

Exhibit B

included in the overall living area size. She said due to visual concerns she does not want a height that would impede views. She would like to maintain a 2000 sq. ft. maximum including the basements. She said lot 104 deserves special consideration and suggested that the proposed condition, as written by Planning Staff, with the stipulation of a designated building envelope, be included in the Motion. Commissioners Baker and Wolf would agree to include the proposed condition as written by Planning Staff. Chairman Brookshire, Commissioners Briggs and Bosch did not agree.

Friendly Amendments:

Chairman Brookshire offered the following friendly amendment: Plat Note #7 shall be amended to state that finished or unfinished walkout basements are included in the overall living area size. If the basement is completely subterranean, the square footage allowed is 2000 sq. ft. above ground level. Commissioners Wolf and Baker accepted this friendly amendment and incorporated it into their Motion for approval as shown in Condition 2 g above. As a point of clarification Caryn Fox read Plat Note 7: "Any residence on Lot 104 shall contain no more than 2,000 sq. ft. of interior living area, balconies, porches, decks, garages and any area wholly or partially underground unless this area shall have a full walkout access shall not be considered interior living area."

Chairman Brookshire offered the following additional condition: The Petitioner will consider restricting open area and exterior lighting on Common Areas 1 and 2 prior to Final Plat. Commissioners Wolf and Baker accepted this friendly amendment and incorporated it into their Motion for approval as shown in Condition 3 h above.

Commissioner Garrison referred to Page 13, Paragraph 8, of the fact packet concerning precedence for future reviews of subdivisions in this area to gain approval with lesser road standards than those required by the Routt County Subdivision Regulations, unless substantial public benefit can be demonstrated. She suggested that prior to the Board of County Commissioners meeting on 10/1/2014, the Board of County Commissioners be notified of the fact packet and the Board of County Commissioners be given the opportunity to comment on the fact packet.