

ROUTT COUNTY PLANNING COMMISSION HEARING AGENDA
Thursday April 25, 2024
4:00 PM

Board of County Commissioners' Hearing Room
3rd Floor of the Historic Courthouse
522 Lincoln Ave
Steamboat Springs, CO, 80487

This hearing is available through Zoom. You may access the hearing by joining our Zoom Meeting [here](#).
Live audio is available by calling (669) 900-6833.
Meeting ID: 840 9998 8899
Password: 12345

1. CALL TO ORDER

2. PUBLIC COMMENT

Members of the public may address the Planning Commission on items not on the agenda. (Comments regarding items on the agenda will be taken during that agenda item.)

3. CONSENT AGENDA

There will be no discussion of the below item(s). If any Planning Commission member or staff requests that the item be removed from consent agenda, it will be placed on the regular agenda.

A. PL20240019 - Martin Consolidation (Solitude Circle Subdivision)

Activity #:	PL20240019
Petition:	1) Consolidation of 5 lots 2) Rezone from Low Density Residential to Mountain Residential Estates 3) Vacation of Utility, Drainage, & Trail easements along interior lot lines 4) Vacation of cul-de-sac right-of-way
Applicant:	Candace Martin
Legal:	Horseback at Stagecoach Subdivision, Multifamily Lots 34-38
Location:	Multiple lots approximately 1/4 mile E of the intersection of CR 16 and Maricopa Trail

Documents:

[PL20240019_Staff Report and Attachments.pdf](#)

4. ITEMS FOR CONSIDERATION

A. 4:00 PM Unified Development Code Update - Review And Discussion With Public Comment

Focus Areas:

1. PUD Review Process
2. Subdivision Review Process
3. Land Preservation Subdivision

4. **Wildlife Mitigation**
5. **Oil & Gas**
6. **Historic Preservation**
7. **Variances and Adjustments**

Contents for Review:

1. **Public Review Memo**
2. **[Click Here To Review Public Comments](#)**

NOTES:

1. This work session is the second in a series of combined work sessions among the Project Team, Planning Commission, the Routt County Board of County Commissioners to review and discuss the draft language of the Unified Development Code. Additional hearings may be scheduled if it's identified that more time is necessary to facilitate completing the review and discussion of draft language.
2. Public Comments will be considered during each work session.
 1. Each constituent is permitted a comment period of strictly (3) three minutes.
 2. Please refrain from verbally repeating comments that **were provided in writing.**
 3. Comments are updated dynamically and are stored in an online repository that is available for the public to [review online.](#)

Documents:

[Public Review Memo_240411.pdf](#)
[Routt County BCC and Planning Commission Presentation_240418.pdf](#)

5. ADMINISTRATOR'S REPORT

Administrator's Report may include the reading of future Planning Commission agendas and recent Board of County Commissioner decisions.

6. ADJOURNMENT

Agenda packets can be accessed at www.co.routt.co.us/AgendaCenter.

All programs, services and activities of Routt County are operated in compliance with the Americans with Disabilities Act. If you need a special accommodation as a result of a disability, please call the Commissioners' Office at (970) 879-0108 to assure that we can meet your needs. Please notify us of your request as soon as possible prior to the scheduled event. Routt County uses the Relay Colorado service. Dial 711 or TDD (970) 870-5444.

Solitude Circle Subdivision Consolidation, Zone Change and Vacation of Easements and Right-of- Way Consent Agenda Item

ACTIVITY #: PL20240019
HEARING DATES: Planning Commission: 4/25/2024 at 6:00 pm
Board of County Commissioners: 5/7/2024 at 9:35 am

PETITIONER: Candace Martin
PETITION: 1) Consolidation of 5 lots
2) Rezone from Low Density Residential to Mountain Residential Estates
3) Vacation of Utility, Drainage, & Trail easements along interior lot lines
4) Vacation of cul-de-sac right-of-way
LEGAL DESCRIPTION: Horseback at Stagecoach Subdivision, Multifamily Lots 34-38
LOCATION: Multiple lots approximately 1/4 mile E of the intersection of CR 16 and Maricopa Trail
ZONE DISTRICT: Existing: Low Density Residential (LDR)
Proposed: Mountain Residential Estate (MRE)
AREA: 7.30 acres
STAFF CONTACT: Michael Fitz – mfitz@co.routt.co.us
ATTACHMENTS:

- Project Narrative
- Existing Conditions
- Proposed Plat
- Easement Vacation Legal Description
- Right-of-Way Vacation Legal Description
- Road & Bridge Support Letter
- Site Photos

Consent Agenda Item:
Vacation of ROW or Public Utility Easement and Zone Changes heard in concert with a subdivision plat that results in an overall reduction in the number of Buildable Lots may be heard on the PC's and BCC's Consent Agenda.

History:

The Horseback at Stagecoach Subdivision plat was recorded on April 3, 1973. With most lots platted between ½ and 2 acres in size, and some lots intended for larger multifamily developments, these lots were anticipated to be developed at that density with water/sewer infrastructure. That infrastructure was never extended to this subdivision, and the lots are too small for the County to be able to permit individual septic systems to serve them. Today, all lots in the subdivision are undevelopable unless the Morrison Creek Water & Sanitation District issues a vault permit for sewage collection, or a property owner acquires a sufficient number of adjacent lots to achieve 5 acres, consolidates them into 1 lot, vacates internal easements along the former lot lines, and rezones the land to the Mountain Residential Estate zone district which allows for well and septic system construction.

Site Description:

The site is located in the southern portion of Stagecoach where there are a mixture of homes utilizing vaults on original lots, homes utilizing septic systems on consolidated lots, and many remaining vacant lots. The subject property consists of 5 lots which were originally designated for multifamily developments, all fronting onto Aztec Way, an un-constructed, un-maintained cul-de-sac right-of-way. The lots are generally flat and open, containing mostly grassland. To the north and northwest are more lots in the Horseback at Stagecoach subdivision, and on all other sides, the property abuts the Bushy Creek Ranch Land Preservation Subdivision.

Project Description:

The applicant intends to consolidate multifamily lots 34-38 and vacate the Aztec Way cul-de-sac right-of-way, incorporating everything into one 7.30-acre lot. The proposal also includes a vacation of the internal utility, drainage, and trail easements within the consolidated lot, and a zone change to Mountain Residential Estate (MRE), which will allow for a well and septic system. One internal utility easement is proposed to be retained for the use of Morrison Creek based on existing engineered infrastructure plans. The applicant ultimately intends to pay for re-engineering of those plans for the utilities to take a different path, which would facilitate vacation of that easement at a later date.

Staff Comments:

The County is supportive of consolidations where sufficient utility infrastructure has not been developed. This proposed consolidation results in a new lot in excess of 5 acres, which allows for a rezone to the MRE zone district. This zone district allows for a well and septic system, and also imposes larger 50' property line setbacks that are more appropriate for a rural lot of this size. Due to the size of the property, the remaining internal easement should not hamper future development, nor should it be an issue to vacate separately at a later date.

*****Issues for Discussion*****

Staff has not identified any issues for discussion.

PLANNING DIRECTOR RECOMMENDATION:

The Planning Director may recommend approval with or without conditions, or denial of the application. Conditions will reflect mitigation measures to achieve compliance with the Zoning and Subdivision Regulations.

Approval*: _____

Date: _____

* The Planning Director’s recommendation of approval is based upon finding that the proposal is in compliance with the applicable requirements of the Routt County Zoning and Subdivision Regulations.

Compliance with the Routt County Master Plan, Sub Area Plans and Subdivision Regulations

The Routt County Master Plan (Master Plan), Sub Area Plans and Subdivision Regulations contain dozens of land use policies and regulations that are intended to reinforce the guiding principals of the Master Plan. This report categorizes subject matter content that is important to consider when reviewing. The categories include:

1. Public Health, Safety and Nuisances
2. Regulations and Standards
3. Zoning Amendment Standards
4. Easement/ROW Vacation Standards
5. Community Character and Visual Impacts
6. Roads, Transportation and Site Design
7. Natural Environment

Within each category are applicable policies and regulations. Specific Zoning Regulations sections include:

- **Section 5** of the Zoning Regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties and shall apply in all Zone Districts and to all land uses unless otherwise noted.
- **Section 6** of the Zoning Regulations contains mitigation techniques and applies to all Minor, Administrative, Conditional or Special Uses allowed by permit only, PUD plans, Site plans, and Subdivisions.
- **Section 2** of the Subdivision Regulations applicability criteria and standards for individual application types.
- **Section 3** of the Subdivision Regulations are in place to ensure that a subdivision application is designed in a manner to best serve the public.
- **Section 4** of the Subdivision Regulations are in place to make sure that all of the required infrastructure is accounted for, designed so as to create efficient and buildable lots and to ensure that the required infrastructure is installed.

Interested parties are encouraged to review the Master Plan, Sub Area plans and Subdivision Regulations to determine if there are additional policies and regulations that may be applicable to the review of this petition.

Staff comments are included in bold at the end of each category and highlight questions and/or comments from the general public, referral agencies, and/or Planning Staff.

1. Public Health, Safety and Nuisances

Applicable Zoning Regulations

- 6.1 General Approval Standards
- 7.C Natural Hazards
- 7.I Noise
- 7.H Wildland Fire

Applicable Subdivision Regulations

3.1 General Design Standards

- 3.1.D Steep land greater than a 30% slope, unstable land, land subject to flooding or to inadequate drainage, or otherwise substandard land shall not be platted for occupancy or any use which might endanger health, life, property or which may aggravate flood or erosion hazards. Land not usable for residential purposes may be set aside for open area uses such as parks, conservation areas, farm land, recreational areas.
- 3.1.M The soil and drainage conditions shall be of a sufficiently stable nature, as shown in a current soils test, as to support development including whatever sewage disposal treatment is utilized.
- 3.1.N The proposed subdivision shall not create fire hazards and shall include wildland fire mitigation measures if necessary.

Applicable Routt County Master Plan Policies

- 11.11 In addition to the HMP, the Master Plan also recognizes strategies in the Community Wildfire Protection Plan (CWPP) in reference to wildfire hazards and acknowledges associated implementation measures including partnering on fuels treatment projects designed to reduce overall wildfire risk.
- 11.12 Discourage land uses that increase the potential for wildfires in high risk wildfire hazard areas.

Applicable Stagecoach Community Plan Policies

- 5.1.1.J New improvements for human occupancy should be located outside of designated severe wildfire hazard areas wherever possible, and should be designed to comply with the “Colorado State Forest Service Guidelines on Defensible Space.”

Staff comments: This consolidation is a reduction in density by consolidating existing, platted lots. Such consolidations are not subject to any subdivision design standards adopted after the original plat was recorded. The reduction in density reduces wildfire risks and other environmental impacts such as noise. There are no waterbodies on the property.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

2. Regulations and Standards

Applicable Zoning Regulations

- 6.1.2 The proposal shall be consistent with applicable Master Plans and sub-area plans.
- 6.1.5 Industry Standards: The proposal shall meet or exceed accepted industry standards and Best Management Practices (BMP’s).

Applicable Subdivision Regulations

- 3.1.P Proposed subdivisions shall be in substantial conformance with the Routt County Master Plan and all adopted sub-area plans.
- 3.1.Q Proposed subdivisions shall be in substantial conformance with Section 6 of the Routt County Zoning Regulations.

Applicable Policies – Stagecoach Community Plan

5.4.1. Infill and Replats (Lot Consolidations)

- a. The preservation of open space and limited-density development should be encouraged in areas that lack infrastructure, unless infrastructure can be provided.

- d. Infill development and consolidations for residential development should be encouraged in the South Area of Stagecoach.
- f. The development of single family lots of sufficient size to ensure safe setbacks from individual septic systems and water wells should be supported through the lot consolidation process.

Staff comments: The Stagecoach Community Plan is very clear and enthusiastic about encouraging the consolidation of small lots into larger lots, ideally 5+ acres, due to a lack of infrastructure to support denser development. This proposal furthers the intent of the plan.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

3. Zoning Amendment Standards

Applicable Zoning Regulations

4.5 Mountain Residential Estates

The principal purpose of this Zone District is to allow rural residential development compatible with adjacent agricultural uses. The Zone District also provides for other uses, most requiring permits.

8.2.1 Standards for Zoning Amendments – Part 1

In any petition for zoning amendment, the petitioner shall have the burden of showing that all of the following exist:

- 8.2.1.A That the proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans.
- 8.2.1.B That the area in question possesses geological, physiological and other environmental conditions compatible with the characteristic of the Zone District requested.
- 8.2.1.C That the advantages of the Zone District requested substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment.
- 8.2.1.D That the applicable provisions of these Regulations have been met
- 8.2.1.E That in the case of a zone amendment request that would increase allowable residential, commercial, or industrial density, that adequate facilities such as roads, water and sanitation, fire protection, emergency services and public utilities shall be available to serve the areas.

8.2.2 Standards for Zoning Amendments – Part 2

In addition, zoning amendments shall be allowed only after the petitioner demonstrates that rezoning is necessary for one or more of the following reasons:

- 8.2.2.A The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
- 8.2.2.B The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area; or
- 8.2.2.C The proposed rezoning is necessary in order to provide land for a demonstrated community need; or

Applicable Stagecoach Community Plan Policies

- 5.6.1.A Support rezoning of five-acre lots in order to allow the use of OWTs.

Applicable Policies – Routt County Master Plan

- 4.2 Support infill development and redevelopment that is complementary to existing character and consistent with available resources to accommodate evolving community needs within the Future Growth Areas.

Staff comments: It appears that the petition meets all of the required criteria for a rezoning approval, as well as criteria 8.2.2.A. The proposed rezoning and vacation are supported by policies 5.6.1 in the Stagecoach Community Plan. The environmental conditions of the land is substantially similar to much of the other land zoned MRE in the County. The advantages to the County, including fulfilling Master Plan and sub-area plan policies and creating buildable lots where there were unbuildable lots, outweigh any disadvantages, which may include environmental impacts from development. The proposal would not increase allowable density, because the land is currently zoned for much higher density than that proposed. The existing zone district is inconsistent with policy 4.2 of the Master Plan and would help solve the development challenges identified in the Stagecoach Community Plan.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

4. Easement/Right-of-Way Vacation Standards

Applicable Subdivision Regulations

- 2.8.1.A In the case of a plat, the plat to be vacated is a legal plat of record.
- 2.8.1.B Vacation will not interfere with development of, nor deny access via public thoroughfare to adjoin property, utility services or other improvements.
- 2.8.1.C Vacation will not interfere with the orderly development of utilities to nearby properties.
- 2.8.1.D Vacation will not be contrary to the Routt County Master Plan or Zoning Regulations.

Staff comments: All utilities have consented to the vacation of the internal utilities and Road & Bridge has consented to the vacation of the un-constructed Aztec Way cul-de-sac. Easements will continue to be provided around the perimeter of the new lot, and the elimination of Aztec Way will not impair access to the lots once they are consolidated into one.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

5. Community Character and Visual Impacts

Applicable Zoning Regulations

- 5.10 Standards for Structures within mapped Skyline Areas
- 6.1.6 Outdoor Lighting: The proposal shall comply with the Outdoor Lighting Standards in Section 6.3 of these Regulations.
- 6.1 General Approval Standards
 - 7.G Visual Amenities and Scenic Qualities.
 - 7.K Land Use Compatibility
 - 7.O Historical Significance

Applicable Subdivision Regulations

- 3.1.K The proposed subdivision shall not create water, air, noise or visual impacts that cannot be mitigated.
- 3.1.L The proposed subdivision shall include plans for adequate screening from major access roads, including landscaping and other means to preserve privacy and mitigate visual impacts to surrounding areas.
- 4.5.5 All fixtures shall be downcast and opaquely shielded. For purposes of this section, opaquely shielded shall mean fixtures constructed so that light rays emitted are projected below, and not above, the horizontal plane of the fixture and not onto the facades of nearby residential dwellings.

Applicable Routt County Master Plan Policies

- 4.1 Direct new growth and development to Tier 1, Tier 2, and Tier 3 Future Growth Areas, in that order and as defined in the Growth & Land Use Chapter.
- 4.2 Support infill development and redevelopment that is complementary to existing character and consistent with available resources to accommodate evolving community needs within the Future Growth Areas.
- 4.6 Support efforts to maintain Dark Skies and control light pollution.
- 4.9 Discourage development on ridges that result in sky lining.
- 9.3 Discourage development that changes the rural character or historic agricultural uses and/or practices.
- 9.5 Discourage rural residential developments in areas of prime agricultural production.
- 9.16 Protect unique view corridors with high aesthetic value, including the south valley floor and the Hwy 40 and CR 129 corridors.

Applicable Stagecoach Community Plan Policies

- 5.2.2.B The development shall be designed and located in a manner to support the nature and character of Stagecoach.
- 5.4.1.A The preservation of open space and limited density development should be encouraged in areas that lack infrastructure, unless infrastructure can be provided.
- 5.4.1.C The consolidation of lots originally platted and zoned for higher densities into parcels of 5 acres or more should be encouraged.
- 5.4.1.D Infill development and consolidations for residential development should be encouraged in the South Area of Stagecoach.
- 5.4.1.F The development of single family lots of sufficient size to ensure safe setbacks from individual septic systems and water wells should be supported through the lot consolidation process.
- 5.5.1.C Development on ridges that results in skylining should be discouraged.
- 5.5.1.F New construction on slopes over 30% should not be approved, unless no other building site is available on the parcel, or unless building on an alternative site would violate other portions of this plan.
- 5.6.1.A Stagecoach should provide a diversity of housing types that meet the needs of those who work in Stagecoach and in south Routt County.
- 5.6.1.D Support rezoning of five-acre lots in order to allow the use of OWTs.

Staff comments: It is not expected that the area’s scenic qualities will be altered from what could occur otherwise on platted lots. No historical significance or land use compatibility conflicts are believed to exist. No visual, air, water, or noise impacts are expected as a result of this proposal. The reduction in density resulting from this consolidation follows the County’s prioritization of Tier 1, 2, and 3 areas and increases compatibility with agriculture, open spaces, and their associated rural character. A plat note is suggested that would require lighting to be downcast and opaquely shielded. By consolidating these lots and making them buildable, an alternative product to 35 acre parcels is being provided, potentially preventing the creation of 35 acre lots for residential development.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

6. Roads, Transportation and Site Design

Applicable Zoning Regulations

- 5.2 Dimensional Standards
- 5.4 Parking Standards
- 5.5 Addressing

- 5.6 Access to Buildable Lot Standards
- 5.7 Right of Way Access Standards
- 5.8 Road Construction Standards
- 6.1.4 Public Road Use Performance Standards: The proposal shall comply with the Public Road Use Performance Standards in Section 6.2 of these Regulations.
- 6.1 General Approval Standards
 - 7.A Public Roads, Services and Infrastructure
 - 7.B Road Capacity, traffic, and traffic safety
 - 7.N Snow Storage

Applicable Subdivision Regulations

- 3.1.H The proposed subdivision shall not create undue traffic congestion or traffic hazards.
- 3.4.A Lot dimensions and sizes shall conform to applicable zoning requirements.

Applicable Routt County Master Plan Policies

- 7.15 Ensure that future development occurs where roads can accommodate projected traffic volumes and patterns.
- 9.4 Preserve open space.
- 11.15 Prohibit all development on slopes of 30% or greater. Development in steep draws or valleys, which tend to channel fire movement, is particularly dangerous and is also strongly discouraged.
- 11.17 Prohibit all construction and excavations on potential hazard areas including landslides, rockfall areas, unstable slopes, mudflows, and steep drainages.

Applicable Stagecoach Community Plan Policies

- 5.5.1.A New construction should avoid the hazards associated with building on steep slopes and geologically unstable areas.

Staff comments: This consolidation will meet MRE zone district sizes, and provide sufficient buildable space for future structures to meet dimensional and parking standards. Addressing will be assigned during a future building permit. Road access will not be changing, and this subdivision will reduce the potential future density at full build-out due to the reduction in lots from 5 to 1. The reduction in density furthers the County's goals of minimizing development in remote areas, minimizing impact to infrastructure, and reducing negative impacts to the landscape. The property is not encumbered by steep slopes or mapped with any geologic hazards.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

6. Natural Environment

Applicable Zoning Regulations

- 6.1 General Approval Standards
 - 7.D Wildlife and Wildlife Habitat.
 - 7.E Water Quality and Quantity.
 - 7.F Air Quality
 - 7.J Wetlands.
 - 7.Q Noxious Weeds.

Applicable Subdivision Regulations

- 3.1.E Any land subject to flooding or in a natural drainage channel shall not be platted for occupancy. The areas subject to flooding should be left as open space or reserved as conservation easement areas.
- 3.1.J An adequate water supply shall be available for the proposed subdivision.
- 3.4.D Lot area requirements for water and sewer systems shall be required pursuant to the Routt County Zoning Regulations and the ISDS Regulations.
- 3.3.E Sufficient area for leach fields where individual sewage disposal systems are proposed in conformance with the Routt County Department of Environmental Health regulations; and
- 3.3.F Suitable location for wells where individual septic systems are proposed in conformance with the Routt County ISDS Regulations.

