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MEMORANDUM

To: Routt County
From: Design Workshop
Date: May 9, 2024
Project Name: Routt County Code
Subject: Code update summary

This memorandum summarizes the changes to the code made throughout the Routt County code update process and is prepared as part of the public review draft released May 9, 2024. It is intended to provide a high-level description of the changes as well as the purpose and input behind them. This memo is formatted to provide a summary of the key concepts included in each chapter, as well as the changes made since the April 4, 2024 public review draft. A redline version of the code comparing the current May 9, 2024 final draft to the initial April 4, 2024 draft are included as part of the packet materials. Code Sections that have been added are in underline, those that have been moved are in double underline and those that have been removed are in ~~strikethrough~~. Many of the redlines are a result of moving certain code sections to a new location. All redlines are described by section below. Additionally, as part of any code work, there are scrivener's errors that will occur. These include things like formatting, spelling, punctuation, and internal references. These types of scrivener's errors will be completed as part of the final codification.

Chapter 1: Introduction

Overview

This chapter provides information regarding the basic administration of the code. It identifies the authority of the code, addresses requirements related to consistency with the Master Plan, and includes technical legal sections related to severability and the effective date.

Changes since the April 4 Draft

There are no substantive changes to this Chapter since the initial draft. Minor formatting edits have been made.

Chapter 2: Zoning Districts

Overview

This chapter identifies the Routt County Zone Districts, their dimensional allowances and limitations, land use allowances, and land use standards.

Section 1: Zoning Districts

Multiple zone districts have been combined to streamline development. Additionally, several new zoning districts and overlays are proposed to standardize development. Table 1, below identifies the changes between the existing zone districts and the proposed zone districts.

Table 1: Existing and Proposed 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)
Hahn's Peak Historical Zone District (HPH), Milner and Phippsburg MDR Zoning	Historic Town (HT)
N/A	Stagecoach Outdoor Recreation (SOR) Stagecoach Mountain Residential (SMR)
N/A	Tier 2 Overlay (TO-2) Tier 3 Overlay (TO-3)
Airport Overlay (AO)	Airport Overlay (AO)

The Section also includes all dimensions for development in each Zone District, including minimum parcel area, setbacks, height, methods for water and wastewater collection, house size where applicable, and if new lots may be created in the zone. Illustrations for key dimensions are also included.

Section 2: Land Uses and Standards

This Section is a combination of existing standards and definitions within the code as well as new standards and definitions. This makes the code more user-friendly by having the definition of land uses, and associated standards, in one place and serves to provide clear direction and avoid leaving standards open to interpretation.

Changes since the April 4 Draft

There are a number of reorganization updates to this Chapter, as further outlined below. Additionally, substantive updates to incorporate added land use standards are included.

Section 1: Zoning Districts

Within this section, the Calculations and Measurements section has been removed and is in Chapter 9. This relocation ensures that the definition of terms like Building Height and Setbacks and the methods to measure

each are located in the same Chapter. Graphics have also been added for calculations as part of the relocation to Chapter 9. In each zone district, graphics to illustrate key dimensional considerations have been added.

As indicated in the April 4 draft, an updated map of the new zone districts is required. This Official Zone District Map is incorporated by reference, and areas where there is a specific geographic description of the zone, including Tiers 2 and 3, have been incorporated into the language. Graphical representation of the boundaries of the Tier 2 and 3 areas are included as an attachment. The areas that are proposed to be rezoned is available online by clicking [here](#) or using this direct link. Additionally, maps showing these areas are attached to this memo.

<https://experience.arcgis.com/experience/dc93306eb5af4cf68dc9a11a3f89234a/>

In each Zone District, a new category in the dimensional table identifying the ability to create new lots has been added. This requirement reinforces the goals of the Master Plan to direct new growth into Growth Areas, and allow lower density development in more rural areas of the county. Table 2, lists these new requirements by Zone District. Note that there are no requirements for the PUD or Overlay Zones.

