

**TOWN OF YAMPA  
PLANNING COMMISSION MEETING  
AUGUST 4, 2021  
YAMPA TOWN HALL – 10 MAIN STREET  
CROSSAN BUILDING – 2<sup>ND</sup> FLOOR**

**CALL TO ORDER & ROLL CALL:**

Commissioner Jeffrey Drust called the regular meeting to order at 6:30 p.m., Wednesday, August 4, 2021 at Town Hall.

Other Commissioners present at roll call were: Mike Lewis, Stacey Geilert, Crystal McLaughlin, Michael Geanious and Gene Sanders

Others in attendance: Brad Wheeler; Mary Alice Page-Allen, Page-Allen Associates LLC; Jonathan and Melanie Cave; Ken Montgomery; Michael French; Nora Phillips, Deputy Town Clerk; Sheila Symons, Town Clerk.

**BRAD A. WHEELER – 161 & 167 E FIRST STREET – REZONE R-1A TO R-2**

Ms. Page-Allen, Page-Allen Associates LLC, contract planner for the Town, outlined the processes involved in Brad Wheeler's application to replace two (2) existing mobile homes with a residential duplex including the rezone currently being considered by the Planning Commission and an exception/variance that will be subsequently considered by the Board of Adjustment. She noted that Mr. Wheeler's project also includes the construction of a new garage with a bathroom located on the ground floor, adding that this project was able to move forward in this manner as Mr. Wheeler has abandoned adding a third residential unit above the garage. Ms. Page-Allen stated that water and sewer service will be upgraded onsite with one of the existing two water service connections being extended to the garage and the one sewer service line will serve the proposed duplex unit and the garage bathroom.

Planning Commission members discussed various aspects of the proposed construction with Mr. Wheeler. Ms. Page-Allen noted that the construction-related items will be addressed at the time of building permit reviews. She stated that the request before the Planning Commission is to change the zoning from R-1A to R-2, adding that both are residential zone districts and any approval of the zone change request will still conform to the Master Plan that calls for residential zoning at this location.

Commissioner Drust asked if there were any comments from the public in attendance concerning the rezone proposal. Jonathan Cave, 77 Lincoln Street, stated that he resides across the street and the proposed construction that the rezone will facilitate is a great idea and improvement. Nora Phillips asked there will be two water meters, and Mr. Wheeler replied that there are currently two water taps and meters on the property. There were no additional comments from the public.

Ms. Page-Allen reviewed her recommendation for approval contained in the Advisory Report, noting one recommended condition of approval stipulates that Mr. Wheeler enter into an Agreement Regarding Development of Land that prohibits the use of the proposed garage residentially. She added that the Planning Commission's recommendation will be considered and finalized by the Town Board after a public hearing. Mr. Wheeler stated that he will use his camper after demolition

of the mobile homes and during construction of the duplex in response to a question from Commissioner Geilert.

**MOTION**

Commissioner Geilert made a motion to recommend approval to the Town Board of the request to rezone from Residential One "A" District – General Residential (R-1A) to Multiple Family Residential District (R-2) for the property located at 161 & 167 E First Street, Yampa with the Findings of Fact that:

1. The proposal meets the standards of the Zoning Ordinance of the Town of Yampa, Colorado, is in general conformance with the intent and purpose of the Town of Yampa Master Plan and preserves the health, safety and welfare of the citizens of the Town of Yampa.

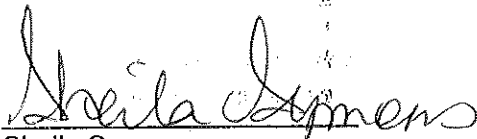
Subject to the following conditions:

1. Any approval of the rezone is subject to the approval by the Board of Adjustment of the concurrent lot area exception request submitted by the Applicant.
2. Prior to authorizing any building permit for the proposed garage building, the Applicant shall enter into and record in the records of the Routt County Clerk and Recorder an agreement with the Town which prohibits use of the garage residentially until such time as such residential use complies with the Zoning Ordinance of the Town of Yampa.
3. The approval of the rezoning shall be authorized and approved by an ordinance of the Yampa Board of Trustees, and such ordinance recorded in the records of the Routt County Clerk and Recorder.
4. Any costs to extend or upgrade utility services to serve the proposed development shall be the responsibility of the property owner.
5. The effective date of approval of the rezone is the date of the recording of the Ordinance approving the rezone. Such approval shall expire in 24 months unless a building permit for construction of permanent improvements upon the property affected is applied for and received within said 24 months of the effective date of such approval, or, in the event such building permit is obtained within that period, if the work authorized by such permit is not commenced within 120 days of issuance of the permit, if the work is ceased for a period of 120 days or more at any time after work is commenced, or if the Board of Trustees does not renew the approval in accordance with the applicable provisions of Section 20 (E), Zoning Ordinance of the Town of Yampa.

Commissioner McLaughlin seconded the motion; passed unanimously.

**ADJOURNMENT**

At 6:54 p.m. Commissioner Drust adjourned the meeting.



Sheila Symons  
Town Clerk/Treasurer



---

Jeffrey L. Drust, Chair

September 1, 2021