Applicable Routt County Master Plan Policies

- 9.12 Noxious weeds must be controlled at the expense of the landowner.
- 9.13 Enforce the weed management program and educate new or unaware landowners or those that refuse to manage weeds.
- 11.6 Consider impacts on wildlife before approving new recreational uses, residential developments, and other developments and permits.
- 11.7 Minimize the cumulative impacts of development on wildlife and wildlife habitat.

Applicable Stagecoach Community Plan Policies

- 5.5.1.i New improvements should not be approved for sites within 50 feet of waterbodies, unless no other building sites are available on the parcel, or unless building on an alternative guiding site would violate other portions of this plan.

Staff comments: This consolidation will reduce impacts to the natural environment due to a reduction in potentially buildable lots from 5 to 1. This will reduce the number of future homesites that may conflict with wildlife, impose demands on water supply, and assembles sufficient land for a septic system. Future septic permitting will be handled at building permit by Routt County Environmental Health. No impacts to air quality or wetlands are anticipated. A condition requiring revegetation is suggested to avoid the proliferation of weeds. A reduction in density will have a corresponding reduction in impacts on wildlife and their habitat.

***Is the application in compliance with the Policies and Regulations outlined above? Yes or No*

PLANNING COMMISSION/BOARD OF COMMISSIONER OPTIONS:

1. **Approve the Consolidation, Zone Change and Vacation request without conditions** if it is determined that the petition will not adversely affect the public health, safety, and welfare and the proposed use is compatible with the immediately adjacent and nearby neighborhood properties and uses and the proposal is in compliance with the Routt County Zoning and Subdivision Regulations and complies with the guidelines of the Routt County Master Plan.
2. **Deny the Consolidation, Zone Change and Vacation request** if it is determined that the petition will adversely affect the public health, safety, and welfare and/or the proposed use is not compatible with the immediately adjacent and nearby neighborhood properties and uses and/or the proposed use is not in compliance with the Routt County Zoning and Subdivision Regulations and/or the Routt County Master Plan, Make specific findings of fact; cite specific regulations or policies by number from the Routt County Master Plan, and the Routt County Zoning Regulations.
3. **Table the Consolidation, Zone Change and Vacation request** if additional information is required to fully evaluate the petition. Give specific direction to the petitioner and staff.

4. **Approve the Consolidation, Zone Change and Vacation request** with conditions and/or performance standards if it is determined that certain conditions and/or performance standards are necessary to ensure public, health, safety, and welfare and/or make the use compatible with immediately adjacent and neighborhood properties and uses and/or bring the proposal into compliance with the Routt County Zoning and Subdivision Regulations and the Routt County Master Plan.

Consolidation

FINDINGS OF FACT that may be appropriate if the **Consolidation** is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and Stagecoach Community Plan and is in compliance with Sections 5, and 6 of the Routt County Zoning Regulations, Sections 2, 3, and 4 of the Routt County Subdivision Regulations.

CONDITIONS that may be appropriate may include the following:

1. The Final Plat shall be finalized and recorded within one (1) year unless an extension is granted pursuant to Section 2.1.9, Routt County Subdivision Regulations. Extensions to up to one (1) year may be approved administratively.
2. Prior to recordation, the applicant shall submit an electronic copy of the approved plat to the County Planning Department in a .DWG format or other format acceptable to the GIS Department.
3. All property taxes must be paid prior to the recording of the plat. A certificate of taxes due shall be submitted showing a \$0 balance prior to recording the plat.
4. A 10' drainage easement on the interior of all lot lines shall be dedicated to Routt County and shall be shown on the plat.
5. A 10' utility easement on the interior of all lot lines shall be dedicated to Routt County and Morrison Creek Metropolitan District shall be shown on the plat.
6. A 10' trail easement on the interior of all side lot lines and a 20' trail easement on the rear property lines shall be dedicated to SPOA and shall be shown on the plat.
7. The following notes shall be shown on the plat:
 - The right of ways shown hereon have been accepted by Routt County, however the County is not responsible for maintaining or improving subdivision roads.
 - a. The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been established and such shall be a condition of obtaining a building permit for these lots.
 - b. The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
 - 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. This 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. The Declaration of Covenants and Conditions and Restrictions for the Horseback at Stagecoach Subdivision are recorded at File No. _____ (or Book # and Page #) in the official records of Routt County, Colorado, are applicable to this replat subdivision.
 - f. The design, location and permitted uses of pathways constructed in the side and rear trail easements shall be determined by SPOA in its sole discretion who may, but shall not be required to construct or designate pedestrian and equestrian pathways. The

- responsibility for construction and maintenance of any such pathways shall thereupon be vested in the association.
8. Address signage shall be in conformance with Routt County Road Addressing, Naming, and Signing Policy shall be located at the entrance to the driveway.
 9. A current soils test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.
 10. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grassed. See the Colorado State University Extension Office for appropriate grass mixes.
 11. All exterior lighting shall be downcast and opaquely shielded.
 12. The recommendations for defensible space around structures from the Colorado State Forest Service should be adhered to for development of this lot.

ZONE CHANGE

FINDINGS OF FACT that may be appropriate if the **Zone Change** is approved:

1. The proposal with the following conditions meets the applicable guidelines of the Routt County Master Plan and Stagecoach Community Plan and is in compliance with the applicable provisions of Sections 8 of the Routt County Zoning Regulations.
2. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan
3. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area.

CONDITIONS that may be appropriate may include the following:

1. The change of zone from Low Density Residential to Mountain Residential Estates shall become effective upon signing of a resolution amending the Official Zoning Map by the Board of County Commissioners, said resolution to be recorded in the Routt County Clerk and Recorders Office.
2. The zone change shall be recorded concurrently with the final plat.

UTILITY EASEMENT AND RIGHT-OF-WAY VACATION

FINDINGS OF FACT that may be appropriate if the Utility Easement and Right-of-Way Vacation is approved:

1. The proposal with the following conditions complies with the applicable guidelines of the Routt County Master Plan and Stagecoach Community Plan and is in compliance with sections 5 and 6 of the Routt County Zoning Regulations and sections 2, 3 and 4 of the Routt County Subdivision Regulations.

CONDITIONS that may be appropriate may include the following:

1. A resolution vacating portions of the Haywagon Trail cul-de-sac bulb shall be recorded immediately prior to the Final Plat.
2. A resolution vacating portions of the utility easements shall be recorded immediately prior to the Final Plat.
3. Utility and drainage easements shall be shown and dedicated on the final plat. The plat shall show all required drainage and utility easements on the vacated portion of roadways.
4. The Morrison Creek resolution vacating the utility easements by shall occur prior to or concurrently with the recording of the final plat.

SOLITUDE SUBDIVISION
VITO TAVERNA AND CANDACE MARTIN
LOTS 131801034 – 131801035 – 131801036 – 131801037 – 131201038
FILE NO. PS23-127

Ph: 970-734-6314 (V) • Ph: 970-846-3423 (C) • P.O. Box 776073 • Steamboat Springs, Colorado 80477

November 16th, 2023
Routt County Planning
136 6th Street, 2nd Floor
Steamboat Springs, CO 80477

RE: Lots 34, 35, 36, 37, and 38 – Section 15 – Horseback of Stagecoach
TBD Pima Way
Lot Consolidation, Easement Vacation, and Vacation of Right-of-Way

Dear Routt County Planning,

Vito Taverna and Candace Martin are pleased to submit the Lot Consolidation and Easement Vacation, as well as the Vacation for the right-of-way (currently referred to as Aztec Way) on behalf of themselves, the owners of lots 34, 35, 36, 37, and 38 – Section 15 in Horseback of Stagecoach.

Mr. Taverna and Ms. Martin desire to consolidate the five lots and vacate the unmaintained right-of-way (Aztec Way) into a single taxed parcel of 7.30 acres, and all lots are currently zoned Low Density Residential (LDR). After the consolidation, the residence will be zoned as a Mountain Ranch Estate (MRE). The replat depicts a lot line elimination along the common lot lines to create a single parcel. The existing ten 10-foot-wide internal utility, trail, and drainage easement and the existing right-of-way are to be vacated by a utility easement vacation, with the exception of the centerline of a perpetual and non-exclusive easement for the installation, maintenance, repair, and replacement of water and sewage collection lines and appurtenances, and for the access of persons, vehicles, and equipment thereto for such purposes, on, over, across, and under a 20 foot wide strip of land specifically for the Morrison Creek Water and Sanitation District.

Description of tracts and proposed consolidation: Lots 34, 35, 36, 37 and 38 are vacant lots with slopes less than 15%, and all have frontage to Pima Way. Aside from the removal of the common lot lines and easements between Lots 34 and 35, 35 and 36, and 37 and 38, there will be no changes to the existing configuration of the lots. Upon approval of consolidation, the lots will maintain the rear easements per the Horseback at Stagecoach Final Plat, file number 7356.

Description of the requested vacation and zoning: The Owner has received sign-off approval by the public utility companies to vacate the interior 10-foot-wide trail, utility, and drainage easements. Exhibit A depicts the location of the easements to be vacated.

The lots meet the Routt County Zoning Regulations Section 8.2.1 based on the following facts.

1. The proposed consolidation is consistent with the goals and policies of the of the Stagecoach Community Plan, Section 5.4 Infill and Replats (Lot Consolidations) and the Routt County Master Plan Section 4.2.B to encourage sensitive development and uses that preserve the rural character, wildlife habitat and agricultural uses.
2. Lots 34, 35, 36, 37 and 38, Horseback at Stagecoach possess geological, physical and environmental conditions compatible with the characteristics of the zone district for Stagecoach subdivisions.
3. The advantage of the consolidation permits the development of five lots that if not consolidated would require individual septic tanks, reduces traffic by limiting the number of lots and meets the goals of the Stagecoach community plan. No disadvantages to the consolidation were found.
4. The applicable provisions of LDR will be upheld for front, side and rear setbacks during building permitting.

SOLITUDE SUBDIVISION
VITO TAVERNA AND CANDACE MARTIN
LOTS 131801034 – 131801035 – 131801036 – 131801037 – 131201038
FILE NO. PS23-127

The application and petition for consolidation of the lots within the Horseback Subdivision meet Routt County Zoning Regulations Section 8.2.2. as the consolidation is aligned with Stagecoach Sub area master plan of 2017. Currently, consolidation of lots in the Stagecoach subdivisions is in the public interest to reduce the use of sanitary vaults, limit development and preserve the rural character of the area. With our family ranch down the road from our projected build, we hope to maintain and conserve the land for future generational enjoyment and preservation for surrounding wildlife.

We look forward to the planning department review and we are available to meet or speak 970-846-3423 about the project anytime.

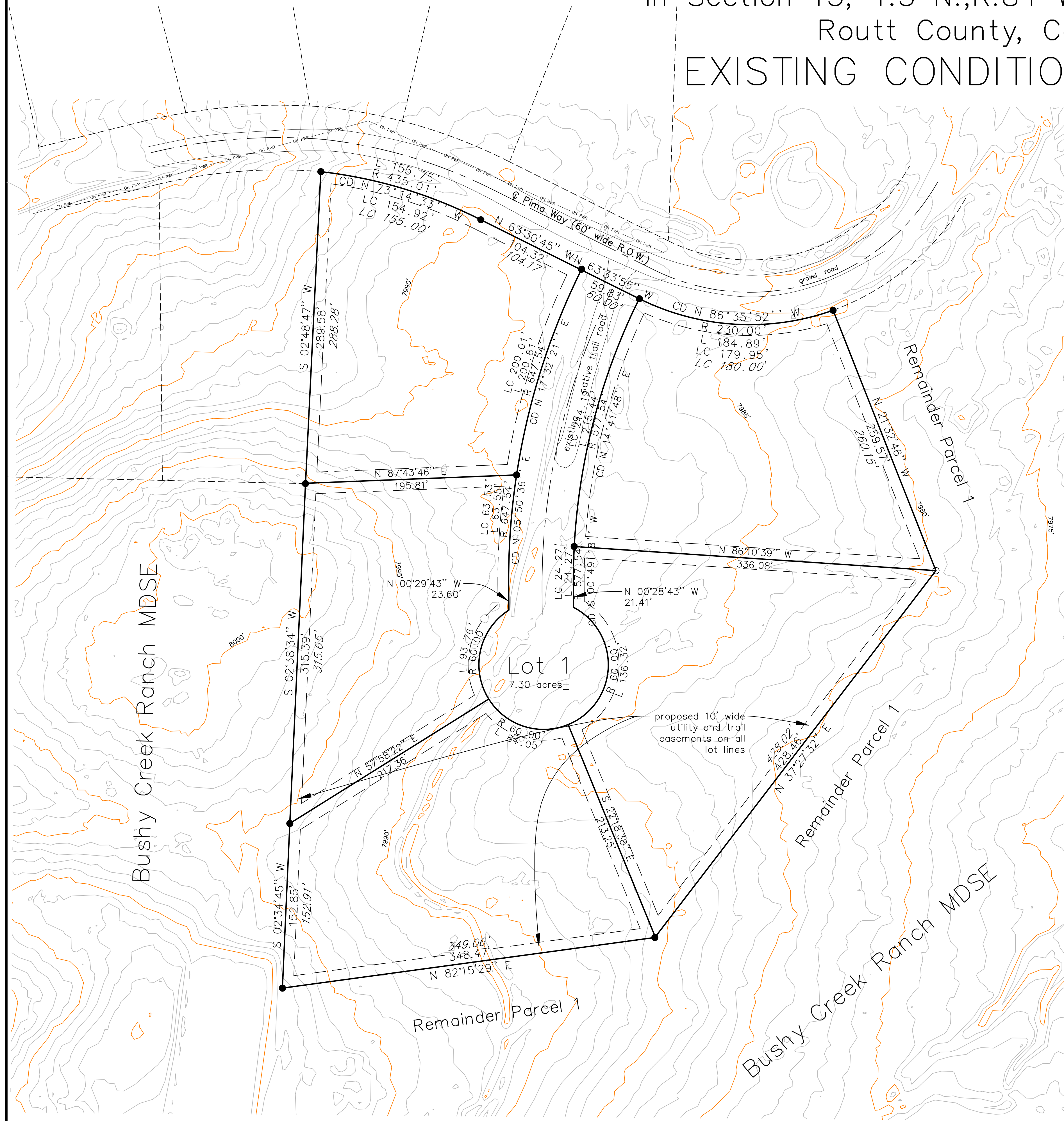
Sincerely,

Vito Taverna and Candace Martin

Solitude Circle Subdivision

A Consolidation of Multi-Family Tracts 34 through 38, Horseback at Stagecoach,
in Section 15, T.3 N.,R.84 W. of the 6th P.M.,
Routt County, Colorado.

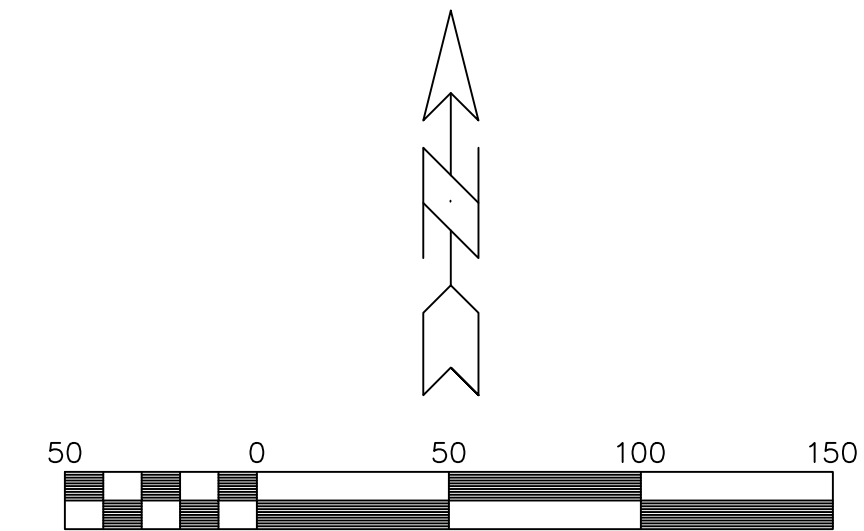
EXISTING CONDITIONS EXHIBIT



LEGAL DESCRIPTION

Multi-Family Tracts 34, 35, 36, 37 and 38,
Horseback at Stagecoach,
and the vacated Aztec Way Right-of-Way,
in Section 15, T.3 N.,R.84 W. of the 6th P.M.,
Routt County, Colorado.
21305 Aztec Way

total = 7.30 acres±



All bearings based on the monumented south line of MF Lot 36,
Horseback at Stagecoach, considered to be N 82°15'29"E.

LEGEND

- Indicates a capped #4 rebar monument marked LS 2682 NHPQ found flush to the ground and accepted, unless otherwise noted.
 - Indicates an angle point, no monument found or set.
 - S 89°58'00" E 148.69' Indicates measured bearings and distances.
 - 148.69' Indicates plotted distances.
 - OH PWR — Indicates existing overhead power lines.
- Contour interval = 1'
Elevations based on CP-STMBT determined to be 6892.32' above MSL, NAVD88 Geoid12A, by GPS observations.

This plot does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon - The final plat of Horseback at Stagecoach, Routt County, Colorado.

LAND SURVEYOR'S CERTIFICATE

I, Thomas H. Effinger Jr., being a Registered Land Surveyor in the State of Colorado, do hereby certify that this Existing Conditions Exhibit was prepared by me and under my supervision and that it is correct to the best of my knowledge.

Dated this 7th day of December, AD, 2023.

Thomas H. Effinger Jr.
Thomas H. Effinger Jr.
Colorado Professional Land Surveyor
No. 17651

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

E&F Associates

P.O. Box 771965 Steamboat Springs, CO 80477 Surveyors

EXISTING CONDITIONS EXHIBIT

M.F. Tracts 34 - 38, Horseback at Stagecoach,
Routt County, Colorado.

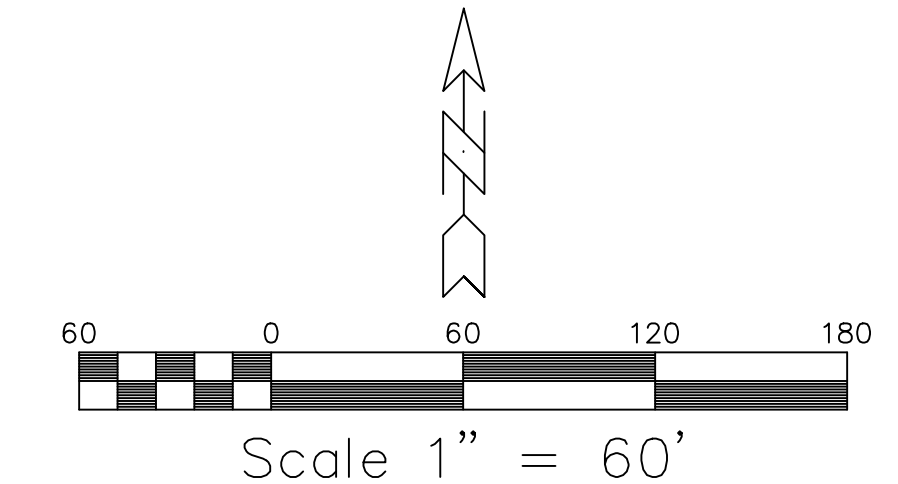
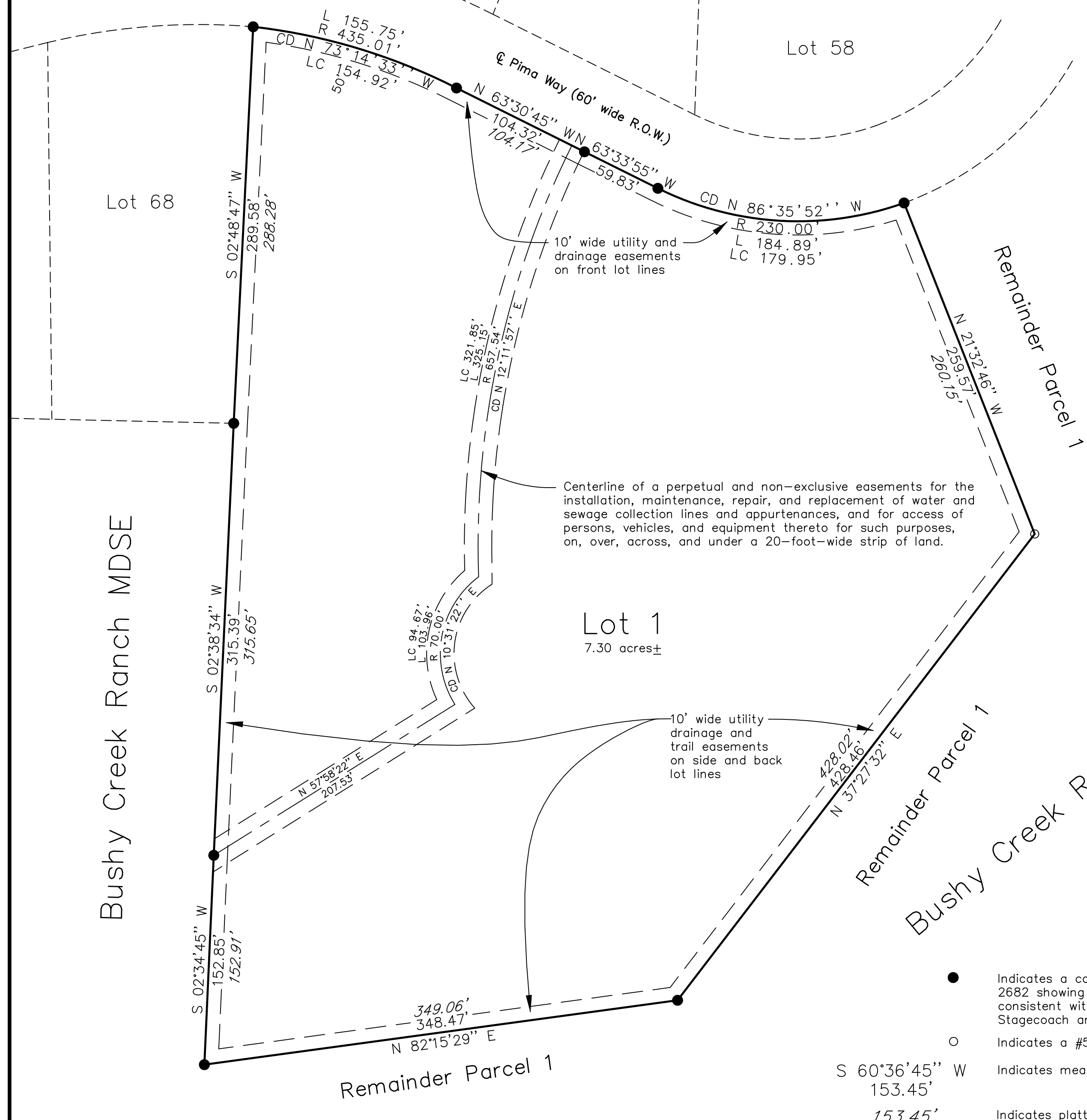
Client: Candice

