large number of undeveloped lots in Stagecoach, Mr. McGuire stated that the applicant intends to extend water and sewer services to allow the development of this project. He offered that the lack of development of existing platted lots has nothing to do with this project.

Mr. Goldich reviewed the application and stated that the goal of the hearing was to determine if the proposal, on a conceptual level, is in compliance with the Master Plan and the SCP. He reviewed the detailed studies and plans that would be submitted at the Preliminary Plan review if the Sketch Subdivision is approved. Mr. Goldich stated that the Planning Commission and staff both found that the application is in compliance with the Master Plan and the SCP. Planning Commission recommended approval of the amendment to the FLUM on a 7 – 1 vote, with Commissioner Benjamin dissenting. Commissioner Benjamin felt the proposed location was not the right location for a commercial node in Stagecoach. The Sketch Subdivision and Zone Change were recommended for approval unanimously. Mr. Goldich noted that Commissioner Benjamin stated that if the Sketch Subdivision and Zone Change had been separated into two different motions, he would have voted against the Zone Change. Mr. Goldich said that the motions included in the Board communication form have been separated, which will result in three motions. Mr. Goldich stated that the main topics of discussion at the Planning Commission hearing were the density of the proposal, the overall layout of the project, and CPW's comments.

Mr. Goldich reviewed the history of the site. He stated that although the original subdivision from the early '70s was never finalized, the HDR zoning was approved and so remains in place. Mr. Goldich discussed the SCP and stated that when that plan was updated in 2017 the requirement that the community marketplace be located at the base of the ski area was removed and replaced with standards. He stated that the current proposal meets those standards. The 2017 update of the SCP as well as the 2022 update of the Routt County Master Plan reconfirm Stagecoach as a future growth center. He presented a vicinity plan and reviewed the neighboring subdivisions and their zoning. He reviewed the topography of the site and noted that Little Morrison Creek and the existing sewer line run along the eastern edge of the property. Mr. Goldich presented the FLUM, which indicates the parcel as "large lot residential." Properties that did not have access to central water and sewer were given this designation on the FLUM. No consideration was given to the potential for extending the water and sewer service. Mr. Goldich said that the proposal is to amend the designation on the FLUM to "residential existing"

and designate a portion as “neighborhood marketplace.” He reviewed the elements of the project, as previously presented. He stated that the Master Plan designates Stagecoach as a Tier 2 Future Growth Area and reviewed the criteria for that designation. He reviewed the SCP and stated that it is the staff’s and Planning Commission’s opinion that the proposal is in compliance with the SCP. Mr. Goldich noted that while the SCP does not support multiple commercial nodes in Stagecoach, it does not preclude commercial/retail uses as an accessory to recreation-oriented businesses, such as golf courses or ski areas.

Mr. Goldich reviewed the comments received from the public, as well as the comments from referral agencies, as discussed in the minutes from the Planning Commission hearing. The South Routt School District commented that it would be interested in a dedication of land in this development for a school. Per the formula contained in the County Subdivision Regulations and the proposal for 200 units, this would amount to 7.82 acres. MCWSD provided conditional approval and commitment to serve the project, subject to their rules and regulations. Oak Creek Fire Protection District (OCFPD) submitted comments regarding water capacity, roads, fire hydrants, wildland/urban interface considerations, and building materials. These issues will be addressed at the next stage of review and through anticipated updates to the building code. OCFPD also expressed concerns with the adequacy of fire department infrastructure and equipment. Mr. Goldich noted that new developments are only required to offset the impacts of new development and cannot be required to rectify existing issues.

Mr. Goldich stated that CPW had submitted comments regarding impacts to the State Park, stormwater runoff, riparian and wetland protection, revegetation impacts to Columbian sharp-tailed grouse and elk, and human-wildlife conflicts. He presented wildlife mapping provided by CPW that shows elk winter range and winter concentration areas nearby but not within the subject parcel. He then presented maps showing that the parcel is completely within grouse lekking and production buffer areas. Mr. Goldich stated that CPW recommends seasonal closures to avoid impacts on the elk and grouse. He noted that the wildlife mapping submitted by CPW would preclude all development in the North Area of Stagecoach. He added that CPW was involved in the development of the SCP update in 2017 and the Master Plan update in 2022 and did not raise these issues at the time when development in Stagecoach was discussed.