Zone District	Requirement
Agriculture and Forestry (AF)	Permitted everywhere, except Tier 2
High Density Residential (HDR)	Permitted in Tier 2 only
Mountain Residential (MR)	Permitted in Tier 2 only
Mountain Residential Estates (MRE)	Permitted in Tier 2 and Tier 3 only
Manufactured Home Residential (MHR)	Permitted in Tier 2 and Tier 3 only
Commercial (C)	Permitted in Tier 2 and Tier 3 only
Industrial (I)	Permitted only in Town of Hayden Tier 2
Mining (M)	Not permitted without a Master Plan amendment
Stagecoach Outdoor Recreation (SOR)	Permitted only in Stagecoach Tier 2
Stagecoach Mountain Residential (SMR)	Permitted only in Stagecoach Tier 2
Historic Towns (HT) Zone District	Permitted in Tier 3 only

Limitations on residential home size are included in this chapter, and are proposed at 7,500 sq ft. The method to calculate home size is located in the land use standards section, and is described in more detail in that section of this memo.

Section 2: Land Uses and Standards

There have been updates to the Land Use Table and various land use standards throughout this section. Additionally, reorganization to ensure information is organized alphabetically has occurred.

Key non-substantive / formatting updates include:

- Definitions for land uses that were in Chapter 9 are relocated to this Section to ensure consistency for code users. All Land Use definitions and standards are now located in Chapter 2 Section 2.
- Addition of a definition of “Primary Use” in order to ensure clarity in administration when staff and review bodies need to determine a Primary Use versus an Accessory Use. Reorganization and simplification of language for Accessory Uses.

- Updates to terminology and definitions related to the use of “family” in the code. These are non-substantive changes in terms of regulating uses, but address changes in state law.
- Simplification of design related standards for a duplex dwelling unit and dwelling units attached to a business.
- Reorganization and simplification of camping standards. These edits consolidate the previous language and do not change any of the substantive requirements.
- The use “Lumbering” has been changed to “Vegetative Management.”

Key substantive updates include:

- Removal of Tier 2, Tier 3, and Airport Overlays from the Land Use Table. This change means that the allowed uses are based on the Base Zone district.
- The calculation of House Size is included in this section for both Single-Family Dwelling Unit and Two-Family Dwelling Unit (Duplex). The proposed changes are as follows:
 - For both types of dwelling units, the following requirements and exemptions apply:
 - 4,000 sq ft of basement space is exempt. If a basement is over this size, the amount over 4,000 sq ft will count in the house size calculation.
 - 4,000 sq ft of Accessory Structure space is exempt. If an Accessory Structure is over this size, the amount over 4,000 sq ft will count in the house size calculation.
 - Garages of 750 sq ft or less are exempt. If a garage is over this size, the amount over 750 sq ft counts in the house size calculation.
 - Basements are limited to one single story below grade to limit the amount of site excavation.
 - For Two-Dwelling (Duplex Units) the 7,500 sq ft exemption applies to the entire building, such that the entire duplex building cannot exceed 7,500 sq ft (plus the exemptions listed above).
 - For Single Family Dwelling Units, an exemption for LPS is proposed. There are two options included that staff requests feedback from Planning Commission and BCC about:
 - First, there is an option to exempt all existing and future LPS as well as three existing subdivisions that are not LPS but fulfill similar goals (Sydney Peak Ranch, Storm Mountain Ranch, and Lake Catamount.
 - Alternatively, a sliding scale of home size related to the amount of land placed in a Remainder Parcel can be implemented. The language includes the following scale:
 - Remainder Parcel that is 60 acres in size or less, dwelling unit size shall be limited to 7,500 sq ft.
 - Remainder Parcel that is 61 acres in size to 100 acres in size, dwelling unit size shall be limited to 9,500 sq ft.
 - Remainder Parcel that is 100 acres in size to 200 acres in size, dwelling unit size shall be limited to 11,500 sq ft.
 - Remainder Parcel that is 201 acres in size or more, dwelling unit size shall be limited to 13,500 sq ft.
- Addition of a definition for composting and waste transfer stations and standards for landfills that incorporate the conditions of approval that are in the current permit for the landfill.
- Addition of land use standards for Golf Courses. These standards use best management practices from Colorado Golf Coalition and US Golf Association and focus on ensuring any impacts to the environment are

mitigated. These standards ensure ongoing water quality and quantity monitoring occurs and were crafted with the help of local organizations who's work is to protect water quality.