Drawing name: L34-38HB

Drawn by: TE Date: 12-7-23 Revised: 8-21-23

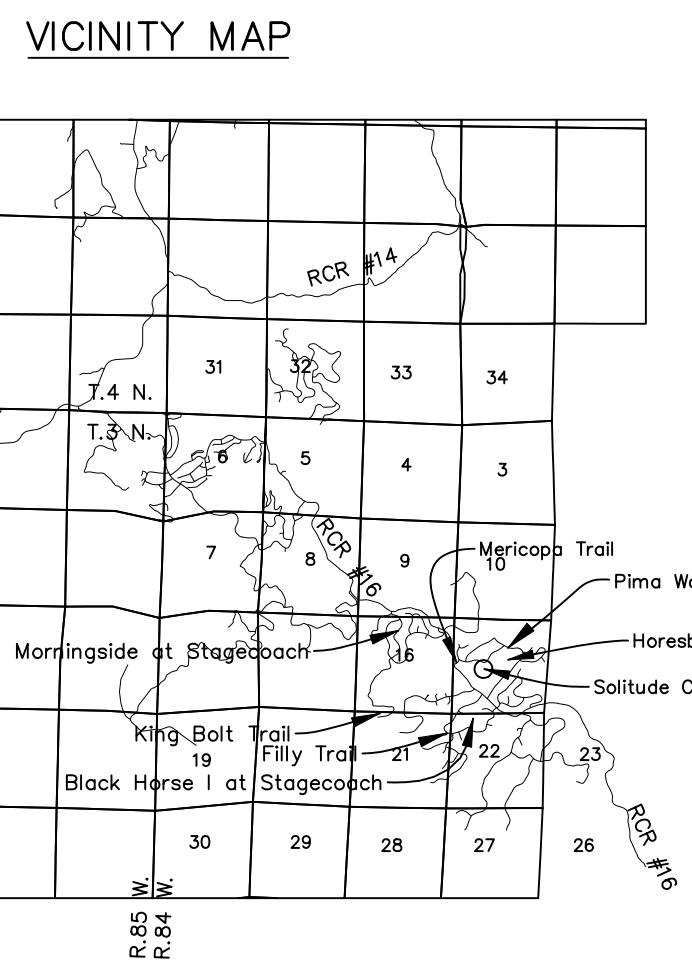
Solitude Circle Subdivision

A Consolidation of Multi-Family Tracts 34 through 38, Horseback at Stagecoach, in Section 15, T.3 N., R.84 W. of the 6th P.M., Routt County, Colorado.



All bearings based on the monumented south line of Lot 1, considered to be N 82°15'29"E.

- ### LEGEND
- Indicates a capped #4 rebar with plastic cap marked NHPQ LS 2682 showing flush to the ground, accepted and found to be consistent with the boundary of Black Horse I and II at Stagecoach and other surveys in the area.
 - Indicates a #5 rebar marked LS 17651 set flush to the ground.
 - S 60°36'45" W 153.45' Indicates measured bearings and ground distances in feet.
 - 153.45' Indicates platted distances.



- ### PLAT NOTES
- 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. The suitability of these lots for an individual septic disposal system and the availability of permits for individual septic disposal systems have not been established and such shall be a condition of obtaining a building permit for these lots.
 - c. Existing and new accesses shall meet access standards set forth by the Routt County Road and Bridge Department and Fire Prevention Services.
 - d. The availability of water and permits for wells on the lots or parcels hereon shown has not been established.
 - e. Revegetation of disturbed areas shall occur within one growing season with a seed mix that avoids the use of aggressive grasses. See the Colorado State University Extension Office for appropriate grass mixes.
 - f. 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. This 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.
 - g. Address signage shall be in conformance with Routt County Road Addressing, Naming and Signing Policy and shall be located at the entrance to the driveway.
 - h. A current soils test showing that the soils are sufficiently stable to support development will be required before obtaining a building permit.

CERTIFICATE OF OWNERSHIP AND DEDICATION

BE IT HEREBY MADE KNOWN: That Vito Taverna and Candace C. Martin being the owners of Multi-Family Tracts 34, 35, 36, 37 and 38, Horseback at Stagecoach containing 7.30 acres in Routt County, Colorado, under the name and style of SOLITUDE CIRCLE SUBDIVISION, has laid out, platted and subdivided same as shown on this plat and pursuant to all accompanying documents referenced hereon, and does hereby irrevocably dedicate to and for the perpetual use of the public by and through the County of Routt, State of Colorado, Pima Way, as shown or noted hereon, and also does hereby irrevocably dedicate to and for the perpetual use of the public those portions of land labeled as easements for the installation and maintenance of public utilities and drainage, as shown hereon.

Further, the undersigned Owners of the property described on this plat hereby dedicate to the MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT, a Colorado special district, perpetual and non-exclusive easements for the installation, maintenance, repair, and replacement of water and sewage collection lines and appurtenances, and for access of persons, vehicles, and equipment thereto for such purposes, on, over, across, and under a 20-foot-wide strip of land shown hereon.

In witness whereof, the said Vito Taverna has caused his name to be hereunto subscribed this _____ day of _____, 2024.

By: _____
Vito Taverna

State of _____ }
County of _____ } ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2024, by Vito Taverna.

Witness my hand and official seal.
My Commission expires: _____

Notary Public

In witness whereof, the said Candace C. Martin has caused her name to be hereunto subscribed this _____ day of _____, 2024.

By: _____
Candace C. Martin

State of _____ }
County of _____ } ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 2024, by Candace C. Martin.

Witness my hand and official seal.
My Commission expires: _____

Notary Public

PLANNING DIRECTOR APPROVAL

The Routt County Planning Director did hereby authorize and approve this plat of the above subdivision on this _____ day of _____, AD, 2024.

Kristy Winsor
Routt County Planning Director

ROUTT COUNTY CLERK AND RECORDERS ACCEPTANCE

This plat was accepted for filing in the office of the Clerk and Recorder of Routt County, Colorado, on this _____ day of _____, 2024.

Reception No. _____ Time _____

File No. _____

Jenny Thomas
Routt County Clerk and Recorder

ACCEPTANCE OF DEDICATION:

The MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT does hereby accept the dedication of the easements as granted by the Owners of the property shown hereon, for the purposes made in such dedication, provided that the District shall have no obligation or liability to construct, repair, maintain, improve, or reconstruct any water or sewer line or appurtenance within any such easement until and unless a trunkline or appurtenance has first been constructed in accordance with the specifications and rules of the District and the District has finally accepted such trunkline or appurtenance by a resolution of its board of directors.

MORRISON CREEK METROPOLITAN WATER AND SANITATION DISTRICT

Date: _____, 2024

By: _____
General Manager

LAND SURVEYOR'S CERTIFICATE

I, Thomas H. Effinger Jr., being a Registered Land Surveyor in the State of Colorado, do hereby certify that this plat and survey of SOLITUDE CIRCLE SUBDIVISION was made by me or under my direct responsibility, supervision, and checking, and further state that said plat and survey are accurate to the best of my knowledge. Survey pins, markers, and/or monuments were set as required and shown hereon.

Dated this _____ day of _____, AD, 2024.

Thomas H. Effinger Jr.
Colorado Professional Land Surveyor
Colorado Reg. No. 17651

BOARD OF COUNTY COMMISSIONERS APPROVAL

This Plat has been reviewed and is hereby approved for filing by Routt County pursuant to Section 2.5 of the Routt County Subdivision Regulations. Routt County hereby accepts Filly Trail and the utility and drainage easements as shown on this Plat. The maintenance of any road, right-of-way, or easement shown on this Plat is subject to the discretion of the Board of County Commissioners and the Board, by the approval of this Plat, makes no commitment either express or implied regarding any level of service or maintenance of such road, right-of-way, or easement as dedicated and accepted herein.

Dated this _____ day of _____, 2024.

Chair, BOARD OF COUNTY COMMISSIONERS
ROUTT COUNTY, COLORADO

Attest: _____
Jenny Thomas, Routt County Clerk

ATTORNEY'S CERTIFICATE

I, _____, being an Attorney-at-Law duly licensed to practice before Courts of Record in the State of Colorado, do hereby certify that I have examined the title to all lands herein dedicated and shown upon this plat by review of the Title Commitment No. _____ dated _____, issued by _____ and that title to such lands is in Vito Taverna and Candace C. Martin, being the owners of the land described as follows: Multi-Family Tracts 34, 35, 36, 37, and 38, Horseback at Stagecoach free and clear of all liens, taxes, and encumbrances, except as follows:

1. Any facts, right, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.
2. Easements or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the effective date hereof, but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

By: _____

NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

This Land Survey does not constitute a title search by E&F Associates to determine ownership or easements of record. For all information regarding easements, rights-of-way or title of record, E&F Associates relied upon Title Commitment No. R30024474.

E&F Associates
P.O. Box 771965 Steamboat Springs, CO 90477 Surveyors

Solitude Circle Subdivision

Client: Candace Martin
Drawing name: L34-38HB
Drawn by: TE Date: 12-7-23 Revised: 12-26-23 1/1
12-28-23 2-11-24

EGF Associates

Surveyors

PO Box 771965 Steamboat Springs, CO 80477 970-879-5977

teffinger33@msn.com

LEGAL DESCRIPTION

Utility, Drainage and Trail Easements,
Horseback at Stagecoach,
Routt County, Colorado,
to be vacated.

Some of the platted utility, drainage and trail easements lying in Multi-Family Tracts 34, 35, 36, 37 and 38, Horseback at Stagecoach, Routt County, Colorado described as follows:

the 10 feet wide utility, drainage and trail easements adjacent to the lot line between said Multi-Family Tracts 34 & 35 and

the 10 feet wide utility, drainage and trail easements adjacent to the lot line between said Multi-Family Tracts 35 & 36 and

the 10 feet wide utility, drainage and trail easements adjacent to the lot line between said Multi-Family Tracts 36 & 37 and

the 10 feet wide utility, drainage and trail easements adjacent to the lot line between said Multi-Family Tracts 37 & 38 and

the 10 feet wide utility and drainage easements adjacent to the lot lines of said Multi-Family Tracts 34, 35, 36, 37 and 38 bordering Aztec Way, said Horseback at Stagecoach.

Not Including and Excepting the utility, drainage and trail easements on the back lot lines of said Multi-Family Tracts 34, 35, 36, 37 and 38.

County of Routt
State of Colorado.

EGF Associates

Surveyors

PO Box 771965 Steamboat Springs, CO 80477 970-879-5977

teffinger33@msn.com

LEGAL DESCRIPTION

Right-of-Way for Aztec Way, Horseback at Stagecoach,
Routt County, Colorado,
to be vacated.

All of the platted Right-of-Way for Aztec Way, Horseback at Stagecoach, Routt County, Colorado described as follows:

BEGINNING at the NW corner of Multi-Family Tract 34, said Horseback at Stagecoach on the east right-of-way line of said Aztec Way and the south right-of-way line of Pima Way,

thence southerly 261.12 feet along said east right-of-way and the west line of Multi-Family Tracts 34 & 35 said Horseback at Stagecoach to the NE corner of the cul-de-sac bubble, thence 314.13 feet along said bubble whose radius is 60 feet, to the NW corner thereof on the east line of Multi-Family Tract 37, said Horseback at Stagecoach,

thence northerly 287.96 feet along the west right-of-way line of said Aztec Way to the NE corner of Multi-Family Tract 38, said Horseback at Stagecoach on the south right-of-way line of said Pima Way,

thence easterly along said south right-of-way line, 60 feet more or less to the POINT OF BEGINNING.

Containing 0.68 acres more or less.

County of Routt
State of Colorado.



136 6th Street, # 103
Steamboat Springs, CO 80487
970-870-5552

September 21, 2023

To: Candace Martin
From: Zach Schaffner, Public Works

RE: Proposed Vacation of Aztec Way

Candace Martin, the land owner of parcel No. 131801034, 131801035, 131801036, 131801037, and 131801038 inquired about the vacation Aztec Way within the Horseback Subdivision.

Aztec Way is a platted ROW within Horseback Subdivision, providing access to the five lots mentioned above approximately 450ft long. It was never improved or accepted for maintenance by Routt County. The County Public Works/Road & Bridge department supports the vacation of the entirety of Aztec Way. The right of way only provides access to the referenced lots, all of which are owned by Candace Martin and Vito Taverna. It does not provide access to any public lands, nor does it serve any valuable purpose to the traveling public.

The applicant will need to provide information confirming utility and access easement needs or clearances for the vacated portion of the road.

Please feel free to reach out if you have any questions.

Thanks,

A handwritten signature in black ink, appearing to read 'Zach Schaffner'. The signature is fluid and cursive, written over a white background.

Zach Schaffner
Road and Bridge Division Manager
Routt County Public Works

PL20240019 Site Photos



Panoramic View of the site from Pima Way at Aztec Way



Looking southwest onto the site. Site is flat with little vegetation.

DESIGNWORKSHOP

Landscape Architecture

Planning

Urban Design

Strategic Services

Environmental Graphic Design

Aspen, CO 81611

970-925-8354

970-920-1387 fax

designworkshop.com

MEMORANDUM

To: Routt County
From: Design Workshop
Date: April 11, 2024
Project Name: Routt County Code
Subject: Code update summary

Introduction

Since the spring of 2023, Routt County has been working to update the Zoning Regulations and Subdivision Regulations to reflect Master Plan adopted in 2022. The project team, consisting of planning staff and consultants from Design Workshop, have collaborated with the public and numerous community organizations and stakeholders throughout the update process to ensure the County's new regulations accurately reflect the visions and goals outlined in the Master Plan. This memo outlines the project background, community engagement, and highlights key changes included in the draft code.

Project Background

The Zoning Regulations establish zone districts as well as design standards and permitted land uses associated with each of those districts. The Subdivision Regulations establish standards for preparing land for future development as well as processes required to reconfigure, consolidate, and divide that land. The County's existing division of that land. Both the current Zoning and Subdivision Regulations have not seen a comprehensive update since 2011. Currently, these are two separate documents, and this process will combine them into a single document.

In 2022, the County adopted a new Master Plan which identifies and articulates the community's vision and objectives to better align with the current issues and concerns facing Routt County – particularly around guiding future development and land use in the County. Based on previous community input, the community is also very interested in preservation of the County's natural environment and open spaces of the Yampa Valley while also fostering livable, vibrant and sustainable communities.

The process began with Design Workshop completing a review of both the Zoning Regulations and Subdivision Regulations for Routt County in April 2023. The following questions were considered during this review:

- which existing regulations are aligned with the new Master Plan and can remain as codified,
- which existing regulations are not supported by the Master Plan and should be deleted,
- which existing regulations are in alignment with the Master Plan but need further clarification, updated wording, or amendments to reflect relevant policies, current terminology, or new strategies.

Initial recommendations were developed and included suggested updates to improve usability for the general public, applicants, staff and decision makers - revised definitions, coherent language, and the combination of the Zoning Regulations and the Subdivision Regulations into one Unified Development Code (UDC). A UDC is a combination of all regulations related to land use and development into one document, including both zoning and subdivision regulations and Colorado 1041 regulations.

Process and Code Update Principles

During the 2022 Master Plan effort, the County provided opportunity for the community to share feedback on their vision and goals for Routt County to prepare for the future. Through this community feedback, the Master Plan reflects actionable items to direct future policy and procedures.

In addition incorporating the community's direction from the Master Plan into the County's development regulations, the following seven principles are guiding the Zoning and Subdivision Regulations update. These are based on general code update best practices, as well as needs identified by Routt County for making an efficient, effective code..

1. Create a code that is clear and does not require interpretation.
2. Articulate the "why" in regulations.
3. Provide clear and efficient review processes.
4. Include clear, unambiguous language and enforcement options.
5. Reinforce of sustainability goals in the Master Plan and complement other on-going County efforts.
6. Incorporate Growth Tiers into the code in an understandable, logical way.
7. Build off the Master Plan process and engagement without duplicating those efforts.

Code Update Process

The code drafting process originally began as three distinct reviews and updates, or modules, in order to address code sections that have been highlighted by the Master Plan and planning staff as being priorities. After the development of Module #1 in the fall of 2023 which was primarily focused on establishing new Solar Regulations, it was determined that consolidating the remaining code sections into a single draft for review would be the clearest way to ensure all code changes were reflective of ongoing community feedback.

Stakeholder and Community Engagement Process

Design Workshop has worked with staff, as well as the Working Group and key government stakeholders, such as Yampa Valley Sustainability Council and Colorado State University Extension office, throughout the entire code update process.

Community engagement has been a foundational to the development of code update recommendations with 24 different activities to gather community feedback to date. Outreach efforts included thus far: four community workshops, one pop-up event, ten stakeholder meetings, three public pulse surveys (including the survey currently open), and four joint work sessions, (open to the public) with members of the project team, Planning Commission, and the Board of County Commissioners.

The public was informed of these opportunities through advertisements in The Steamboat Pilot & Today, email campaigns in the form of Community Newsletters (reaching nearly 6,000 citizens), online via the Routt County Agenda & Minutes Center, Navigate Your Routt, and multiple social media channels. Meeting agendas were regularly posted in the following public spaces: the Planning Department Notice Board, the BCC Hearing Room Notice Board, and Clerk & Records Notice Board. All public input and feedback received during workshops, surveys, and advisory sessions with the technical working group were reviewed and considered by the project team, Planning Staff, the Planning Commission, and the Board of County Commissioners. In addition to community input, Design Workshop has also provided multiple presentations summarizing each of the code sections and community feedback and receiving input from the Planning Commission and County Commissioner.

Key Code Updates Topics

The section below summarizes several significant proposed changes to the code. This section is intended to provide a high-level description of the regulations as well as the purpose and input behind them. The seven key principles listed above have been integrated into the code update as follows:

1. **Create a code that is clear and does not require interpretation.**
Wherever possible, code language has been drafted to include specific standards and measurements. The code links to other existing plans in an effort to ensure consistency with those documents without restating existing work.
2. **Articulate the "why" in regulations.**

Each code section includes a “Purpose” section that articulates why the section is included and what it is seeking to regulate. This provides code users with background and rationale for each section.

3. Provide clear processes and efficient review processes.

The code consolidates the review process into a new Chapter that outlines the requirements for review bodies, application processing, and public noticing. (See Chapter 4 Section 1)

4. Include clear, unambiguous language and enforcement options.

The code includes specific sections related to enforcement. Chapter 6 provides clear language about different types of violations and provides all enforcement mechanisms to the County. Clarity in language is included throughout, while allowing review bodies some flexibility when reviewing items such as public benefits.

5. Reinforce sustainability goals in the Master Plan and complement other on-going County efforts.

Updated and consolidated regulations related to environmental requirements and sustainability are included in the code. Within the PUD chapter, language identifies potential sustainable development techniques that could be included as part of a public benefit. (See Chapter 4 Section 4) General development and site plan requirements include references to improved trail and community connectivity, provision of bicycle infrastructure when possible, and requirements to ensure compliance with the Routt County wildfire plans. Additionally, specific standards for areas in environmentally sensitive areas are included to ensure water bodies, steep slopes, landscape, and wildlife habitats are protected. (See Chapter 3 Sections 1-3)

6. Incorporate Growth Tiers into the code in an understandable logical way.

Growth Tiers established by the Master Plan are incorporated in the zoning and in the development standards. (See Chapter 2 Section 1 and Chapter 3 Section 2) New zone districts for the Stagecoach Growth Tier are included, based on the Master Plan and the Stagecoach Community Plan, and overlays for other Tier 2 areas and Tier 3 areas are included. Specific performance standards for all development in Tier 2 and 3 areas is included in Chapter 3 Section 2, ensuring development in these areas has adequate services and includes key amenities such as bike and pedestrian infrastructure.