Mr. Goldich reviewed the two topics for discussion listed in the staff report and added a third topic asking what type of direction should be provided to the applicant to address the comments and recommendations submitted by CPW. The Planning Commission discussed the possibility of additional density but determined that this would be up to the applicant. The applicant has said that density could be increased through the addition of more duplex or multi-family units, but that MCWSD currently has capped the number of units it will commit to serve at 200. He said that all studies to be conducted at the next level of review would be based on the number of total units proposed, including secondary dwelling units. Mr. Goldich said that comments were also received about the layout of the commercial area and the prominence of the parking area. The applicant has said that the layout is conceptual, and may change at the next level of review. Mr. Goldich said that staff had met with CPW to discuss their comments. CPW explained their tiered approach to impacts on habitat, with avoidance and minimization as the first choice and mitigation measures as the next best alternative, including off-site mitigation. Planning Commission did not think that a redesign of the project to avoid impacts was warranted but did include a COA requiring the applicant to work with CPW on a wildlife mitigation plan.

In response to a question from Commissioner Macys, Mr. Goldich said that no particular mitigation measures for impacts to grouse had been discussed at this point. Mr. McGuire noted that under the proposal 50% of the property is open space, with a 150 ft. buffer between the development and creek on the west side. He said that an easement could be placed on the area, but that the applicant does not own other property in Stagecoach that could be put under conservation easement. Following discussion, Mr. Goldich noted that waterbody setbacks, floodplains, riparian areas, etc. would be reviewed in Module #3 of the development code update, but that the County's current waterbody setback is 50 ft. Commissioner Corrigan offered that offsite mitigation of impacts would almost certainly be necessary.

Commissioner Macys expressed concern with the open space being a strip of land along the west and with the lack of a wildlife corridor east-west through the property. Mr. McGuire said that the applicant would work with CPW on possible ways to improve the layout for wildlife. In response to a question from Commissioner Corrigan, Mr. Goldich reviewed the 10% required dedication of open space and the required dedication of land for schools and parks. Commissioner Macys said she would not support the requirement that the open space be made available to the public.

Commissioner Macys asked about the relative impact on water of 5-acre development with septic systems vs. more dense development served by a central system. She also expressed concern with the installation of a gas station in a sensitive area.

In response to a question from Commissioner Corrigan, Mr. Goldich reviewed the stages in the review process and noted the detailed studies and referrals that would be required at the next stage. Regarding the proposed commercial development, Mr. Goldich stated that the development of a commercial node in this location would preclude the development of a commercial node in another location that was not accessory to a recreation-oriented development. Commissioner Corrigan asked about the consideration of cumulative impacts in a Future Growth Area. Mr. Goldich said that cumulative impacts are considered at the plan level, adding that the designation as a Tier 2 Future Growth Area indicates that the area has been determined to be appropriate for concentrated growth that would reduce development pressure in other areas of the County. He stated that the current regulations do not address affordability, but that this issue will be discussed in the update of the regulations. Mr. Goldich stated that an application is subject to the regulations in place at the time of submittal. Which regulations would apply to this proposal will depend on when the Preliminary Plan is submitted and the status of the update to the code. In response to a question from Commissioner Corrigan, Mr. McGuire discussed the existing roads and the potential impacts of the proposal that would be analyzed through the traffic study. He acknowledged that some improvements may be needed to CR 16.

Commissioner Corrigan noted that Routt County has traditionally accepted the recommendations of CPW, almost without exception. He asked if the applicant is willing to work with CPW regarding an offsite wildlife mitigation plan acceptable to CPW. Mr. McGuire said that they will work with CPW and Western Bionomics as a consultant to develop a plan.