- Addition of land use standards for Helipads / Heliports. These standards identify that facilities may only be used for emergency situations and cannot be used as personal transportation. These may be located on the ground or a building, and that minimum safety setbacks and standards are met.
- Revised standards for Outdoor Storage to incorporate to those in the current Zoning Regulations.
- Additional standards for Residential Rehabilitation Facilities (now referred to as Group Homes and Group Residential Facilities) to ensure potential traffic and outdoor storage related impacts are mitigated and addressed in the review process.
- Addition of land use standards for Safety Training Facilities to ensure potential visual, noise, and safety concerns are addressed. Notification requirements are included to ensure property owners and residents that are adjacent to a Safety Training Facility are aware when the use will occur.
- Addition of land use standards for Ski Areas. These standards address requirements and allowances related to minimum lot size, transportation, and connection to open space or other recreational amenities in the area. For ski areas operating on federal land, standards require compliance with their federal permit and implementation of the Forest Service's Accessibility Guidebook for Ski Areas Operating on Public Lands, which is a best practice document to ensure users with disabilities are able to use the ski area.
- Addition of land use standards for Workforce Housing. These standards address housing development that are deed-restricted to sales and rental rates that are affordable to residents making 120% of the Area Median Income (AMI).

Chapter 3: Development Standards

Overview

This chapter regulates standards for all development in Routt County Zone Districts. This section standardizes site plan components, mitigates impacts from development, and results in development that is in line with the goals of the Master Plan.

Section 1: Standards Applicable to All Development

This Section includes generally applicable development standards that apply across the county, including lighting, signage, utilities, roads and parking, and landscaping. These standards ensure roads are constructed to County Road and Bridge Standards, and that signage and lighting are consistent with Routt County's rural character.

Section 2: Standards Additionally Applicable to Land Use Approvals

This section includes new subsections including Public Benefits, Development in Tier 2 and 3 Growth Areas, and Essential and Employee Housing. These standards address the impact that large development such as PUDs and Subdivisions have on the community and environment. They also expand on mitigation tactics to encourage flexibility for site-specific applicability.

Section 3: Environmental Standards

This section includes mitigation requirements for development that has potential environmental impacts. The section has been renamed from "Required Mitigation Measures" to "Environmental Standards." General environmental requirements are included in this section, including for Skyline impacts, development adjacent to a waterbody or in a floodplain and development within a Natural Hazard Area.

Section 4: Standards Applicable to Extractive Uses

This section expands upon the current requirements for extractive uses to strengthen regulations. Western Colorado Alliance has made several recommendations that are brought forward into the proposed standards.

Changes since the April 4 Draft

There have been minor updates to every section such as reorganization and verbiage replacement. Additionally, key substantive updates include the following items. A main reorganization change is that all environmental related sections are moved together in Section 3, Environmental Regulations

Section 1: Standards Applicable to All Developments

The edits to this section are focused on formatting and clarity. For instance, “Road” standards were moved to Section 3.24 “Transportation”.

Section 2: Standards Additionally Applicable to Land Use Approvals (use permits, subsections, and PUDs)

- As discussed as part of the April work sessions with Planning Commission and BCC, the Public Benefit requirements have been moved from the PUD section to this section to ensure they apply to all large-scale developments. A definition of “Large-Scale Development” has been added to Chapter 9.
- A new section related to Employee Housing has been added. This requires the provision of employee housing for Non-Residential PUDs, and development that requires an SUP or CUP. For these developments, 15% of the total dwelling units or residential net floor area must be provided as employee housing. Additionally, specific requirements for non-residential development types are listed, including commercial uses, lodging, ski areas, and golf courses. Specific requirements related to deed restrictions to ensure permanent affordability are also included. The BCC has the ability at their sole discretion to reduce the requirement for any application.
- Changes in the Transportation section are limited to reorganization. There are no substantive changes.
- Open Space, Parks, and Trail Design requirements have been updated to include additional detail regarding design, location, and use. Additional language related to requirements when land is dedicated or designated for the purposes of open space, parks, and trails, is included. This has been moved from the PUD section to this section to ensure they apply to all large-scale developments. These are clarification updates and are not substantive. Standards are included to ensure that open space, active or passive parks or amenity space, and trails are effective for their intention and useful to the community.