7. Build off the Master Plan process and engagement without duplicating those efforts.

Throughout the process, the team has used the engagement from the Master Plan to inform direction. As code language and policies have been contemplated, targeted questions about the topics have been asked. These are identified in the topics discussed below. All engagement efforts from the project are available on the NavigateYourRoutt website.

The following sections outline the key changes to assist in the review of the key changes in the proposed UDC.

1. Reorganization

The UDC’s proposed arrangement is significantly different from that of the current Zoning and Subdivision Regulations. The reorganization was guided by the following:

- Standards were reorganized based on best practices to ensure clarity for applicants and reviewing bodies as well as increasing predictability in the application process.
- Chapters and sections are arranged logically by topic. Similar subjects are arranged together by chapter – e.g., procedures, improvement standards, nonconformities – rather than scattered throughout the code..
- Chapters and sections are organized by placing most-commonly and broadly used regulations upfront, a best practice in zoning codes. More specific and technical material is located to the rear. Technical information such as definitions, submittal requirements, and fees are placed at the end of the code. When additional materials or handouts have been established that are located outside of the code, the code references these items to aid users in finding the most accurate and applicable information.
- Standards are “right sized” to regulate only what is needed.

- Standards have been rearranged with the goal of keeping like materials together. This reduces text length and also, for state statutes, minimizes the potential for inconsistencies when the statutes are amended.

2. Zone Districts

The Growth Tier Areas identified in the Master Plan and have been brought forward in the proposed revisions. They represent appropriate areas for anticipated growth in the County that generally has, or is planned for, new growth and development. The Master Plan defined three growth areas as follows: Tier 1 (incorporated Municipal Growth Centers), Tier 2 (Targeted unincorporated growth areas) and Tier 3 (Small unincorporated established communities). Tier 2 Targeted Growth Areas are Hayden, Stagecoach and West Steamboat Springs. Tier 3 Established Communities are Phippsburg, Milner, Hahn's Peak, Toponas, and Clark.

The Phippsburg, Milner, and Hahn's Peak communities were historically platted and include a mix of commercial and residential uses. These areas are proposed to make up one single new zone district, Historic Towns (HT). This consolidation serves to rectify historic, antiquated zoning districts into one new district with up-to-date zoning standards. Standards include reduced heights, setbacks and minimum lot sizes to honor and reflect the existing, historic development patterns. Proposed standards for all future development in these areas include landscaping, signage, and mobility and connectivity.

Existing, legally nonconforming buildable lots in the current Mountain Residential (MRE) and General Residential (GR) zone districts are proposed to be consolidated into the new Mountain Residential (MR) zone district. This zone district establishes more realistic standards (15' setbacks as opposed to 50' setbacks) for these smaller parcels, intended to better suit their existing development patterns. While the zone will not require water and sewer, it will not allow for any additional buildable lots or new land to be added after the zone is established, unless it is connected to a central water and sewer system. The MRE zone district will remain for conforming parcels over 5 acres, and the GR zone will be eliminated.

Two new zone districts for the Tier 2 Stagecoach Area are proposed. The Stagecoach Outdoor Recreation (SOR) district and the Stagecoach Mountain Residential (SMR) zone district. The dimensions allow for smaller lot sizes and reduced setbacks to accommodate additional density in this area. Limited commercial uses in the SOR district are also incorporated, consistent with the Stagecoach Community Plan.

Currently there are three residential zone districts: Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR). These zone districts are predominantly located in Stagecoach and Steamboat Lake. The only difference between these zone districts is the minimum lot size. The code proposes to eliminate the MDR and LDR zone district and replace them with HDR. This streamlines the review process as well as allowing for greater density in areas that already contain the infrastructure required to support such development.

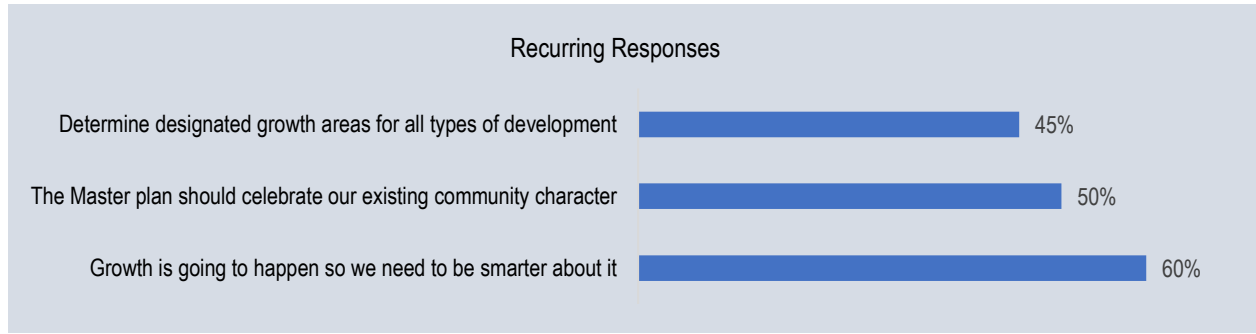
A Tier 2 overlay identifies opportunities for additional development in the Hayden and West Steamboat areas, with requirements that new development be consistent with the infrastructure requirements in the adjacent incorporated area.

Finally, a new overlay for all Tier 3 areas is included. This addresses requirements related to infrastructure and allows a potential for increased density with limited commercial uses.

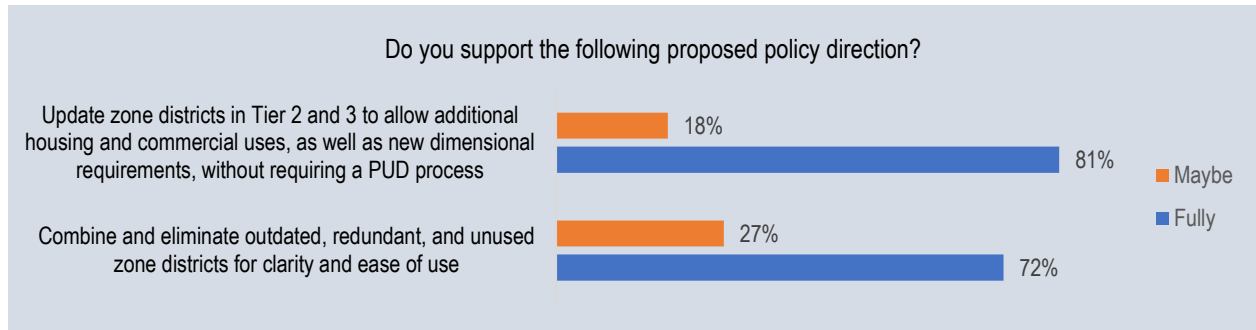
Community feedback:

The following charts identify the community feedback related to targeted growth. The first is from the Master Plan and the second is from the code engagement process in the fall of 2023.

2022 Master Plan - Overall public input on Growth, Housing & Land Uses:



Code Update Community Workshop #1 (17 respondents):



3. House Sizes

The Master Plan process suggested strategies to explore limitations to home size based on preserving the open space and rural character that defines the County and the energy usage and climate impacts larger homes can have. Typically, the number of systems and amenities increases the larger a home gets. Participants during the Master Plan engagement process identified an interest in exploring restrictions on residential structures to reduce the resources spent on construction, operation and upkeep. Based community feedback through the outreach process there was an identified interest in capping house size in unincorporated portions of the County. The results below illustrate that 64% of respondents were interested in some level of limitations on house size. During the code engagement process, the team posed questions about house size in focus groups, in surveys and in community open houses.

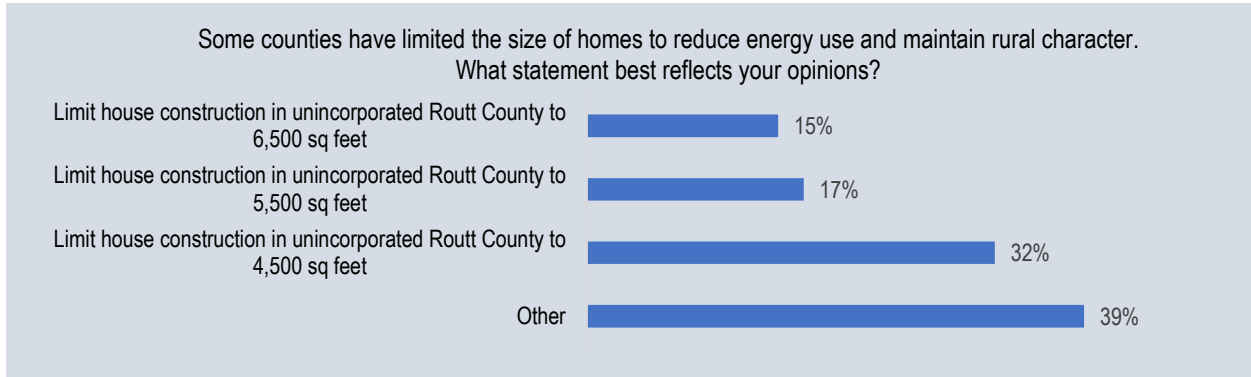
County	Maximum House Size (SF)
Chaffee	None
Eagle	Zone dependent FAR
Grand	None; Utilizes setbacks and structure heights
Gunnison	5,000; Aggregate 7,000 (special review is permitted to go larger)
La Plata	None
Pitkin	9,250 (certain areas 5,750)
San Miguel	12,000
Summit	Zone dependent

Additionally, the team compiled information about the use of a house size cap in other western Colorado communities. These are included in Table 1.

As part of the work sessions held with the BCC and Planning Commission in late 2023 and early 2024, there was significant discussion about incorporation of a house size cap. Based on the initial direction from those conversations, a house size cap of 7,500 sq ft (excluding basement and garage space) is included in the draft code.

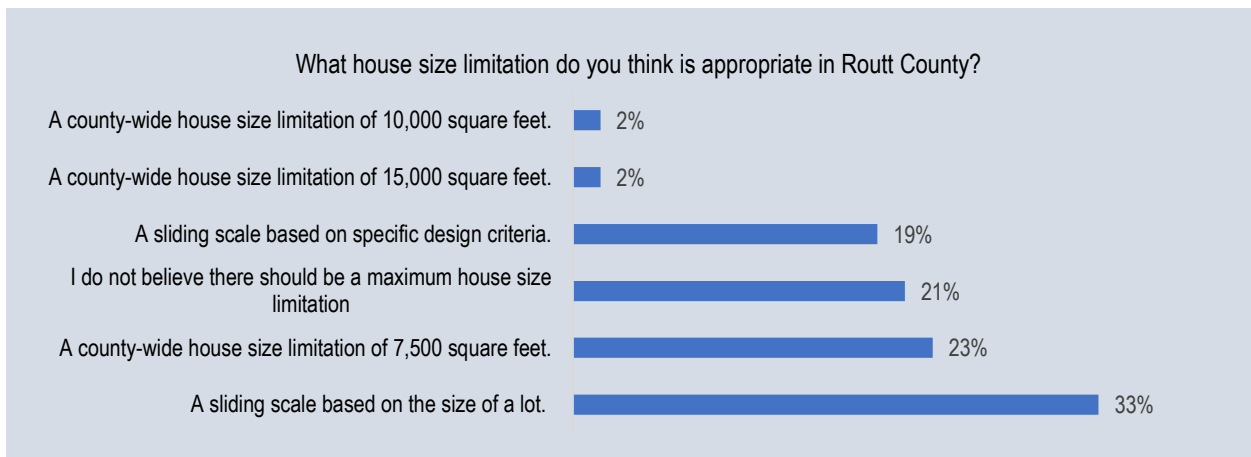
Community feedback:

2022 Master Plan Focused Survey #2 (823 respondents): A targeted online survey built upon previous outreach was conducted in March 2022 that focused on some key topics a survey question about house size, yielded the following results.

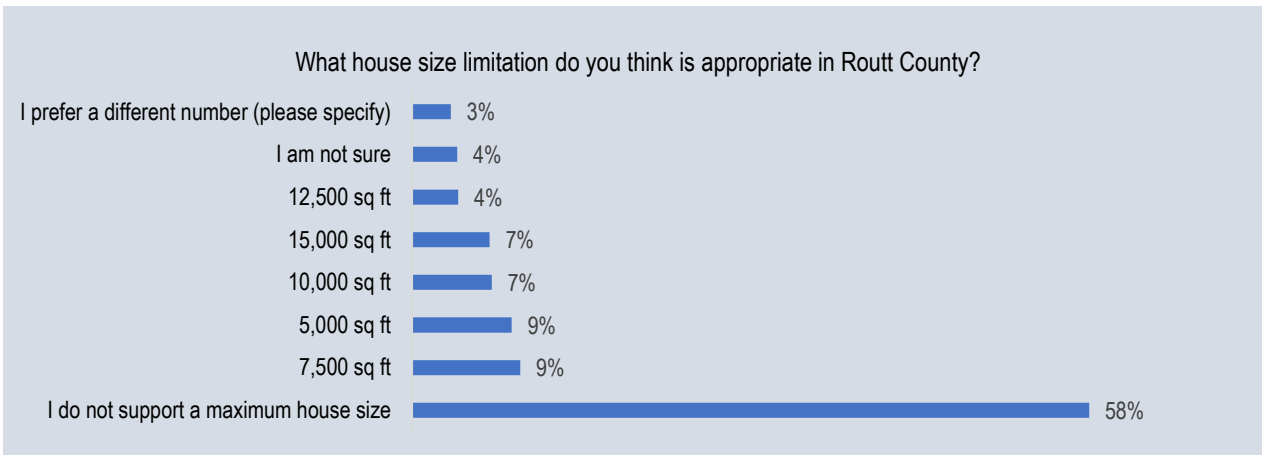
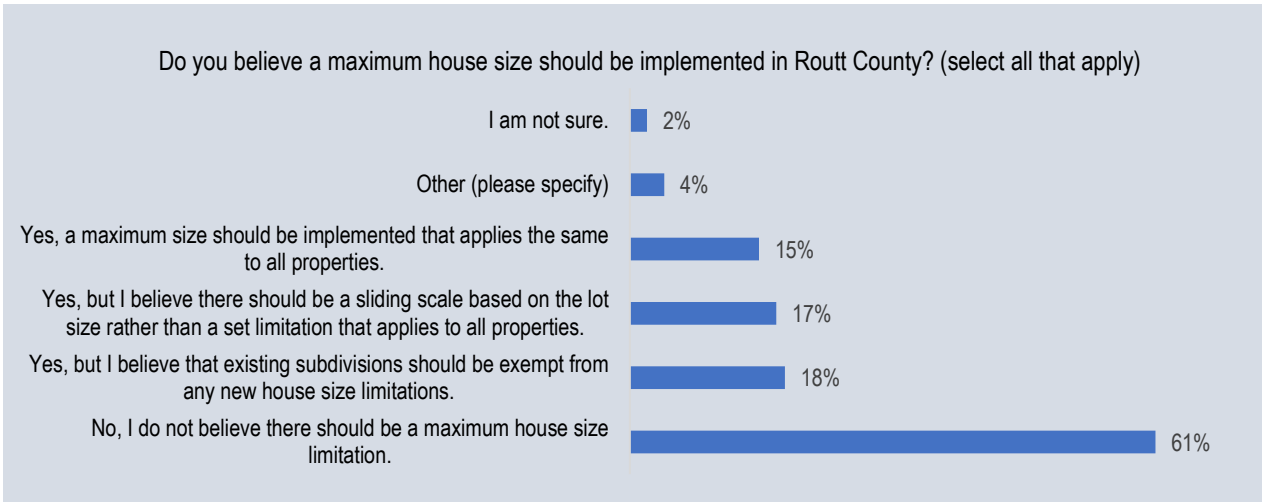


Code Update Community Survey #2 (102 respondents):

In considering future house sizes, the project team reviewed previous Master Plan survey results and evaluated the standards for other Colorado counties. Based on this information, the project team included additional questions in the Community Workshops and Surveys #2 and #3 to better understand the greater community's sentiments around regulating house size.



Code Update Community Survey #3 (1,136 respondents):



4. Public Benefit

Public benefits are essential tools to ensure that development projects not only meet the needs of private developers but also contribute positively to the broader public realm. Public benefits are required for PUDs, Major Subdivisions, and Large Scale developments and Mining operations. Currently, there is a conservation mitigation requirement for mining operations that exceed 9.9 acres of cumulative surface disturbance in the regulations. This public benefit section is proposed to replace the conservation mitigation requirement.

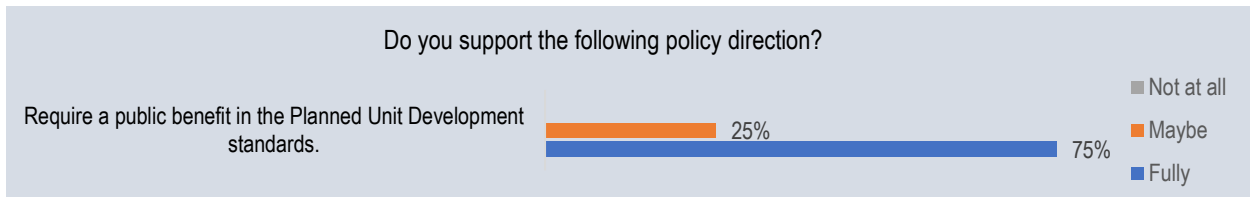
This updated UDC acknowledges that new development will have impacts on local housing, opens spaces, community facilities and services, the street network, transit, wildlife, and the environment. As a result, this updated code language identifies specific public benefits an applicant is required to provide as part of their request for development approval. In the current draft, this is included in the PUD section, but staff proposes this be moved into Chapter 3 in order to apply to all mining, Large-Scale development, major subdivisions and PUDs. The language requires a public benefit consistent with one or more of the goals of the Master Plan (listed below). The code explicitly states that the benefit provided must be commensurate with the scale of the development, above and beyond what is required, and must be focused on the immediate vicinity of the development. Determination of the required Public Benefit is at the sole discretion of the Board of County Commissioners.

1. Preservation of historic or vital community assets.
2. Improvement of public infrastructure. Such improvements include, but are not limited to transportation services, the upgrading of public roads, central wastewater and/or water systems, or broadband and/or telecommunication networks.
3. Improvement of public safety services, such as police, fire and rescue
4. Include workforce housing and associated infrastructure to accommodate growth in Future Growth Areas.

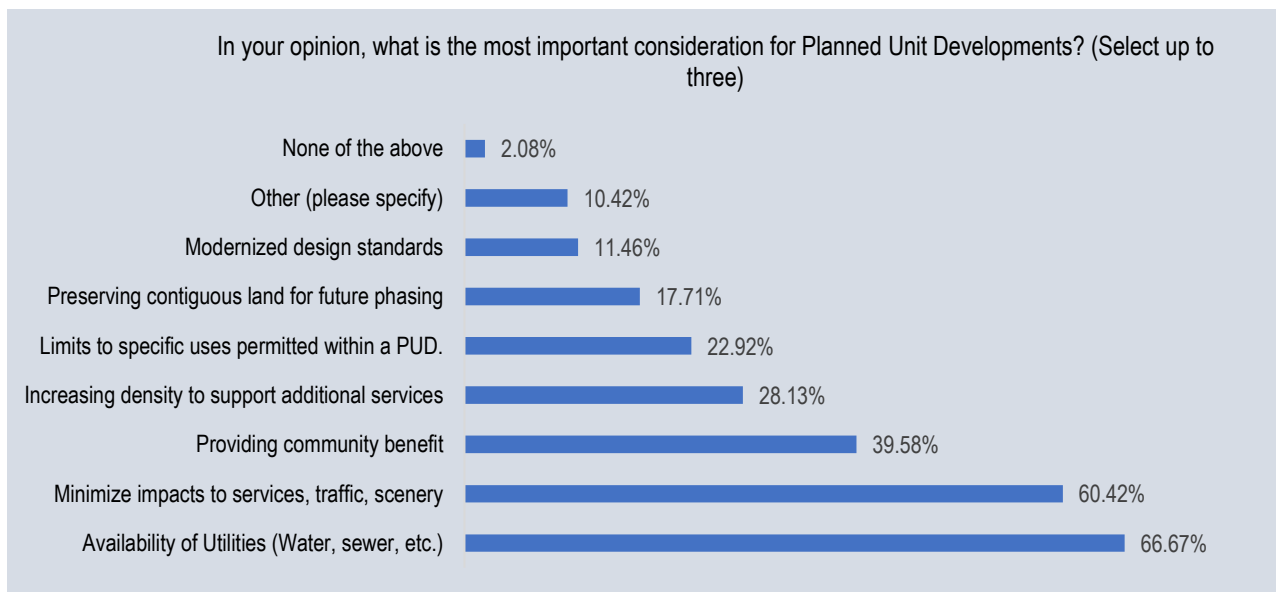
5. Preserve a significant amount of open space (beyond the standard 25% required for PUDs) and areas of critical wildlife habitat to ensure natural areas are not fragmented by development or commercial recreation.
6. Include employee housing for private development projects.
7. Inclusion of community facilities that enhance the quality of life of county residents and promote economic vitality, social opportunities, and community health and safety into the project development plan.
8. Include a conservation easement or other long term protection mechanism to preserve prime agricultural lands from the impacts of development and commercial recreation.
9. Implement water conservation practices to effectively manage water resources.
10. Utilize sustainable and innovative building practices that add to the County's climate resiliency and reduce the development's impact on the environment.