Commissioner Redmond asked about the water quality testing. Mr. Goldich said that he does know the details, but that the study would be conducted by a qualified professional in conjunction with the Upper Yampa Water Conservancy District. Commissioner Redmond asked

about the surprising recommendations from CPW regarding the grouse. Mr. Goldich offered that it seems to reflect a change at the state level such that CPW is striving to base its comments on the priorities for avoiding/reducing negative impacts, its science-based studies, and habitat mapping. The comments are those they would provide for any type of development. Mr. Goldich stated that CPW recognizes that Stagecoach has been slated for development for decades and is willing to work with staff and the applicant to develop a workable mitigation plan. He offered that a detailed discussion of mitigation is more appropriate at the next stage of review. Ms. Winser noted the recommended seasonal restrictions apply to the construction phase of the development. Mr. Goldich noted, however, that the combined restrictions add up to nine months of the year.

Commissioner Corrigan asked if MCWSD would expend all of its current capacity in serving this proposed development. Mr. Goldich said that this is a question that will be asked of MCWSD in the coming meeting. Commissioner Corrigan expressed concern that this subdivision would preclude any other property owner in the district from tapping into the system.

#### Public Comment

Mr. Scott Foreman expressed concern with the lack of a secondary emergency exit from Stagecoach.

Mr. Jim Zimmerman a resident of Redhawk, stated his concern for the sage grouse and stated that the recommendations from CPW are very important, regardless of whether offsite areas are conserved. He also expressed concern with nutrient loading in the reservoir and with increased traffic on CR 16 and CR 14.

Mr. Bob Woodmansee, a resident of Stagecoach, reviewed his background. He expressed concern that there is no representative of Stagecoach on Planning Commission and asked how many members of the Planning Commission had visited the site or were familiar with the SCP. Mr. Woodmansee stated his concerns regarding water quality. He later added that the wastewater treatment plant does not remove nitrogen and phosphorous and the proposed increase in development will lead to increased nutrients in the reservoir.

Ms. Callie Pratt, an adjacent property owner, stated that in addition to the grouse in the area, elk migrate through the subject property.

Ms. Wendy Hayes, a resident of CR 16, asked about the location of a school within the development. She expressed concern about egress and traffic.

Ms. Judy Carmona commented on the proposed commercial zoning.

Ms. Rebecca Bailey asked whether residents would have a say in the zone change. Commissioner Redmond stated that the decision would be made by the Board, but that citizen comment is taken into consideration. Ms. Daley stated her opposition to locating the commercial node in the proposed location. She suggested that the base of the ski area would be a better option.

Mr. Tom Pratt expressed concern with light pollution from the proposed commercial development.

Seeing no further comment, Commissioner Redmond closed public comment.

Mr. Goldich reviewed the County's requirement for downcast and opaquely shielded lighting. Dark sky lighting will be considered in the update to the regulations. He said that the water quality study to be completed at the Preliminary Plan review will be done in conjunction with the Upper Yampa Water Conservancy District, which is responsible for water quality. The traffic study will identify deficiencies in the road system. Mr. Goldich noted that no single development can be held responsible for addressing all existing deficiencies. He stated that a school site has not been identified, but that the applicant is aware of the requirement. Mr. Goldich stated that staff would support having a representative of Stagecoach on Planning Commission.

Ms. Winser agreed and added that Mr. Woodmansee's comments were detailed in the Planning Commission packet as well as in the minutes of the Planning Commission meeting. She reviewed the outreach that has been conducted in Stagecoach and noted that the meetings about Stagecoach have consistently been well attended. She also noted that although there is no resident of Stagecoach on Planning Commission, there are three residents of South Routt. She reviewed the studies that will be conducted at the next stage of review and added that the school site would also be identified at that time.

Commissioner Corrigan stated that he would support the proposal but said that he is sensitive to the issues raised by the public and acknowledged that there are many issues that will need to be addressed at the next level of review, particularly the sage grouse and the impacts of commercial development in this location.

