

ROUTT COUNTY PLANNING COMMISSION

DRAFT MINUTES

JANUARY 3, 2022

The regular meeting of the Routt County Planning Commission was called to order at 6:00 p.m. with the following members present: Chairman Steve Warnke and Commissioners Bill Norris, Greg Jaeger, Andrew Benjamin, Roberta Marshall, Paul Weese, Brian Kelly, and Linda Miller. Ren Martyn was absent. Planning Director Kristy Winsor and staff planner Chris Brookshire also attended. Sarah Katherman prepared the minutes.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

Commissioner Jaeger asked about the procedure for members of the public who might want to comment on a consent agenda item. Ms. Brookshire reviewed that under the current process and with the new permit software, the public is provided opportunity to comment. Comments submitted following the deadline would not be accepted unless the item is pulled from the agenda.

MOTION

Commissioner Kelly moved to approve the consent agenda, as presented. Commissioner DeFrancia seconded. **The motion carried 9 – 0, with the Chair voting yes.**

WORKSESSION – MASTER PLAN UPDATE OUTREACH UPDATE

Ms. Winsor reviewed the municipal meetings and the topics that were the focus of each one. She said that at the Hayden meeting there was discussion of the town's 3-mile plan and the possibility of an overlay of current zoning to cover areas where transitional uses may be appropriate. She noted the potential for commercial and industrial uses near the Yampa Valley Regional Airport (YVRA) and at Hayden Station after the power plant closes. Ms. Winsor said that another issue was river access points. She noted that this not only an issue near Hayden, but also along the Yampa River to the south. She said that currently river access is a use by right, but that when access points are made open to the public or to private outfitters there is a potential for off-site impacts related to parking, sanitation, traffic safety, etc. She said that the County is considering whether a permit process for river put-ins and take-outs might be appropriate. She added that access points for private clubs and access points that are open to the public are very different. Commissioner Jaeger noted that river access for private fishing could be a supplemental income source for agricultural operations. Ms. Winsor stated that uses intended to provide supplemental income for agricultural operators is a topic that needs to be revisited in any case, as some of the uses intended to serve that purpose are not being used by ranchers anymore, but rather by people for whom that it the sole use of the property. She cited dedicated wedding venues as an example.

Regarding the Oak Creek meeting, Ms. Winsor said that concerns were expressed about the topographical constraints around the town that would limit growth. She offered that Oak Creek has the potential to grow through infill and increased density before needing to consider annexation.