Community feedback:

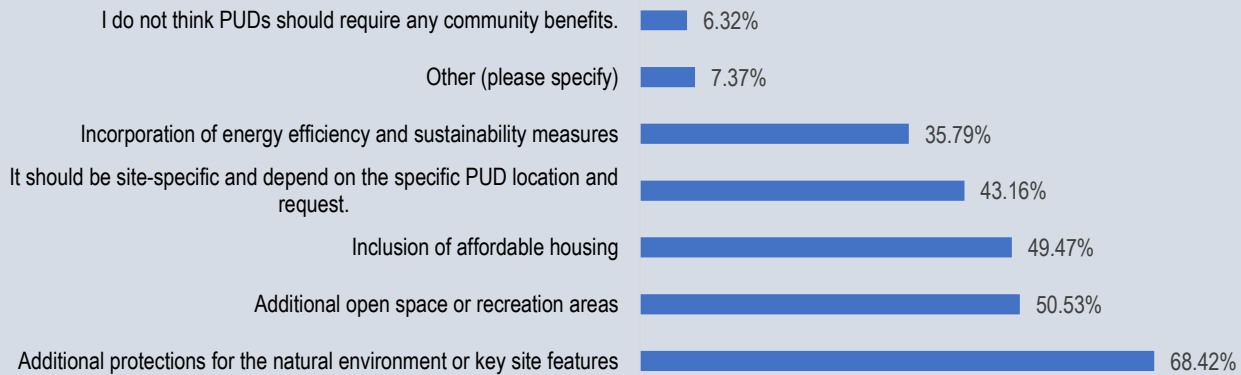
Code Update Community Workshop #1 (17 respondents):



Code Update Community Survey #2 (102 respondents):



What types of community benefits do you think are appropriate for a PUD? Select all that apply.



5. Cumulative Impacts

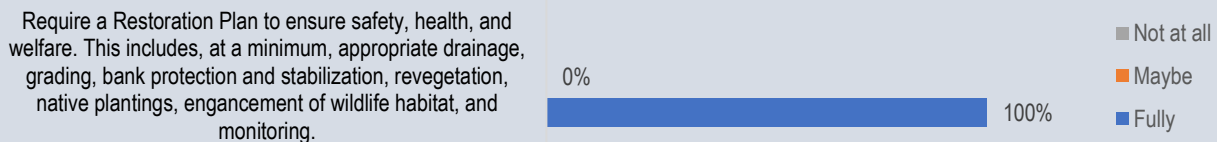
Cumulative impacts are defined in the UDC as the total negative impact to an area resulting from multiple land use decisions that, when added together, change or alter the historical character and/or landscape within an area. As part of the update, a new development standard to regulate cumulative impacts is included and applicable to all development. (see Chapter 3 Section 1, 3.1.G) The section requires the applicant demonstrate that all combined impacts from the proposal will not create unmitigable cumulative impacts as they relate to:

1. Wildlife habitat and/or migration routes, production areas, and winter range;
2. Traffic volumes;
3. Emergency services including fire, sheriff, and ambulance;
4. Loss of historical & cultural environments;
5. Environmental issues including water quality and quantity, air quality, noise, and scenic quality;
6. Residential uses; and
7. Agricultural uses.

Community feedback:

Code Update Community Workshop #1 (17 respondents):

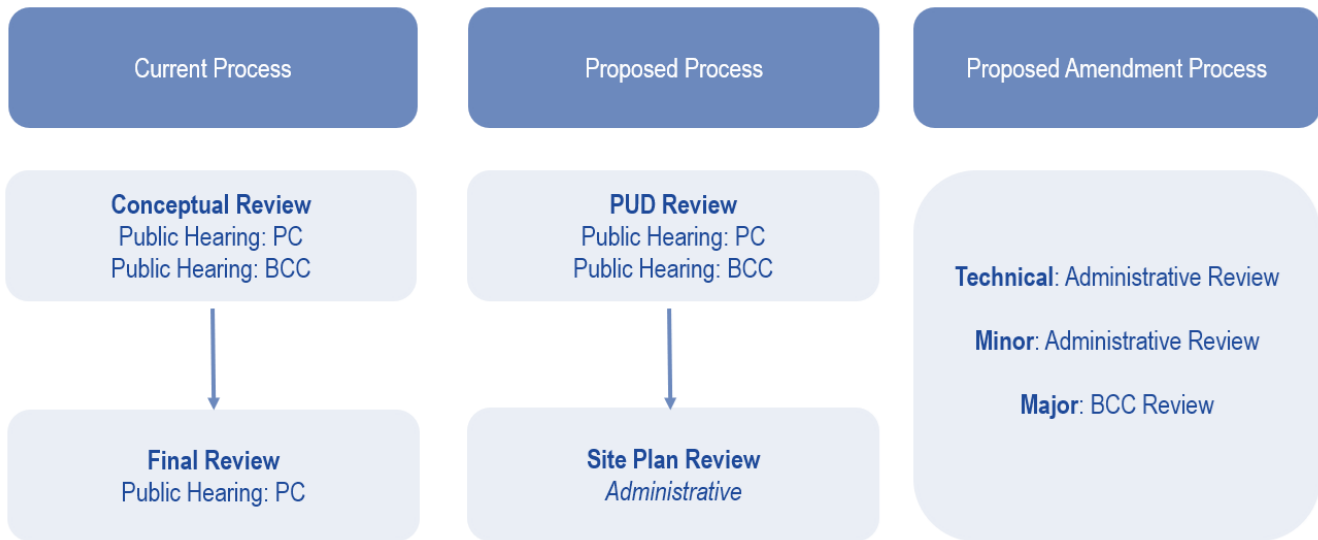
Do you support the following policy direction?



6. PUD Review Process

The intent of the Planned Unit Developments (PUD) is to allow flexibility and innovative design concepts that are otherwise not possible due to the standards listed in traditional zoning and subdivision rules. By allowing developments as Planned Unit Development, the county allows for solutions to issues throughout the community while safeguarding the goals and policies outlined in the Master Plan. PUD remains a Zone District with flexibility to identify the specific uses and dimensions through the review process.

The proposed code updates the overall process to streamline the review and provide additional clarity for staff, review bodies, an applicant, and the community. The graphic below illustrates the current review process and the proposed review and amendment processes.



Currently, a PUD requires a Conceptual Review with the Planning Commission and Board of County Commissioners, followed by a Final PUD Review with the Planning Commission. After the Final PUD Review, a PUD Plan is created which shows the allowed uses, dimensional standards, and any other restrictions or allowances. This document is then recorded.

Under the proposed process, the first PUD review will occur at a public hearing with the Planning Commission and BCC. At this review, the uses, dimensional standards and any other restrictions or allowances are identified. This review will result in a PUD Guide and a zone change to PUD. The PUD Guide will clearly outline uses, dimensional standards and any other restrictions or allowances. After the PUD review, a Site Plan Review with Planning Commission will occur. During this review, compliance with the PUD Guide and all development standards are reviewed. After the Site Plan Review is completed, the PUD Guide and the zone change resolution will be recorded in the Clerk's office. None of the documents reviewed during the Site Plan Review will be recorded, which differs from the current process. If the PUD involves a subdivision of land, a Site Plan Review will not be required since the project will be reviewed under the Subdivision standards.

For PUD amendments, there is an updated process if an applicant seeks to change a condition or development allowance that was established in the PUD Guide. The code establishes three thresholds for these changes, as listed below.

1. Technical corrections are of a technical nature or were anticipated as a potential change in the PUD Guide and may be approved as an Administrative Modification without notice.
2. Minor Amendments to the PUD Guide or Site Plan are adjustments that do not change the overall allowances of the development and do not qualify as Technical Corrections. They must be substantially similar to the approved PUD Guide or Site Plan Review and may be approved by the Planning Director.
3. Major amendments are those that materially alter the approved PUD and are therefore required to go through the full PUD process, beginning with the PUD review.

7. Streamlining Subdivision Development

The County's current Subdivision regulations were adopted separately from its Zoning and Development regulations. As part of the proposed changes, these have been combined with the zoning regulations to comprise the UDC. Subdivision standards are proposed in a single chapter intended to address only the specific criteria and processes for a subdivision. Standards related to vested rights, roads and utilities, and the like are proposed to apply evenly to all development.

The current code requires a Sketch Plan, Preliminary Plan, and Final Plat review for any new Subdivision that creates buildable lots (LPS or 35-acre Subdivisions are exempt from most, if not all, of these reviews). The Sketch and Preliminary reviews are completed by the Planning Commission and Board of County Commissioners. The Final Plat is reviewed administratively by the Planning Director.

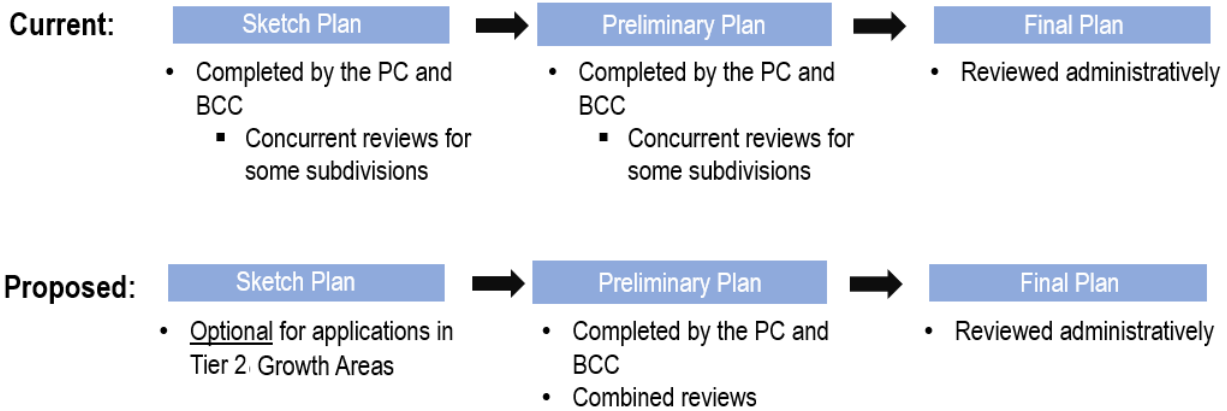
In order to streamline the review process for other subdivisions and to support the Master Plan's goals around encouraging growth in Targeted Growth Areas, the project team proposes that the Sketch Plan step become optional for proposals located within a Tier 2 Growth Area. For applications submitted for properties outside of a Tier 2 Growth Area, a Sketch Plan review would still be required. The

Preliminary Plan review would require review with Planning Commission and Board of County Commissioners and could be combined with other reviews, such as a PUD review. The Final Plat review would remain administrative. These proposed changes are intended to streamline and create more predictability within the subdivision process.

Zone Change and Easement Vacation applications that are reviewed concurrently with an application that results in a net reduction of buildable lots in a subdivision (consolidations) are reviewed on the consent agendas for both Planning Commission and Board of County Commissioners. This process is proposed to remain in place.

The figure below summarizes the proposed process:

Current and Proposed Subdivision Processes:



8. Land Preservation Subdivision (LPS)

The County currently has a Land Preservation Subdivision process to encourage the clustering of development and to preserve large tracts of land in the AF zone district. This is intended to provide an alternative option to 35-acre subdivisions. 35-acre subdivisions are allowed by state statute, and the county’s review is limited to issues related to access, and roads.

Currently, the standards for LPS are complex. While many of these deal with technical aspects of a remainder parcel or meeting basic infrastructure, the lengthy format makes it appear to be much more burdensome than a standard 35-acre subdivision, an assessment that was confirmed through stakeholder discussions and input. These sentiments are captured in the Master Plan feedback below. The revisions propose a dramatic consolidation of standards, with a focus on locating development to preserve important natural features, wildlife habitats, and the like, but removing any additional performance standards.

Within the consolidation, Major and Minor LPS processes were clarified. A minor LPS process is proposed to go through an Administrative Review and excludes the granting of bonus lots. A major LPS process would be reviewed during a public hearing with the Board of County Commissioners and would include the granting of bonus lots. The intention of this proposed change is to make the code more user-friendly and encourage LPS as a reasonable alternative to 35-acre subdivisions to further the intent of the Master Plan. The graphic below summarizes the proposed change to the LPS process.

Proposed Land Preservation Subdivision Process:

Current:

Minor LPS

- 4 lots or less
- Public Hearing with BCC

Major LPS

- 5 lots or more
- Consent Agenda Review by PC
- Public hearing with BCC

Proposed:

Minor LPS
(Does not include the granting of bonus lots)

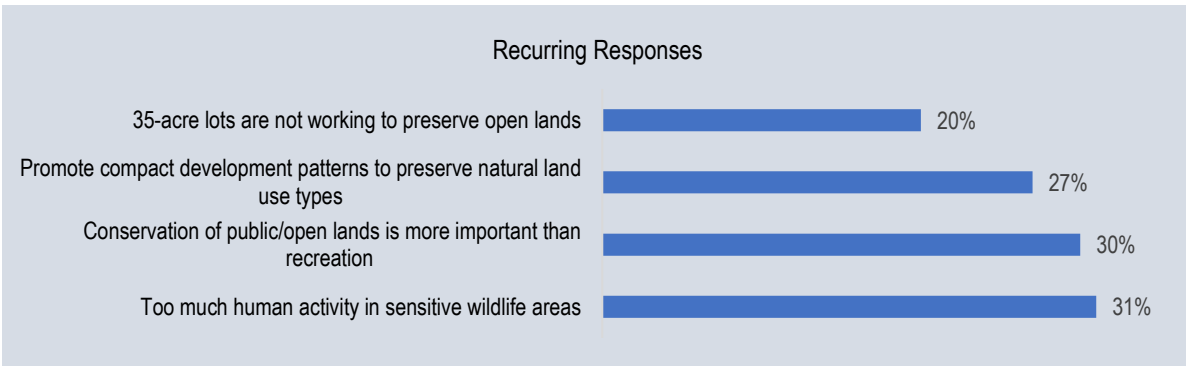
- Administrative Review

Major LPS
(Does include the granting of bonus lots)

- Public hearing only with BCC

Community feedback:

2022 Master Plan - Overall public input on Resilience and Sustainability:



9. Waterbody Impact Mitigation

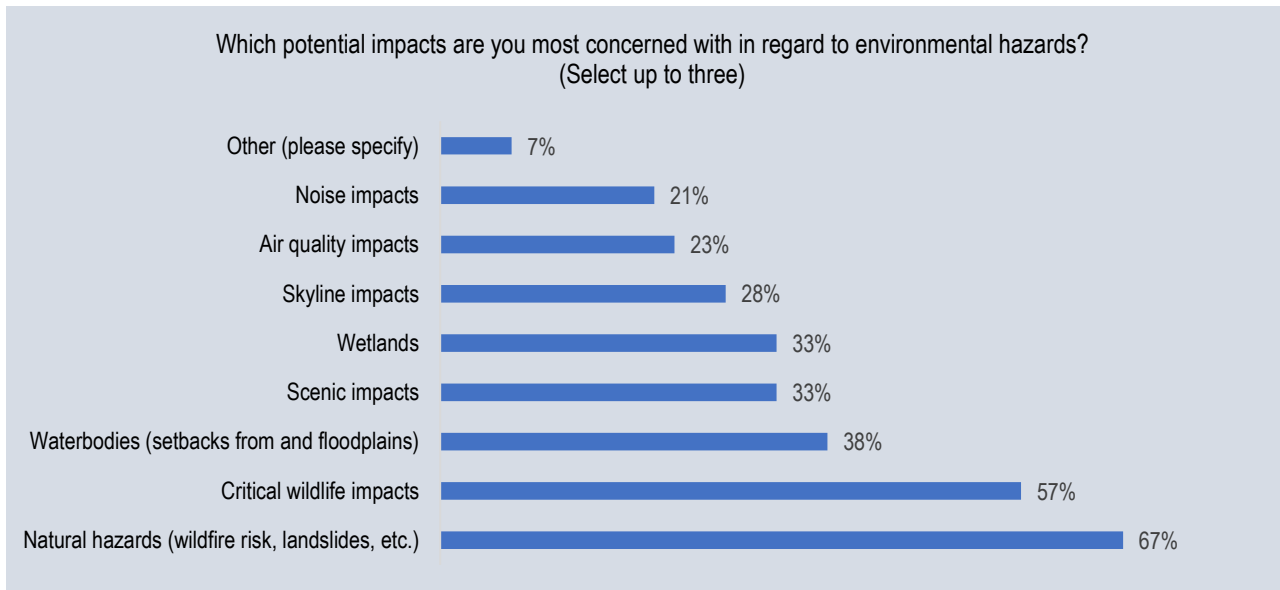
Waterbody setbacks play a crucial role in sustainable land use planning and environmental management by balancing the need for development with the protection of valuable natural resources and ecosystems. Routt County currently has a 50-foot water body setback to protect these areas from development and degradation. Other counties in the region use a 25-foot to 50-foot setback, including Summit, Grand, and Park Counties. Eagle County has a flat 75-foot waterbody buffer, Pitkin has a 100-foot buffer that can be reduced to 50-feet based on specific criteria, and Gunnison County includes a 25-foot inner buffer and a variable outer buffer that can go up to 100 feet (up to 125' total) based on the land use.

Based on the goals in the Master Plan as well as the Integrated Watershed Management Plan, the proposed code includes the existing 50 foot inner setback with an additional variable outer setback of 50-250' feet from the water body based on the size of the waterbody. This additional variable outer setback may be reduced depending on site specific conditions.

Currently a road or driveway that crosses a waterbody must obtain a permit and must show that the crossing is unavoidable. The proposed code would only require that certain standards for the crossing of a waterbody be met. If all of the standards are met, and as long as the review of the layout of the road or driveway is done through a Building Permit or a Grading and Excavating Permit, no additional permitting from the Planning Department is required. The totality of the proposed changes focuses on the assets that the community wishes to protect while providing flexibility for onsite conditions and also streamlines the process for accessing ones property.

Community feedback:

Code Update Community Survey #2 (102 respondents):



10. Wildlife Mitigation

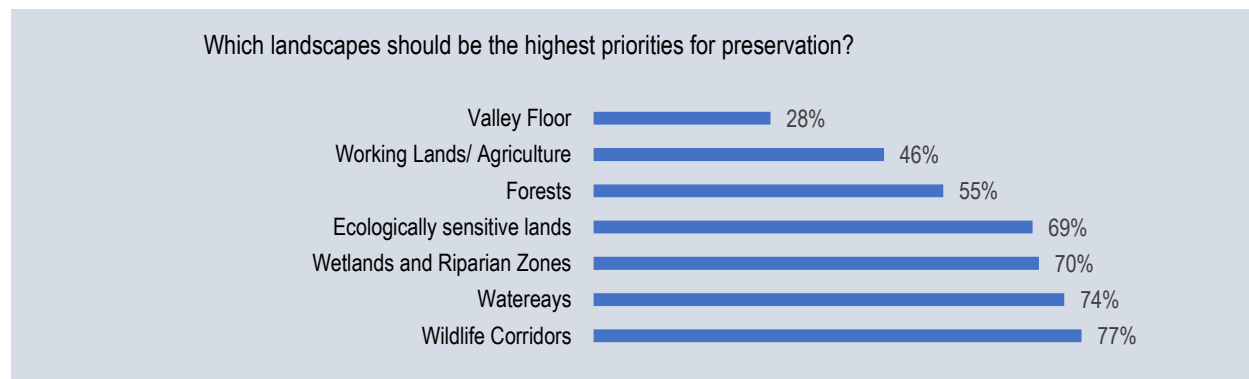
Wildlife considerations are important related to any development in an area like Routt County where there are critical wildlife habitats and diverse species. The proposed UDC includes a section that is specific to ensuring wildlife impacts are mitigated. (See Chapter 3 Section 2, 3.21). The current code has a section for “Mitigation Techniques for Development within Critical Wildlife Areas” which has standards that are general and open to interpretation. Throughout this process, community input made clear the desire to protect wildlife and preserve critical habitats, but that additional clarity would be helpful.

The proposed UDC identifies enforceable standards beginning with the utilization of Colorado Parks and Wildlife Maps to determine applicability of the Development within a Sensitive Wildlife Area section. The code also includes requirements for a Wildlife Mitigation Plan to identify all appropriate measures to avoid, minimize, and mitigate anticipated adverse impacts. For the purpose of this section, mitigation is defined as measures intended to offset the loss or degradation of wildlife habitats offsite, or through other means to compensate for the unavoidable impacts of the proposed development.