Commissioner Macys stated that she would prefer to table the petition until the question of the capacity of MCWSD can be addressed. She commended staff on the thoroughness of their report. She cited concerns regarding the sage grouse, egress from Stagecoach, and light pollution. She stated that she would not support allowing public access to the open space to better protect the wildlife corridor and Little Morrison Creek. Commissioner Macys said that she would support the amendment to the FLUM and the Sketch Subdivision, with the understanding that the project would be modified at the next stage of review. She said it was premature to approve the Zone change.

Commissioner Redmond stated that he would support the petition but added that he would be a strong advocate for the mitigations recommended by CPW. He said that he would support the zone change, stating that it was time to designate a commercial node in Stagecoach.

## **MOTION**

Commissioner Corrigan moved to approve item PL20230037, the amendment to the FLUM included in the SCP, with the findings of fact that the proposal with the following conditions meets the applicable standards and policies for a Neighborhood Marketplace found in the Stagecoach Community Plan:

- a. The site is located on the "lower" north loop and a letter from the Morrison Creek Water and Sanitation District committing to serve the project has been submitted.

- b. The site has reasonable access to the public road system. County Roads 18A and 16 both run adjacent or through the property.
- a. Enough land exists to provide enough parking for the proposed map amendment.

This approval is subject to the following conditions:

1. The amendment of the Future Land Use Map from Large Lot Residential to Existing Zoning and Neighborhood Marketplace is contingent upon gaining final approval for all development plans.
2. The amendment shall become effective upon the signing of a resolution amending the Future Land Use Map by the Board of County Commissioners. Said resolution shall be recorded in the Routt County Clerk and Records Office concurrently with the final plat and zone change resolution.

Commissioner Macys seconded; the motion carried 3-0.

### **MOTION**

Commissioner Corrigan moved to approve item PL20230038, a Sketch Subdivision. This approval is based on the following findings of fact:

1. The proposal with the following conditions meets the applicable guidelines of the Stagecoach Community Plan, particularly:
  - a. 5.2.2.A, B, and C
  - b. 5.3.1.1.A
  - c. 5.4.1.B and E
  - d. 5.5.1.A, E, D, H, I, J, and K
  - e. 5.6.1.A and B
2. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan, particularly:
  - a. 4.1, 4.2, 4.3, 4.4, and 4.10
  - b. 6.2, 6.5, 6.7, and 6.19
  - c. 7.6, 7.7, and 7.13
  - d. 8.9 and 8.10
  - e. 9.4 and 9.17
  - f. 12.1 and 12.3

This approval is subject to the following conditions:

1. This Sketch Subdivision Plan approval is contingent on the submittal of a complete application for a Preliminary Subdivision Plan within twelve (12) months. Extension of up to one (1) year may be approved administratively.
2. All federal, state, and local permits shall be obtained, including but not limited to Grading And Excavating, Work in the Right of Way, and Access permits
3. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a format acceptable to the GIS Department.
4. All property taxes must be paid prior to the recording of the final plat.
5. The right of way for the realigned portion of County Road 16 and County Road 18A shall be appropriately dedicated on the final plat.



6. The Preliminary Plan submittal shall include the following detailed information:
  - a. Utility plans produced by a registered Colorado Engineer per the 2016 Routt County Road & Bridge Roadway Standards (roads, water, sewer, fire hydrants, grading and drainage, utilities, etc.)
  - b. Soils report
  - c. Landscaping plan to mitigate visual impacts of the development that uses wildlife-friendly vegetation.
  - d. All lot dimensions
  - e. Plan to show land to be dedicated to the property owners' association as open space in conformance with Section 3.5.1 of the Subdivision Regulations.
  - f. The applicant shall work with the South Routt School District in identifying a site to be dedicated to the School District for a school in conformance with Section 3.5.3 of the Subdivision Regulations. Such site shall be shown on the site plan.
  - g. The site plan shall show parks to be dedicated in conformance with Section 3.5.2 of the Subdivision Regulations.
  - h. Engineered drainage study of the site per 2016 Routt County Road & Bridge Roadway Standards.
  - i. A traffic study performed by a registered Colorado Engineer based upon the number of approved units and the amount of commercial space proposed. The study shall include recommendations for signage and mitigation measures to ensure the safety of the traveling public in the area, including but not limited to:
    - (1) Impacts to County Road 18A, County Road 16, & Crow Trail
    - (2) Impacts to intersections at County Road 16 & 18A, 16 & 212, 16 & 14
    - (3) Impacts to County Road 14

