



34035 EAST US HWY 40

STEAMBOAT SPRINGS, CO 80487

MINUTES FROM SPECIAL MEETING HELD JANUARY 11, 2010

LOCATION: ROUTT COUNTY COURTHOUSE PLANNING DEPARTMENT

AGENDA: METRO DISTRICT MAINTENANCE FACILITY PARCEL 9 – BEHAN  
OPPOSITION

ATTENDANCE:

John Merrill – Routt County Attorney  
Chad Phillips – Routt County Planning Director  
Steve Bushong – Behan Attorney  
Eli Feldman – Behan Attorney  
John Holloway - Catamount Metro District President  
Darlinda Baldinger - Catamount Metro District Board Member  
Gary Ertl - Catamount Metro District Board Member  
Joel Anderson - Catamount Metro District Manager

John H. spoke as to why the meeting was called in regard to LPS regulations, Catamount Metro District intent to construct a facility and that we had postponed our meeting to amend the Development Agreement with the County Planning Department to work out issues with Behan.

Steve B. spoke on Behan submittal for LPS changes and that it was returned to them by the planning department.

Chad P. spoke as to the Behan submittal being returned because it was incomplete, not rejected. Chad then mentioned that CMD has submitted a complete package and has gone through the PC with approval with conditions.

Steve B. then discussed Behan's four lots and John H. displayed maps showing the lots as approved and the lots as Behan wants to change to.

Gary E. asked why Behan is opposing the CMD proposed facility. Is it because we didn't help him with a land swap?

Steve B. stated that Behan did not want a facility such as proposed by his house and that it did not fall under the 2009 LPS regulations, not because of the proposed land swap. Mr. Behan was slightly happier with the County rejecting our proposal to lease to the Club and to only have the use for the Metro District and its current two employees.

Chad P. mentioned that CMD is based on permit regulations rather than LPS regulations.

Steve B. explained what Behan wants on his property and that he didn't think he is being treated fairly per the LPS regulations since CMD is being allowed to amend their DA.

Chad P. then stated again that these are two different applications and that CMD is under a permit application rather than a LPS replat.

Eli F. questioned whether Catamount Remainder Parcels were considered in the golf course LPS.

Steve B. stated that Behan wants to be treated equally as Catamount.

John M. stated that Catamount is not being treated any differently and that the BCC makes decisions on LPS changes.

John H. mentioned that the parcel that CMD is proposing to construct the office and shop is on Parcel 9 and is not a remainder parcel, but a parcel intended for that specific use.

John M. stated that he does not like a link between Behan and Catamount Metro District. They are two different proposals.

Steve B. explained that he would like the County to look at Behan's application with merit.

John M. stated that Behan's application does not have enough acreage to accommodate the changes and that they can come back to the county with a revised application and go through the process. John M. also stated that Chad P. recommended denial to the application because of the acreage and was doing them a favor by letting them know this.

Eli F. stated that Catamount Metro District Development Agreement is part of the LPS and CMD should have to go through the same LPS regulations that Behan is.

John M. stated again that LPS is contingent upon number of lots and CMD's proposal is on its own parcel.

John H. and the rest of the CMD Board stated that CMD does not have a problem with Behan moving his building envelopes on his property.

**MEETING ADJOURNED**

Darlinda Baldinger  
Recording Secretary