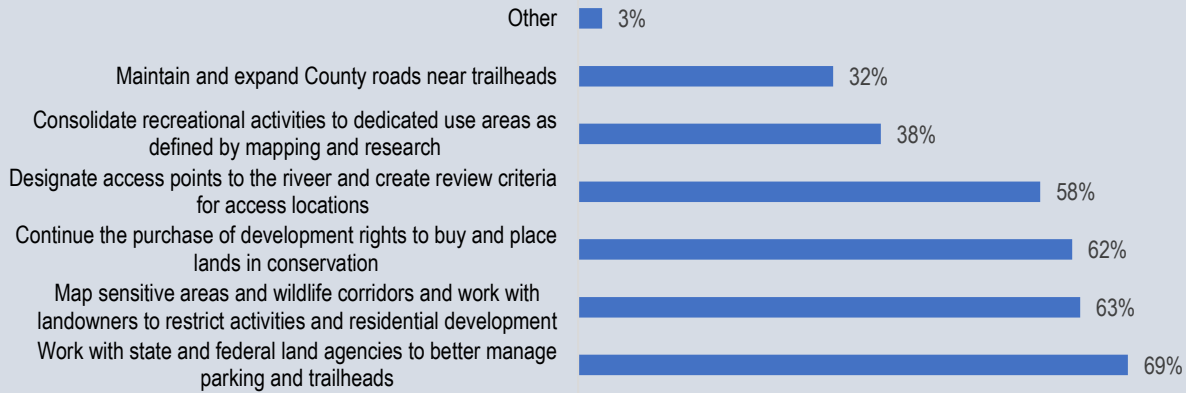
In addition to standards for applicability and exemption, specific standards such as buffers, fencing, and avoidance have been developed. In instances where impacts to wildlife cannot be fully mitigated, compensatory offsets are proposed to be required. An example of this compensatory mitigation may be additional or improved habitat to compensate for any habitat losses resulting from the development.

Community feedback:

2022 Master Plan Focused Survey #2 (823 respondents):

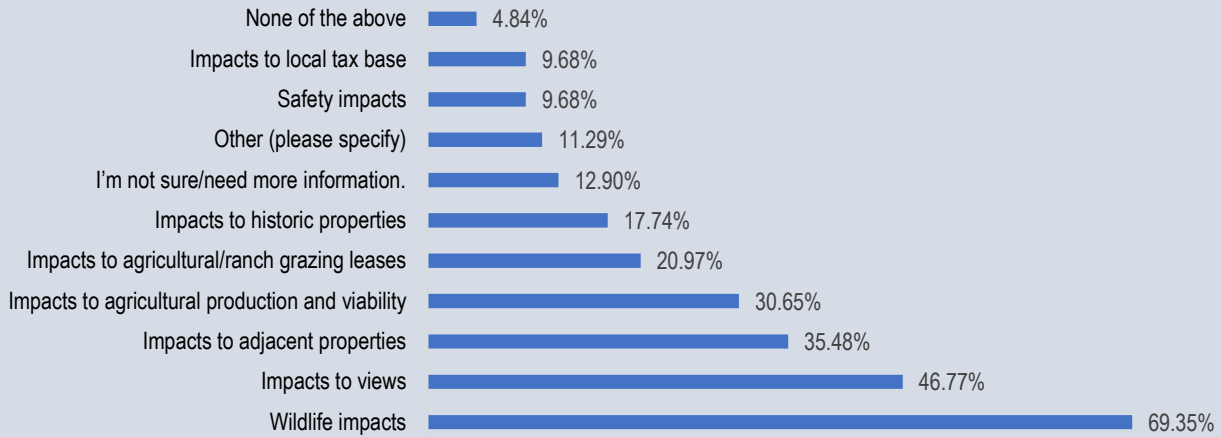


Which landscapes should be the highest priorities for preservation?

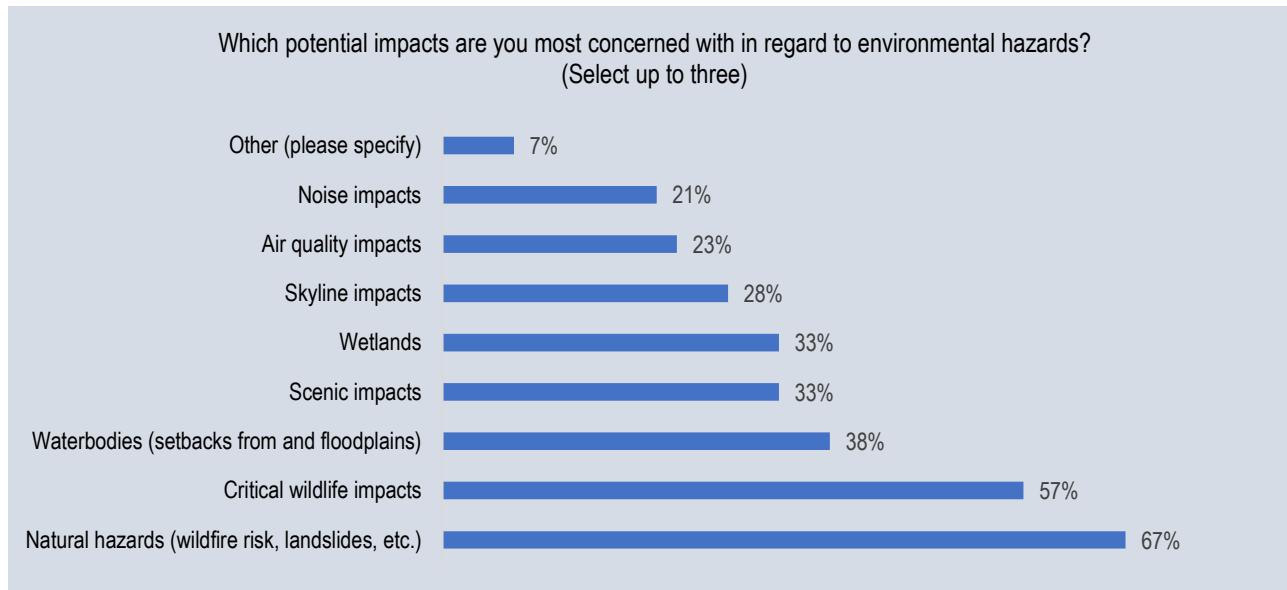


Code Update Community Survey #1 (71 respondents)

Which potential impacts are you most concerned with in regard to environmental hazards?
(Select up to three)



Code Update Community Survey #2 (102 respondents):



11. Land Use Standards

Land uses and standards are being evaluated and revised, added and deleted to align better with general code update best practices, as well as needs identified by Routt County for making an efficient, effective code. It will also enable the County to regulate their use, potential impacts, and to comply with state statute. Additional land uses include Rehabilitation Facility, Healing Houses, large Special Event process, camping, and EV charging stations. The updated land use section includes definitions for different land uses, as well as specific standards for each.

12. Oil and Gas

As part of the Master Plan update, the following mining-related items were identified by the community and staff as important issues to address. The proposed policy directions are intended to ensure that the environmental impact of these operations are mitigated to the greatest extent possible. The priorities below were brought forward in the proposed Oil and Gas standards.

- Ensure long term mining operations and associated uses are located in areas where they do not impact scenic vistas, where there are compatible agricultural and industrial uses, and where they are not in proximity to residential neighborhoods, recreational, or other incompatible uses.
- Employ tactics to mitigate wildlife.
- Partner with mining operators to create wildlife parks, reserves, wetland mitigation sites, or other beneficial environmental use as an end result of the mining activity.
- Encourage the reclamation of mine operations to minimize the amount of exposed surface water.
- Formalize the County's current practice of requiring operators to conduct traffic studies and improve roads prior to commencing operations.

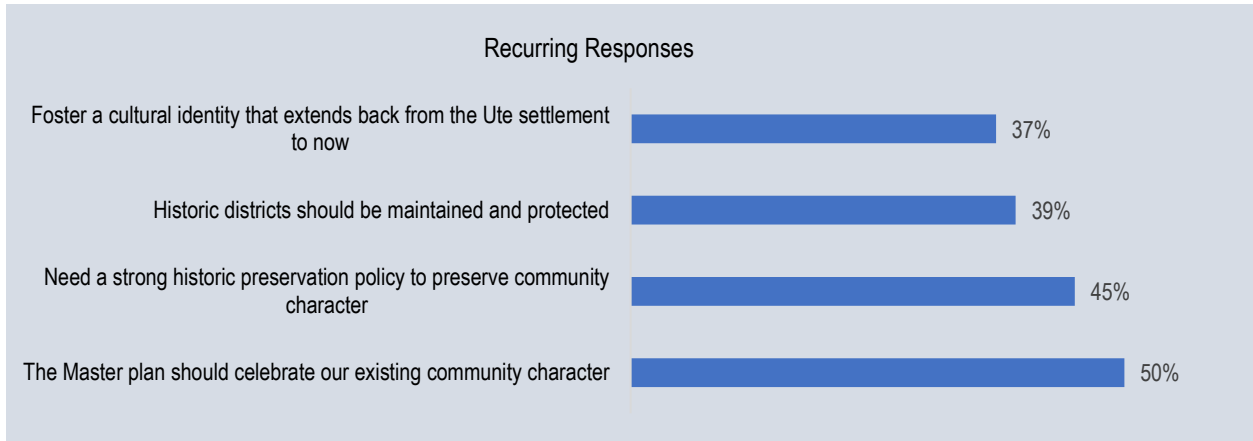
13. Historic Preservation

One of the priorities identified in the Master Plan is for the updated code standards to support the preservation and adaptive re-use of historic structures. These sentiments are captured in the Master Plan feedback below.

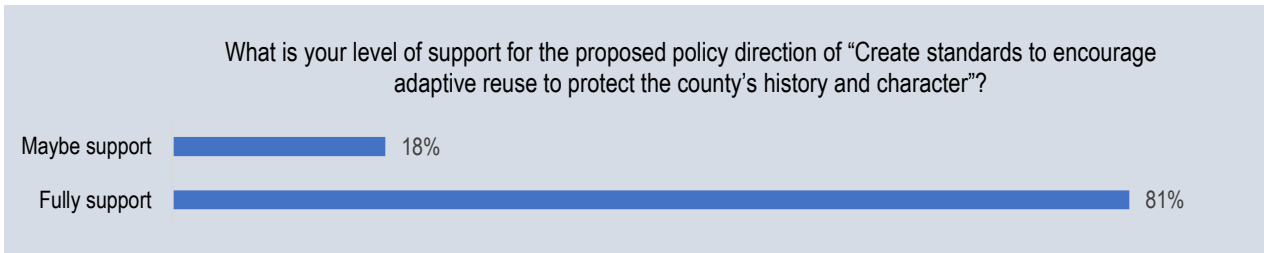
Proposed code changes include the creation of a historic preservation section with additional Secondary Dwelling Unit (SDU) allowances to support Historic Preservation. New requirements are proposed for parcels that contain a dwelling unit designated as a historic site pursuant to Routt County Resolution 93-006 or that is listed on the state or federal register of historic buildings. The proposed standards provide the opportunity to preserve the historic structures and develop a Secondary Dwelling Unit on a single buildable lot. In addition, standards are proposed in Chapter 5, Nonconformities, to address historic developments and preserve the historic character and design of the structure.

Community feedback:

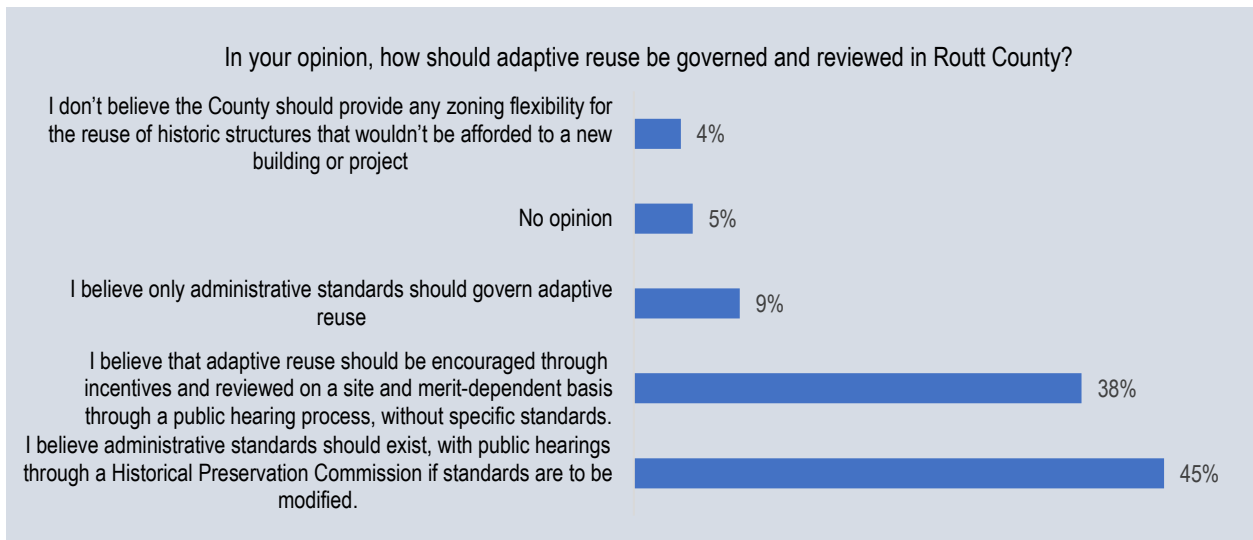
2022 Master Plan - Overall public input on Historic and Cultural Resources:



Community Workshop #1 (17 respondents):



Code Update Community Survey #2 (102 respondents):



14. Variances and Adjustments

Variances and Adjustments are deviations from regulations when, owing to the special circumstances or conditions, the enforcement of the standards would result in an undue or unnecessary hardship. Currently, standards for variances are listed under the Board of Adjustments and Flood Damage Prevention. The proposed UDC updates consolidates these into a single section and provides an updated list of review criteria for the BOA to review and determine if a variance is appropriate.

Community input also emphasized desires to streamline the code. Currently, the only situations where a landowner can request relief to the standards is for height, setbacks, and the separation distance between a primary and secondary unit. The new code proposes administrative modifications that enable certain adjustments to be made at an administrative level rather than triggering a BOA review. As a result, these standards are intended to allow minor modifications or deviations from the dimensional or numeric standards of this Code with approval by the Planning Director. This process cannot be used to circumvent the Board of Adjustment. A table has been drafted which explicitly outlines the modifications that may be reviewed and approved administratively. Additionally, this section also lists when administrative modifications are not applicable because of greater impacts. (See Chapter 4 Section 7)

In addition to streamlined processes, the effort to create more concrete, objective development standards throughout the code necessitates a more substantial variance process. In lieu of using subjective language such as “cul-de-sacs are discouraged”, or “where practicable”, the code now uses clearer, more active language such as “cul-de-sacs are prohibited, except when a through connection is infeasible”. No code can anticipate all situations on all sites, however, so a variance process for the BCC has been created. The Board of Adjustment will retain their authority to vary dimensional standards for the siting of buildings and signage, but in recognition of their name, they will now evaluate these requests under the term “Adjustments”. “Variances” will be for modifications of all other development standards and be reviewed by the Board of County Commissioners. These requests will have a formal set of criteria for the applicant to justify and the BCC to review. The new BCC variance process will enable a more consistent application of the standards, fairer outcomes for applicants, and more transparency to the public as to what standards, and how many of them, are proposed to be varied and why.



BCC & PC Routt County Draft Code Review

April 18, 2024

Presented by Design Workshop and
Routt County Planning Staff

Agenda

1 Project Background and Process

2 Draft Code Key Updates

3 Discussion

4 Next Steps





Project Background and Process

Project Principles

Clear Code;
limit
interpretation

Articulate
“Why”

Clear &
Efficient
Review
Processes

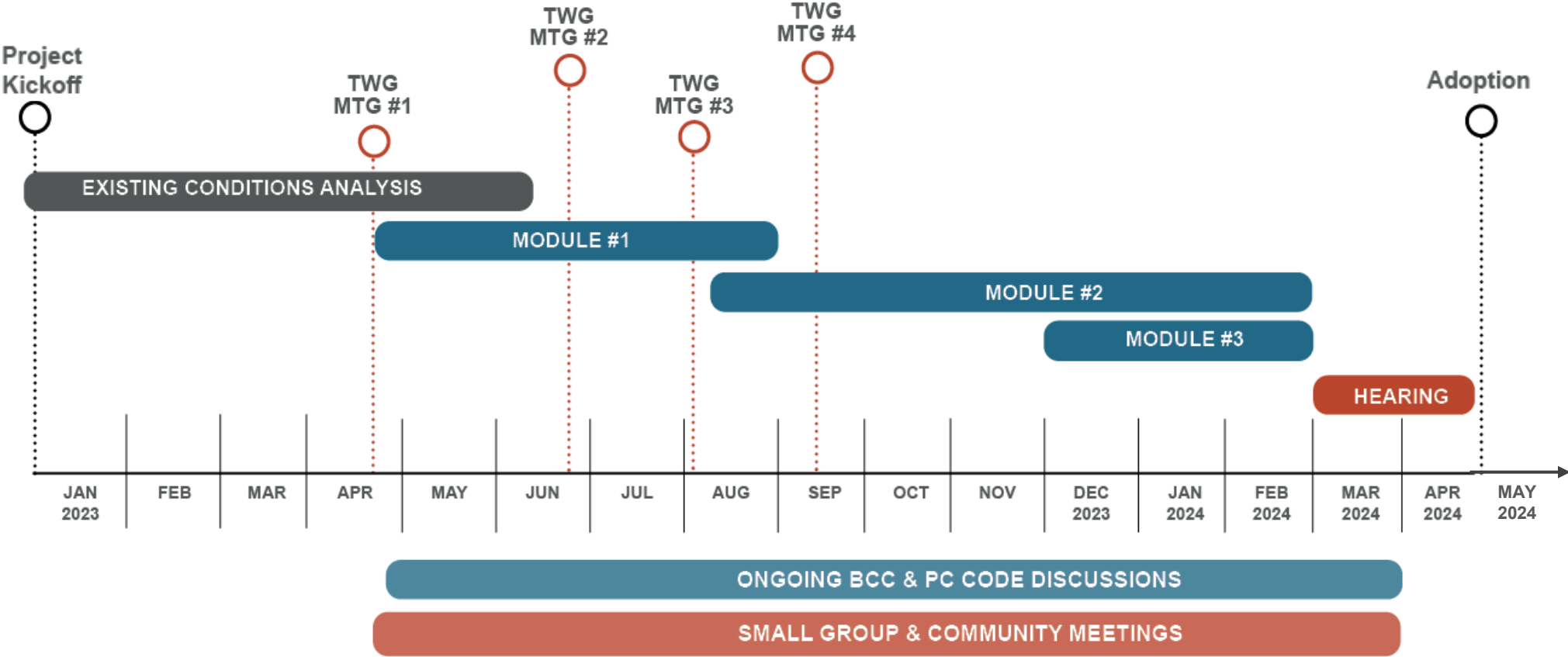
Clear
Language
and
Enforcement

Reinforce
Sustainable
Goals

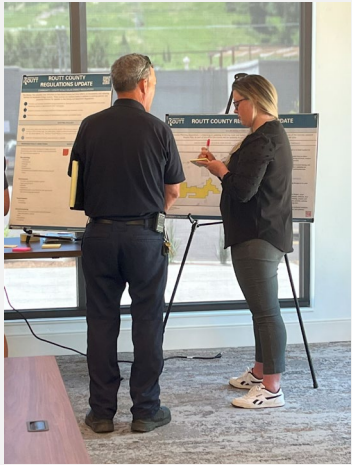
Incorporate
Growth Tiers

Build on
Master Plan

Project Process



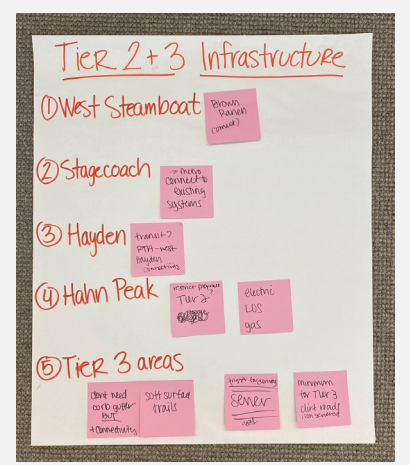
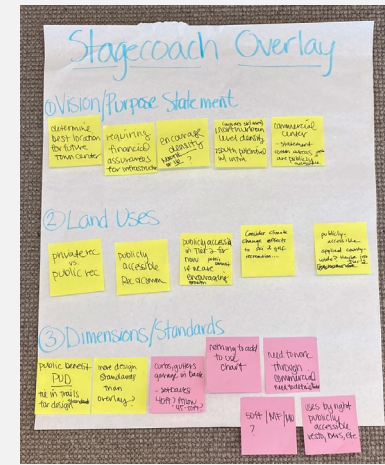
Engagement to Date



Stakeholder Workshops



Technical Working Groups



Staff Workshop



Community Pop-Up & Workshops



www.NavigateYourRoutt.com

HOME MASTER PLAN COMMUNITY FEEDBACK KEY DATES GET INVOLVED

Online Engagement



Key Code Changes

Zone Districts + Uses

House Sizes

Public Benefit

Cumulative Impacts

4/18

PUD Review Process

Subdivision Review Process

Land Preservation Subdivision

Wildlife Mitigation

Oil and Gas

Historic Preservation

Variances and Adjustments

4/25

Zone Districts and Uses



Zone Districts



Existing Zone District	Proposed Zone District
Agriculture Conservation (AC), Agriculture Forestry (AF), Mining (M)	Agriculture Forestry (AF) (One active mine will retain Mining zone)
Mountain Residential Estates (MRE)	Mountain Residential Estates (MRE)
General Residential (GR), Non-Conforming Mountain Residential Estates (MRE)	Mountain Residential (MR)
High Density Residential (HDR), Medium Density Residential (MDR), Low Density Residential (LDR)	High Density Residential (HDR)
Mobile Home Residential (MHR)	Mobile Home Residential (MHR)
Commercial (C)	Commercial (C)
Industrial (I)	Industrial (I)
Planned Unit Development (PUD), Outdoor Recreation (OR)	Planned Unit Development (PUD)