Comments shall be obtained from Routt County Public Works, prior to the submittal of the Preliminary Plan.

- j. Road construction plans and specifications for the interior access road and for the realigned portion of CR 16 that meet the minimum requirements of the Oak Creek Fire Protection District and Routt County Public Works. Plans and specifications shall minimize cuts, fills, and visual scarring.
- k. Drawings prepared by a registered Colorado Engineer for connection to the central water and sewer system.
- l. Drawings prepared by a registered Colorado Engineer for expansion of the water storage and distribution system to meet the requirements of the Morrison Creek Water and Sanitation District and Oak Creek Fire Protection District, if applicable.
- m. Draft Covenants
- n. Weed management plan approved by the Routt County Weed Department that addresses development prior to final site revegetation.
- o. A revegetation plan to stabilize disturbed areas that includes the use of a seed mix reviewed and approved by Colorado Parks and Wildlife.
- p. Stormwater management plan for the development stage of the project.
- q. Stormwater management plan for the post development phase that minimizes erosion and runoff from impervious surfaces carrying sediment, nutrients, chemicals, trash, debris, pet waste, etc.
- r. Wildlife Mitigation Plan approved by Colorado Parks and Wildlife which addresses the issues stated in their letter dated June 22, 2023 and mitigates impacts to grouse, which may include a financial contribution to a wildlife mitigation fund

s. Plan developed in conjunction with Colorado Parks and Wildlife that mitigates impacts to Stagecoach State Park.

t. Snow Storage plan based upon the City of Steamboat Springs' standards for roads, parking areas, and walkways that also includes measures to remove trash, debris, nutrients, and salts from snow as it melts. All snow shall be stored on-site.

u. An analysis of substandard land in accordance with section 3.1.D of the Subdivision Regulations shall be submitted.

v. Wildland Interface Plan, approved by the Oak Creek Fire Protection District adheres to the proposed standards of the soon-to-be adopted Community Wildfire Protection Plan.

w. A water quality study that takes into account the effluent and stormwater flowing into

Stagecoach Reservoir focuses on phosphorus and nitrogen.

7. The Final Plat notes shall include, but are not limited to:

a. Routt County is not responsible for maintaining or improving subdivision roads. The roads shown hereon have not been dedicated nor accepted by the County.

b. Existing and new accesses shall meet access standards set forth by the Routt County Public Works Department and Fire Prevention Services.

c. Routt County (County) and the Oak Creek Fire Protection 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. These 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.

d. All exterior lighting shall be downcast and opaquely shielded.

e. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy.

f. A current soil test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.

g. All trails shall remain open to the public.

8. All plans and studies shall take into the number of units and the amount of commercial space proposed.

9. This site plan shall be amended to enhance the visual appeal of the commercial area and to take the focus off of the parking areas.

10. A 'no build' zone shall be indicated on the plat to avoid the construction of structures 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. The open space parcels shall be deeded to the property owners' association and such deed shall be recorded concurrently with the Final Plat.

12. If required by the utility companies, the Final Plat shall show a 10' public utility easements along the interior of all lot lines and such shall be dedicated appropriately.

13. The applicant shall work with the Oak Creek Fire Protection District to address the concerns related to the District's ability to respond and personnel recruitment and retention. The narrative submitted at the next stage of review shall detail how those concerns are being addressed.

14. Climate Action Plan policies should be considered and incorporated into the preliminary plat project plan and site design.