Zone Districts



Existing Zone District	Proposed Zone District
Hahn's Peak Historical Zone District (HPH), Milner and Phippsburg MDR and Commercial Zoning	Tier 3 Historic Towns (THT)
N/A	Stagecoach Outdoor Recreation (SOR) Stagecoach Mountain Residential (SMR)
N/A	Tier 2 Overlay (TO) Tier 3 Overlay (TTO)
Airport Overlay (AO)	Airport Overlay (AO)

Zone Districts



Historic Towns (HT):

- Consolidation of Phippsburg, Milner, and Hahn's Peak
- New zone will rectify historic, antiquated zoning districts into one new district with up-to-date zoning standards
 - Reduced heights
 - Setbacks and minimum lot sizes to honor and reflect the existing
 - Historic development patterns
 - Landscaping
 - Signage
 - Mobility
 - Connectivity



Zone Districts



Mountain Residential (MR):

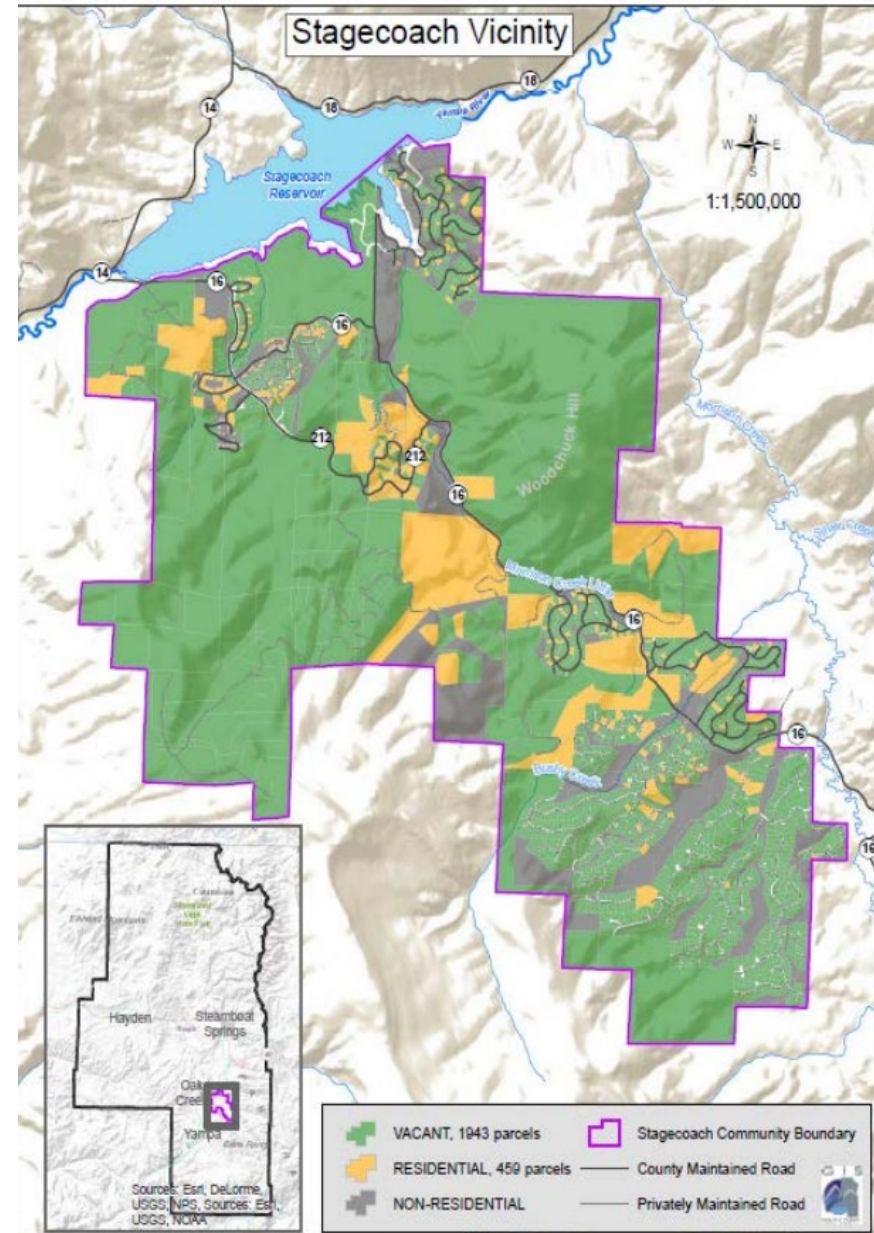
- Consolidation of existing, legally nonconforming buildable lots in Mountain Residential (MRE) and General Residential (GR) districts
- Can only be requested in certain areas as defined by the Tiered growth structure.
- Establishes realistic standards for smaller parcels, intended to better suit existing development patterns.
 - Does not require water and sewer unless additional buildable lots or new land is added
 - MRE zone district will remain for conforming parcels over 5 acres, and the GR zone will be eliminated.
 - 15' setbacks as opposed to 50' setbacks



Zone Districts

Tier 2 Districts - Stagecoach Outdoor Recreation (SOR) district and Stagecoach Mountain Residential (SMR)

- Established for consistency with the Stagecoach Community Plan
 - Proposed dimensions allow for smaller lot sizes and reduced setbacks
 - Limited commercial uses in the SOR district



Zone Districts



High Density Residential (HDR)

- Proposed elimination of the MDR and LDR zone districts to be replaced with HDR
 - Streamlines the review process
 - Allows for greater density in areas that already contain the infrastructure required to support such development



Land Uses



New Land Use Standards

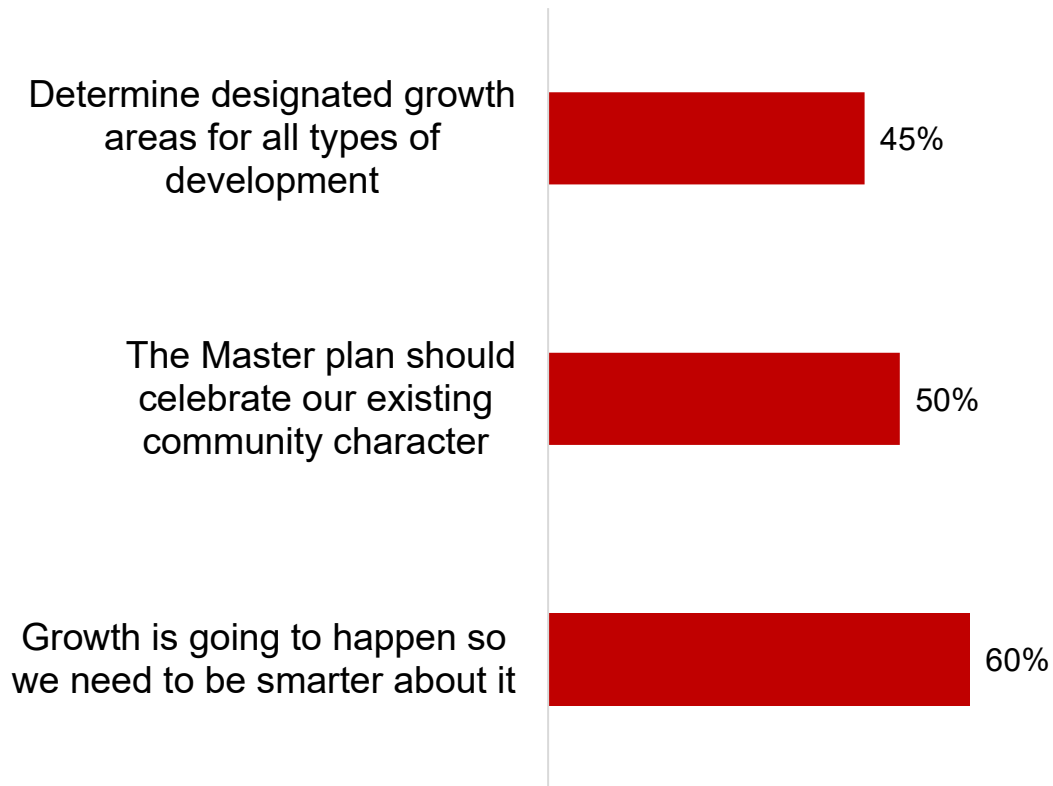
- Land Use Categories defined
- Process for interpreting new land use types
- Standards for regulating impacts of existing uses (Guest Ranch, Camping, etc)
- Addressing new requirements in state law (Healing Houses)
- Short-term Rentals remain prohibited
- Updates to Secondary Dwelling Units



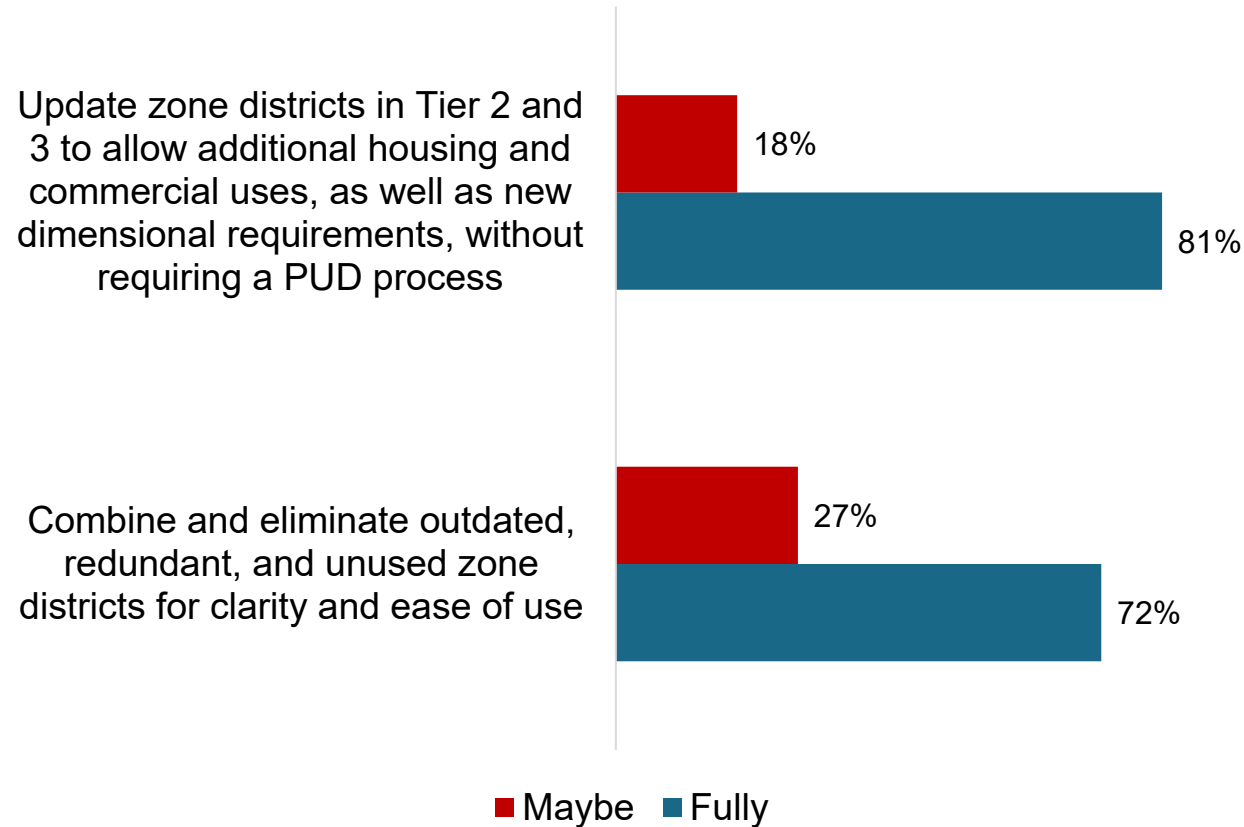
What We've Heard



Recurring Responses on Growth, Housing, and Land Uses *2022 Master Plan*



Do you support the following proposed policy direction? *Community Workshop #1*



Public Benefits



Public Benefits



- Required for PUDs, Major Subdivisions, and Large Scale developments and Mining operations.
 - Recommended to be moved to Chapter 3 to apply to other land use changes outside of PUD.
- Public benefit requirements:
 - Consistent with one or more of the goals of the Master Plan
 - Commensurate with the scale of the development
 - Focused on the immediate vicinity of the development



Workforce Housing
Source: Courtesy Overland Property Group

Public Benefits



1. Preservation of historic or vital community assets.
2. Improvement of public infrastructure.
3. Improvement of public safety services.
4. Include workforce housing and associated infrastructure to accommodate growth in Future Growth Areas.
5. Preserve a significant amount of open space (beyond the standard 25% required for PUDs) and areas of critical wildlife habitat.



Public Benefits



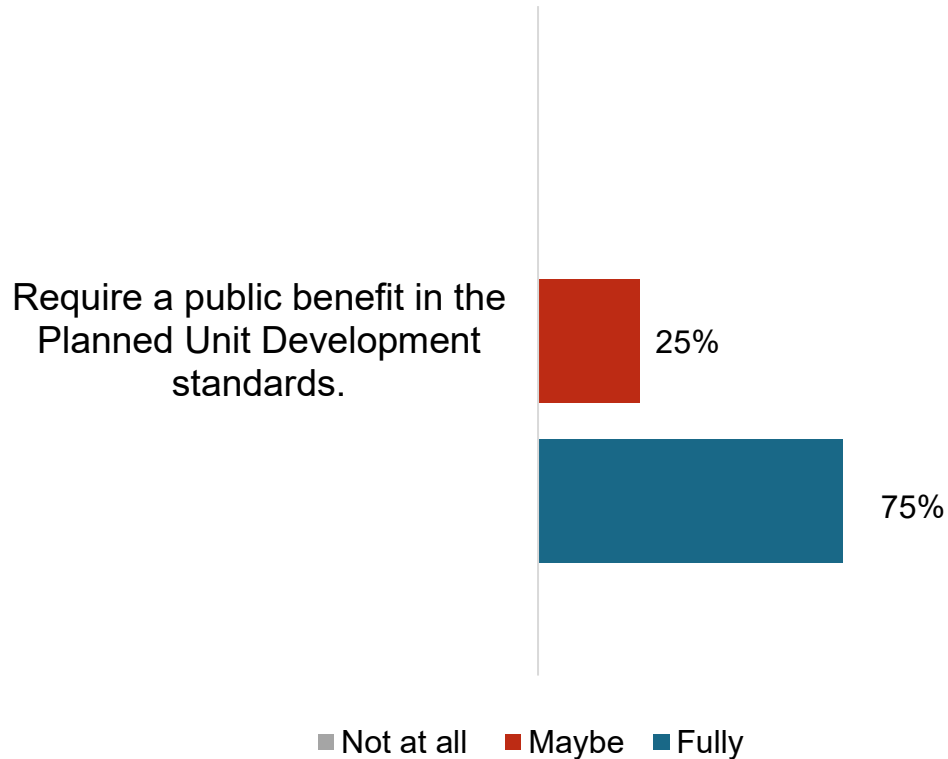
6. Include employee housing for private development projects.
7. Inclusion of community facilities that enhance the quality of life of county residents and promote economic vitality, social opportunities, and community health and safety.
8. Include a conservation easement or other long term protection mechanism to preserve prime agricultural lands.
9. Implement water conservation practices to effectively manage water resources.
10. Utilize sustainable and innovative building practice.



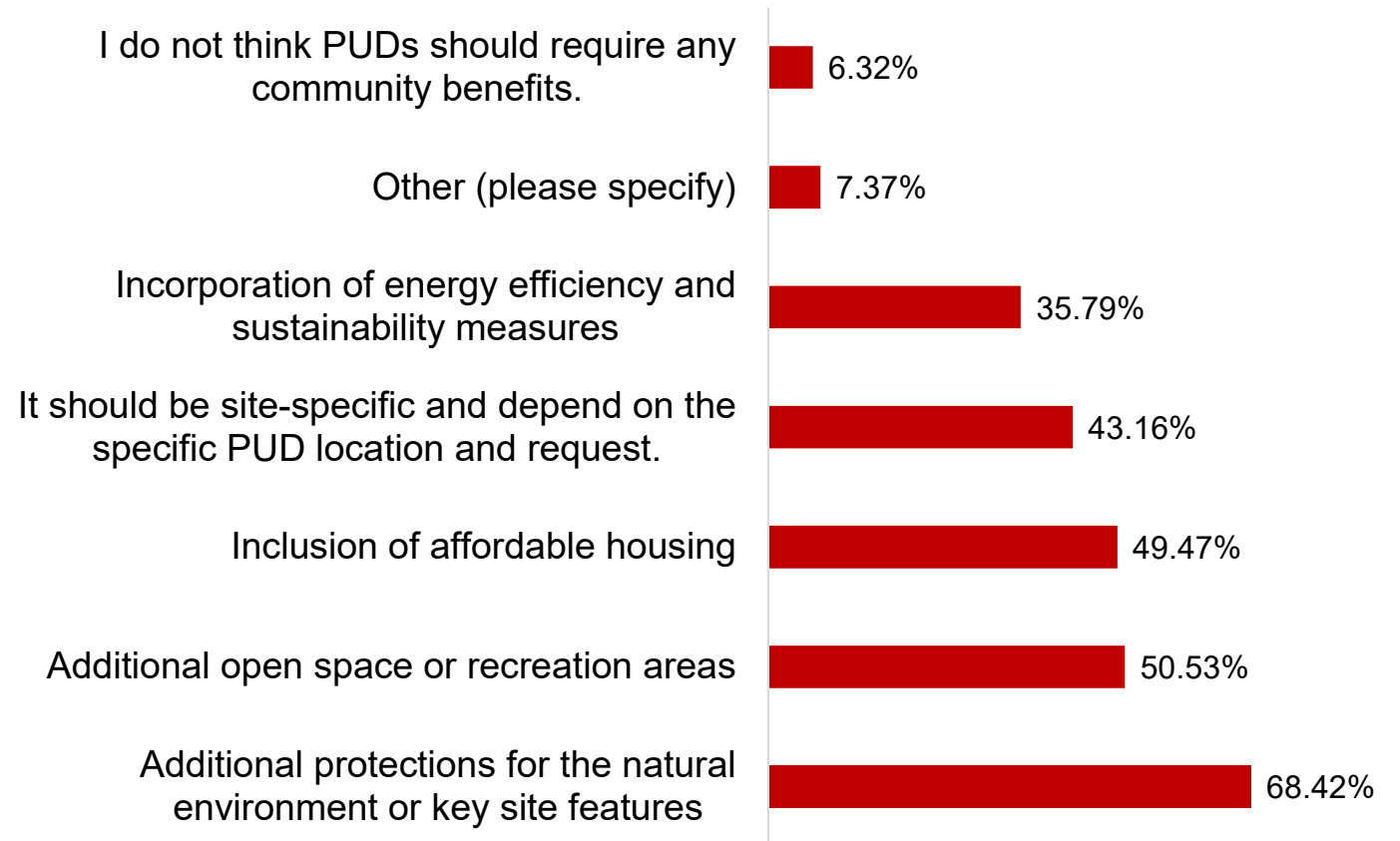
What We've Heard



Do you support the following policy direction?
2022 Master Plan



What types of community benefits do you think are appropriate for a PUD? (Select all that apply)
Community Survey #2



Cumulative Impacts



Cumulative Impacts



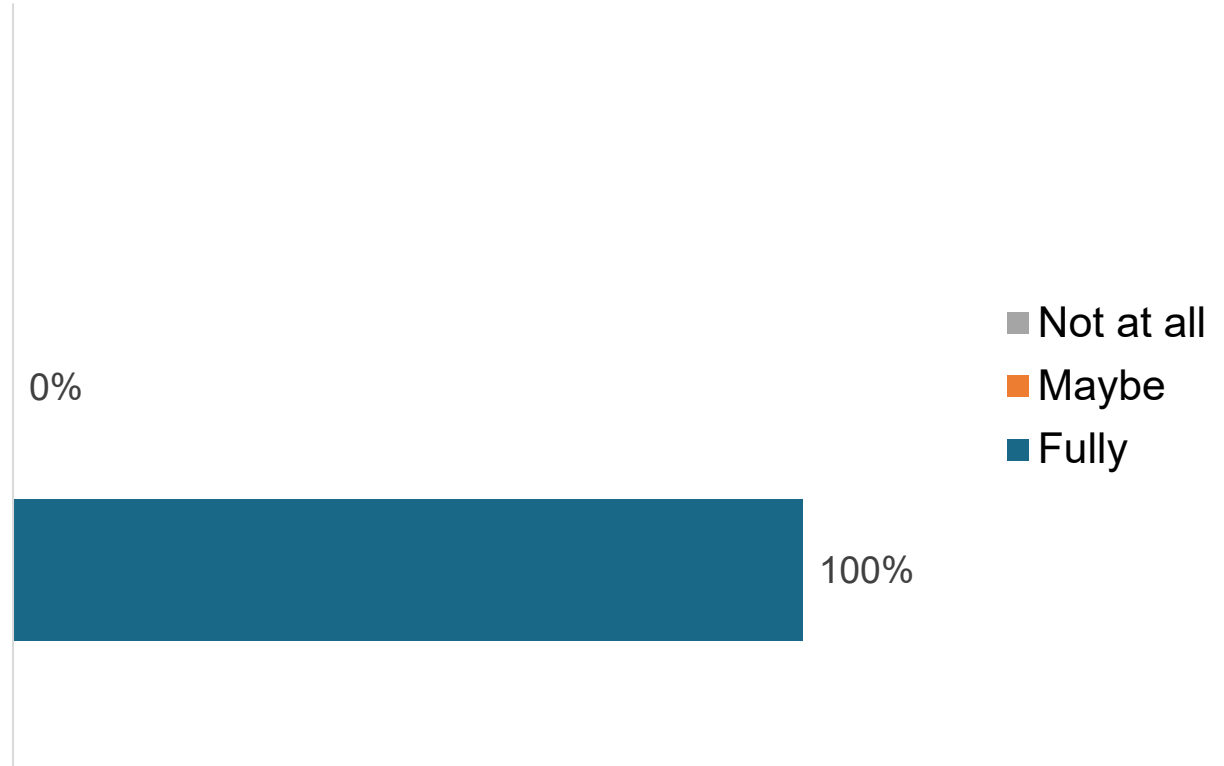
- **Definition:** The total negative impact to an area resulting from multiple land use decisions that, when added together, change or alter the historical character and/or landscape within an area.
- Applicants of all development must demonstrate that all combined impacts will not create unmitigable cumulative impacts as they relate to:
 - Wildlife habitat and/or migration routes, production areas, and winter range;
 - Traffic volumes;
 - Emergency services including fire, sheriff, and ambulance;
 - Loss of historical & cultural environments;
 - Environmental issues including water quality and quantity, air quality, noise, and scenic quality;
 - Residential uses; and
 - Agricultural uses.