15. Covenants shall include:
- a. Requirement to control noxious weeds following final development stabilization and individual lot stabilization.
  - b. Roads will be privately maintained
  - c. A prohibition of short-term rentals
  - d. All recommendations referenced in Colorado Parks and Wildlife's letter dated June 22, 2023.

Commissioner Macys seconded the motion.

Under discussion, Commissioner Macys noted that the project would need to be modified in order to gain her support at the Preliminary Plan stage. She cited several issues, such as water quality, that have not been addressed. She also proposed removing the last sentence of COA #11, and clarified that the open space that should not be open to the public includes the areas along Little Morrison Creek and any other areas designated as wildlife corridors. Commissioner Corrigan suggested that allowing residents of the area access should be considered. Following discussion, this friendly amendment was accepted. Mr. Goldich noted that this is not the final form of the subdivision approval.

The motion carried 3 – 0.

#### **MOTION**

Commissioner Corrigan moved to approve item PL20230067, a Zone Change from High-Density Residential to Commercial for a portion of the property. This approval is based on the findings of the fact that the proposal with the following conditions is in compliance with the applicable provisions of Sections 4 and 8 of the Routt County Zoning Regulations.

This approval is subject to the following conditions:

1. The change of zone from High-Density Residential to Commercial is contingent upon final approval for the subdivision of this land.
2. The change of zone from High-Density Residential to Commercial shall become effective upon the signing of a resolution amending the Official Zoning Map by the Board of County Commissioners. Said resolution shall be recorded in the Routt County Clerk and Recorders Office concurrently with the final plat.
3. Prior to recording the resolution, a legal description of the land to be re-zoned shall be submitted to the Planning Department.

Commissioner Macys seconded; the motion carried 2-1.

Commissioner Macys dissented. She stated that she did not feel that sufficient evidence had been presented to support the designation of the commercial node for Stagecoach in this area. Commissioner Corrigan offered that he would be interested in learning what the total square footage of commercial space would be included in the Preliminary Plan.

**EN RE: CSU EXTENSION OFFICE**

**CSU EXTENSION/CSU PRESIDENT AND VPOEE VISIT**

CSU President, Amy Parsons, and Vice President for Extension and Engagement Kathay Rennels introduced themselves and discussed Extension and CSU programming in Routt County.

The Routt County CSU Extension Staff were in attendance, minus Todd Hagenbuch, as well as Interim CSU Extension Director for Field Operations and former Routt County CSU Extension Director CJ Mucklow.

**EN RE: GRANT ADMINISTRATION**

Caroline McClenahan, Grant Administrator, and Scott Cowman, Environmental Health Director were present.

**SUBMITTAL OF ENERGY AND MINERAL IMPACT FUND (EIAF) TIER II GRANT APPLICATIONS FOR PHIPPSBURG AND MILNER WASTEWATER TREATMENT SYSTEMS**

Ms. McClenahan presents a request for approval for Environmental Health to submit two Energy/Mineral Impact Assistance Fund grant (EIAF) applications for \$1,000,000 each in support of collection system rehabilitation, lagoon remediation, and new wastewater treatment plants in Milner and Phippsburg. She stated that both projects involve the replacement of the existing facilities with modern, containerized mechanical systems. Numerous compliance issues will be eliminated through the replacement of this aging infrastructure and the new facilities will be constructed at the existing sites with no lapse in service anticipated. Ms. McClenahan explained that the grant applications are due August 1, 2023, the presentation will be in October with the award taking place in November and under contract in December.

**MOTION**

Commissioner Macys moved to approve submittal of the Energy/Mineral Impact Assistance Fund grant applications for the Phippsburg and Milner wastewater treatment plant upgrades.

Commissioner Corrigan seconded; the motion carried 3-0.

**EN RE: CLERK AND RECORDER**

Sarah Hagenbuch, Deputy Clerk was present.

**SPECIAL EVENT LIQUOR LICENSE FOR STEAMBOAT ADAPTIVE RECREATIONAL SPORTS (STARS) FOR AN EVENT TO BE HELD AT THE STARS RANCH, 35465 US HWY 40 SEPTEMBER 7, 2023 FROM 5:00 PM TO 11:00 PM**

Ms. Hagenbuch presented a request for the Board of County Commissioners to approve and to authorize the Chair to sign a special events liquor license for the Steamboat Adaptive Recreational Sports (STARS) to host an event at the STARS Ranch at 35465 US 40 on September 7, 2023 from 5:00 pm to 11:00 pm.

Commissioner Corrigan moved to approve and to authorize the Chair to sign a special events liquor license for the Steamboat Adaptive Recreational Sports (STARS) to host an event at the STARS Ranch at 35465 US 40 on September 7, 2023 from 5:00 pm to 11:00 pm.

Commissioner Macys seconded; the motion carried 3-0.

**SPECIAL EVENT LIQUOR LICENSE FOR SKI TOWN USA MORNING ROTARY CLUB FOR AN EVENT TO BE HELD AT 33450 US HWY 40 ON SEPTMEBER 1, 2023 FROM 6:00 PM TO 10:30 PM**

Ms. Hagenbuch presented a request for the Board of County Commissioners to approve and to authorize the Chair to sign a special event liquor license for Ski Town USA Morning Rotary Club for an event to be held at 33450 US HWY 40 on September 1, 2023 from 6:00 PM to 10:30 PM.

Commissioner Macys moved to approve and to authorize the Chair to sign a special event liquor license for Ski Town USA Morning Rotary Club for an event to be held at 33450 US HWY 40 on September 1, 2023 from 6:00 PM to 10:30 PM.

Commissioner Corrigan seconded; the motion carried 3-0.

**EN RE: PURCHASING**

Julie Kennedy, Purchasing Agent, and Kevin Booth, Airport Director were present.

**YAMPA VALLEY REGIONAL AIRPORT 2023 BOBCAT TRADE-IN AND PURCHASE APPROVAL REQUEST**

Ms. Kennedy presented a request for the Board of County Commissioners to waive the formal purchasing process and approve the trade-in and purchase of two (2) new 2023 Bobcat UW56 and one (1) new 2023 Bobcat Skid-Steer Loader with trade in of the current machines for YVRA utilizing Bobcat's municipal rollover program and authorize the County Manager to electronically sign the purchase order to Severson Supply Co. Inc., for an amount not to exceed \$53,413.64.

Ms. Kennedy explained they are requesting to waive the formal purchasing process to utilize Bobcat's municipal rollover program, which is the best pricing found within the industry.

This program through Severson Supply has been utilized since 2016 and it allows for well maintained, current equipment with a buy-back set amount.

| <u>Equipment</u> | <u>Price w/ Charges</u> | <u>Trade-in</u> | <u>Net expense</u> |
|------------------|-------------------------|-----------------|--------------------|
| S770 Bobcat      | \$64,013.64             | (\$52,500.00)   | \$11,513.64        |
| Bobcat UW56      | \$66,950.00             | (\$45,000.00)   | \$21,950.00        |
| Bobcat UW56      | \$66,950.00             | (\$47,000.00)   | \$19,950.00        |

She further explained that the current machines being traded-in were purchased in Q4 of 2021.

Commissioner Corrigan moved to waive the formal purchasing process and approve the trade-in and purchase of two (2) new 2023 Bobcat UW56 and one (1) new 2023 Bobcat SkidSteer Loader with trade-in of current machines for YVRA utilizing Bobcat’s municipal rollover program and authorize the County Manager to electronically sign the purchase order to Severson Supply Co. Inc., for an amount not to exceed \$53,413.64.

Commissioner Macys seconded; the motion carried 3-0.

No further business coming before the Board, same adjourned sine die.



Jenny L. Thomas, Clerk and Recorder

by *Rose [unclear]* Deputy



Timothy V. Corrigan, Current Chair

3.12.2024

Date