What We've Heard



Do you support the following proposed policy direction?
Community Workshop #1

Require a Restoration Plan to ensure safety, health, and welfare. This includes, at a minimum, appropriate drainage, grading, bank protection and stabilization, revegetation, native plantings, engancement of wildlife habitat, and monitoring.



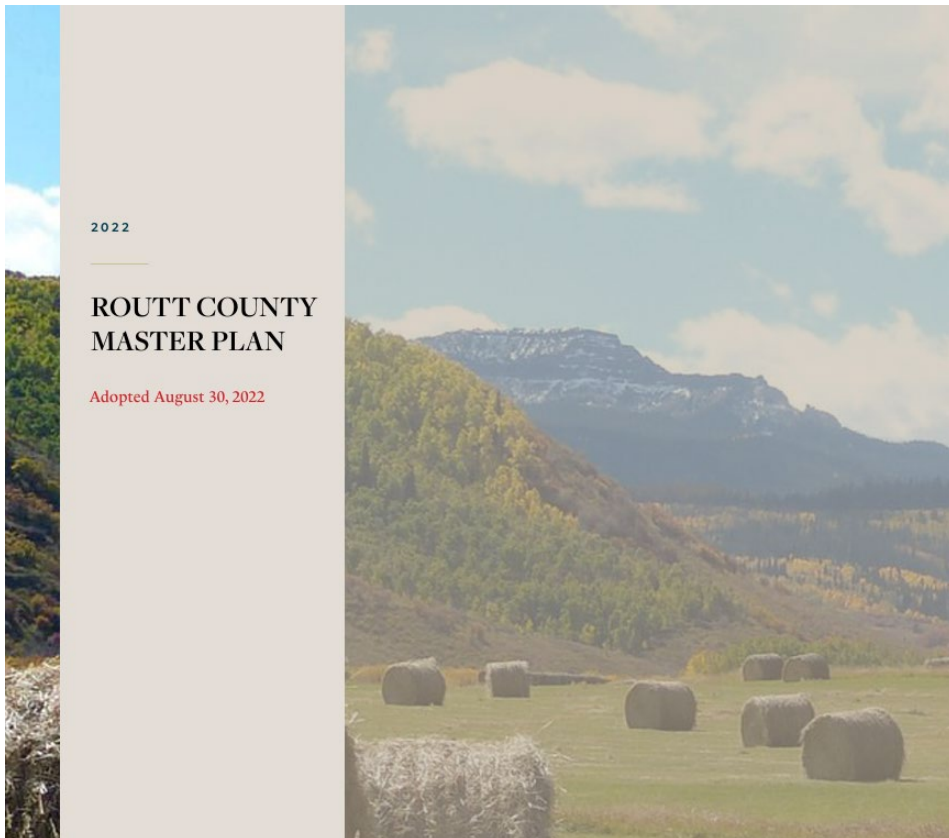
House Sizes



House Sizes



Master Plan Direction: Explore strategies that support open space and rural character that defines the County and the energy usage and climate impacts that larger homes can have.



- **Master Plan – Rural Character Defined**

“The landscape historically found throughout Routt County, typified by large tracts of open land used for agriculture (haying, cattle and sheep grazing, and farming). Traditional agricultural properties often include one or more buildings used for family/intergenerational housing, barns, and corrals, sheds, implement storage, garages, and other outbuildings.”

- **Master Plan – 9.3 Policy**

“Discourage development that changes the rural character or historic agricultural uses and/or practices.”

- **Master Plan – 9.5 Policy**

“Discourage rural residential developments in areas of prime agricultural production.”

House Size Limitations



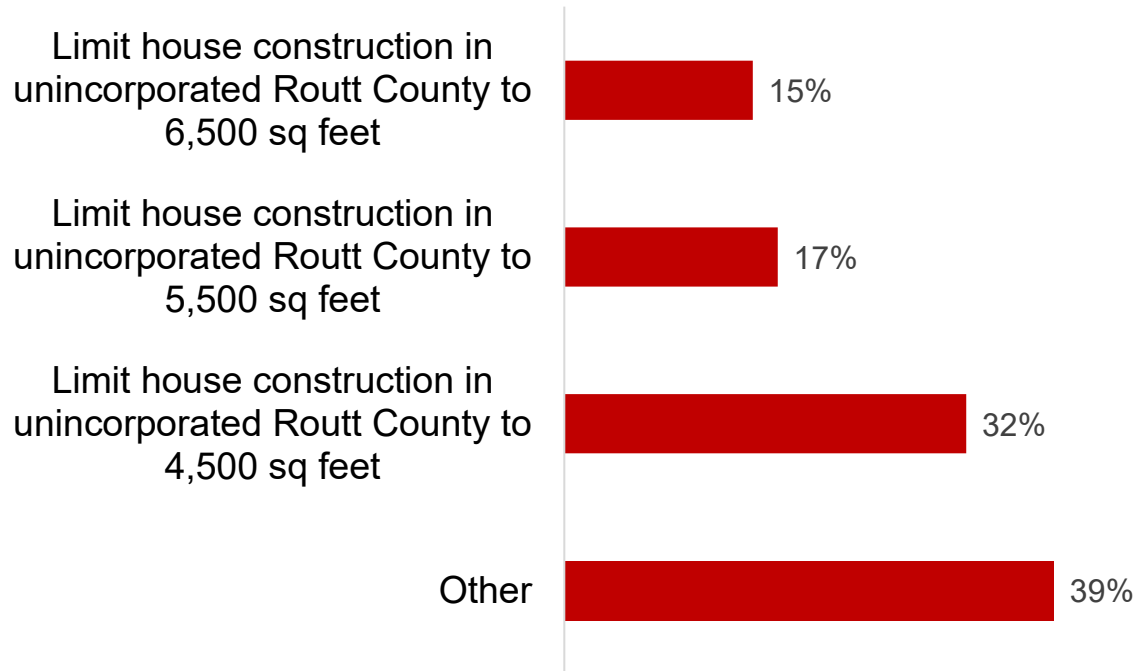
- Limitation of no more than 7,500 sq ft.
 - Existing limitations through HOA's in Routt County are 12,500sf at AMR and 12,000sf at Catamount
 - Excludes basements and garages, as written in the Max Floor Size definition.
 - Does not consider exemptions or variances
- The code will consider existing house sizes over 7,500 to be rebuilt/reconfigured to the original square footage.

House Size Comparison	
County	Maximum House Size (SF)
Chaffee	None
Eagle	Zone dependent FAR
Grand	None; Utilizes setbacks and structure heights
Gunnison	5,000; Aggregate 7,000 (special review is permitted to go larger)
La Plata	None
Pitkin	9,250 (certain areas 5,750)
San Miguel	12,000
Summit	Zone dependent

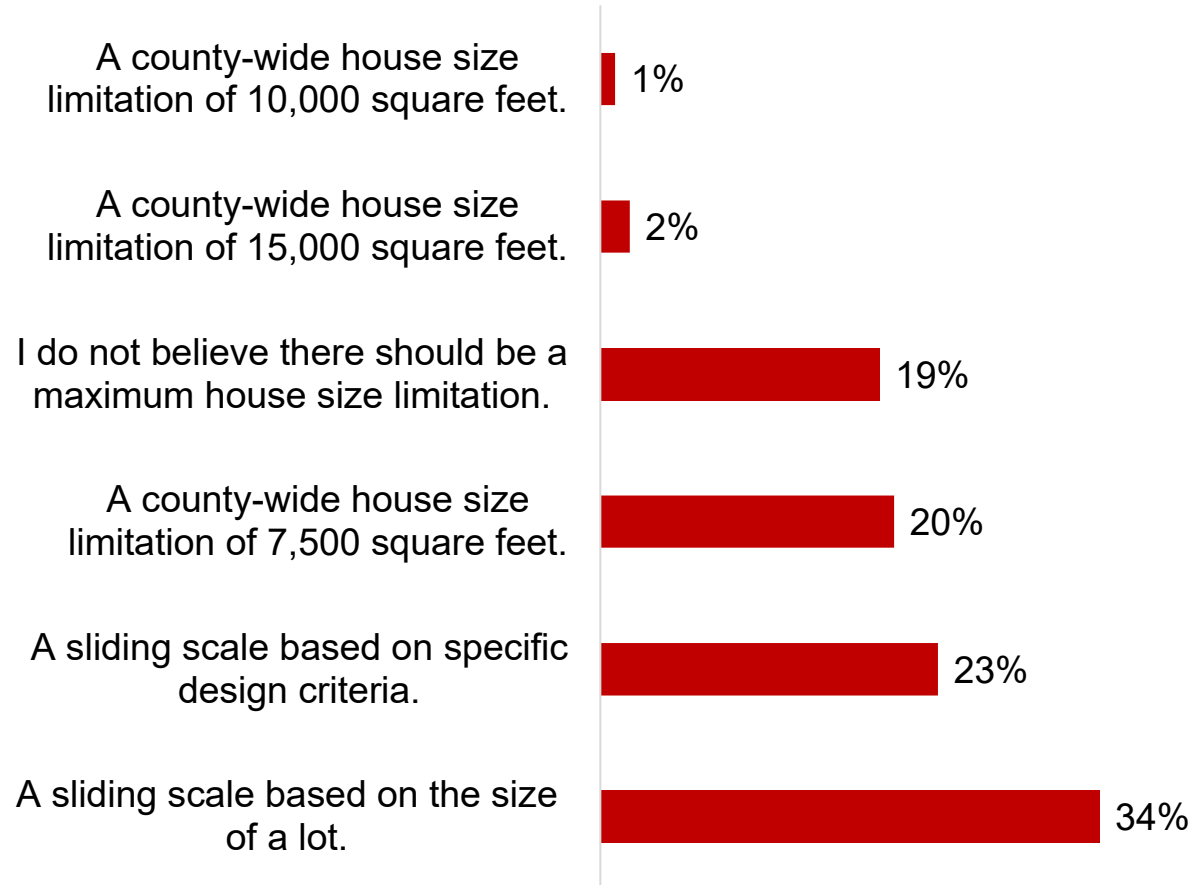
What We've Heard



Some counties have limited the size of homes to reduce energy use and maintain rural character. Which statements best reflect your opinion?
2022 Master Plan



What house size limitation do you support for Routt County?
Community Survey #2

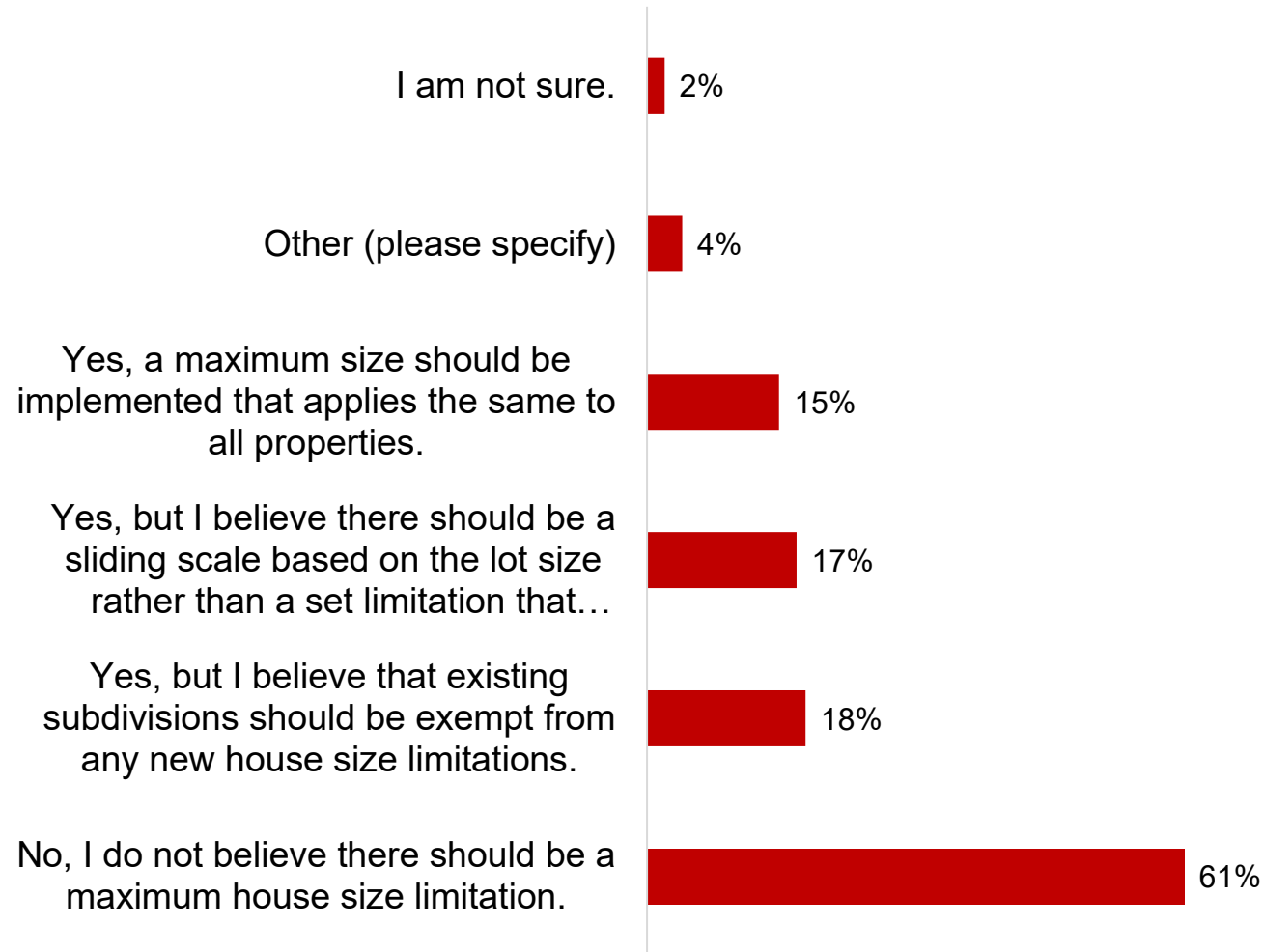


What We've Heard



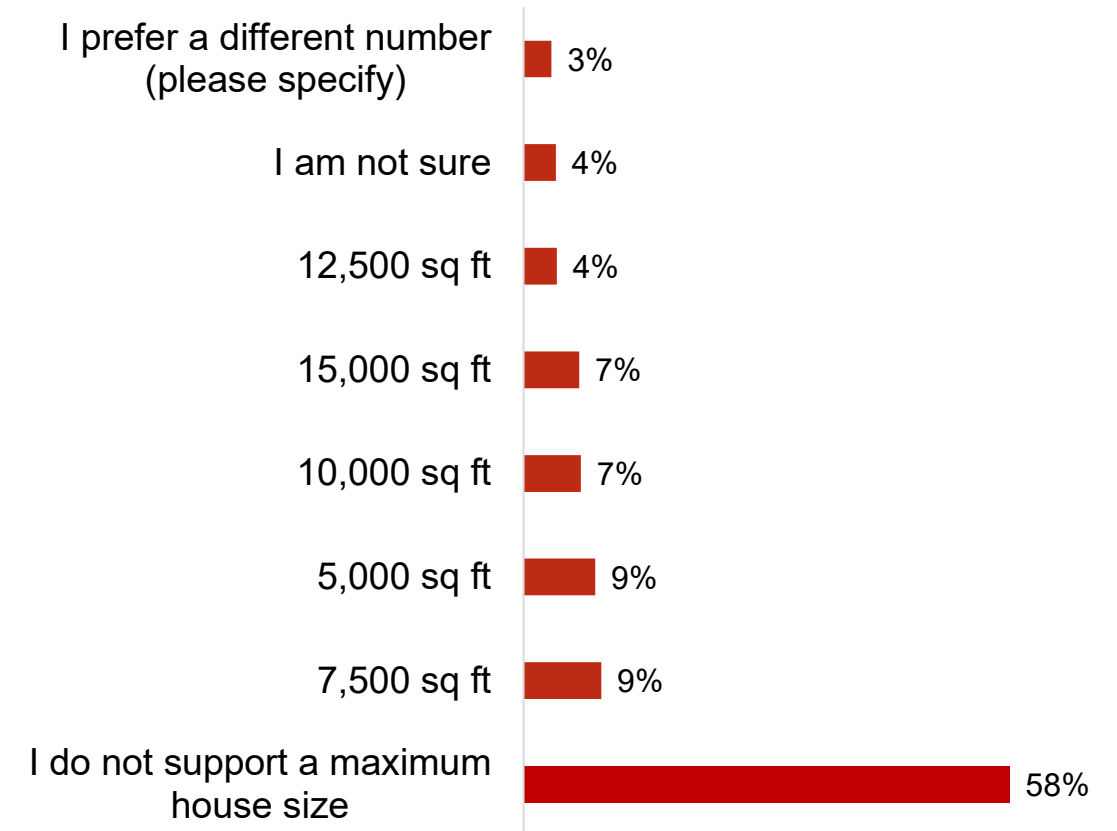
Do you believe a maximum house size should be implemented in Routt County? (select all that apply)

Community Survey #3



What house size limitation do you think is appropriate in Routt County?

Community Survey #3



House Size Options



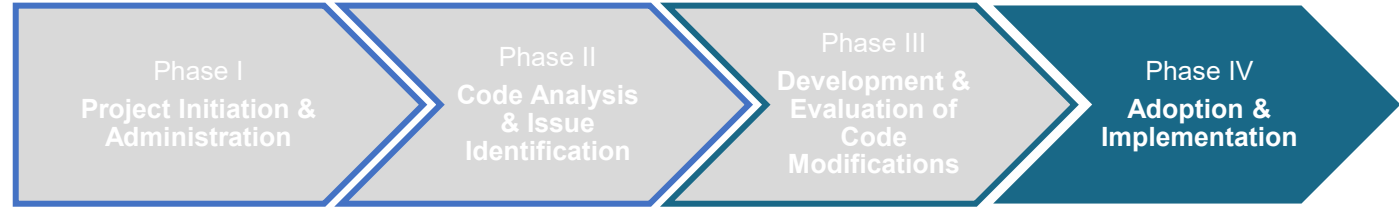
1. Adopt as proposed (7,500 sq ft, with basements and garages exempt)
2. Adopt 7,500 sq ft limit only for new development (exempt existing entitlements)
3. Adopt 7,500 sq ft limit, but exempt all current and future LPS
4. Adopt 7,500 sq ft limit and a sliding scale of an additional 2,000 sq ft for every additional 35 acres
 - 35 acre lot = 7,500 sq ft
 - 70 acre lot = 9,500 sq ft ...
5. No limitation if the building meets energy requirements (such as LEED, Net Zero, etc)
6. No limitation on house size, but limit accessory building square footage
7. No limitation on house size, but require homes over 7,500 sq ft to include an energy offset (geothermal pumps, solar panels, etc)
8. No limitation on house size, but require homes over 7,500 sq ft to provide funds for affordable housing mitigation, public infrastructure, etc (will require an additional study)
9. Status quo - No limitation on house size



Next Steps

Next Steps

- Joint Work Sessions with Public Comment
 - April 18
 - April 25
- Public Hearing Process
 - Planning Commission: May 16
 - BCC: May 21



TOPIC AREAS



Module #1

Solar Energy

Overlay Districts

Agencies

Module #2

Zone Districts

Land Uses

Planned Unit Development

Module #3

Subdivisions

Definitions

Enforcement

Public Benefit



Discussion



Thank you!