Section 3: Environmental Standards

- Sections that address development adjacent to waterbodies or in a floodplain have been moved to Section 3, along with all sections related to the environment. Because of the extent of these moves, the relocation of these sections is not shown in redlines, but any other edits (such as grammar, content, etc.) are included. It is also important to note that as part of this reorganization, there are references throughout the code that will need to be updated to ensure they link to the correct section. These types of scrivener’s errors will be completed as part of the final codification.
- The term “Skyline Areas” has been updated to “Visually Sensitive Viewsheds.”
- Reorganization to standards and clarification of applicability are included in the requirements for “Development in a Natural Hazard Area” and “Development within in a Sensitive Wildlife Area,” but these changes are not substantive.
- No substantial changes have been made to mitigation requirements.

Section 4: Standards Applicable to Extractive Uses

- General clarifications have been made to this section.
- General standards are added to apply to all extractive uses. The standards include air quality, scenic quality, water quality, wildlife, and environmental impacts.
- Reclamation and financial requirements are revised to make the amount determined by BCC through the consideration of an itemized list demonstrating reasonable calculation of costs, which reflects the current process being used.

Chapter 4: Procedures

Overview

This chapter identifies the applicable review procedures for different development type. It ensures that regulations are applied fairly and consistently, while also providing guidance to residents and business owners navigating the zoning process.

Section 1: General Review Procedures

This section expands on the existing Review Process Chart and brings forward existing regulations such as public notices. It also outlines post-decision processes such as continuance and withdrawal of application.

Section 2: Master Plans, Sub-Area Plans and UDC Text

This section ensures that all applications relate to applicable master plans and sub-area plans. It also develops regulations to provide transparency in the UDC text amendment process.

Section 3: Zoning Procedures

This section identifies the processes for rezoning a property and approving use permits.

Section 4: Planned Unit Development

The proposed code language is intended to streamline the review and provide additional clarity for staff, review bodies, an applicant, and the community. As discussed in previous work sessions, the code updates eliminate redundancy in the review process and integrate requirements for a PUD Guide to memorialize dimensional and use allowances and limitations. Table 3 illustrates the changes to the review process.

Current Process	Proposed Process
Conceptual Review: <ul style="list-style-type: none">• Planning Commission Recommendation• BCC Decision	PUD Review: <ul style="list-style-type: none">• Planning Commission Recommendation• BCC Decision
Final Review: <ul style="list-style-type: none">• Planning Commission Decision	Final Review: <ul style="list-style-type: none">• Planning Commission Decision with PUD Guide
Minor Amendments: <ul style="list-style-type: none">• Administrative Review and Decision	Minor Amendments: <ul style="list-style-type: none">• Administrative Review and Decision
Major Amendments: <ul style="list-style-type: none">• New PUD Review with PC and BCC	Major Amendments: <ul style="list-style-type: none">• New PUD Review with PC and BCC

Section 5: Subdivision Procedures

The subdivision regulations have been removed from their existing separate document and are included as a single section in the UDC. All existing standards that are applicable to other developments (vested rights, roads, utilities, etc.) have been distributed appropriately throughout the code as part of this code project.

Additionally, the review process has been updated to make the Sketch Plan Review optional in Tier 2 and 3 Growth areas in order to streamline that process. This is outlined in Table 3.

As discussed in previous work sessions, updates to the LPS process have been included in order to encourage the use of an LPS over a standard 35-acre subdivision. This includes a fully Administrative Review if no bonus lots are granted. This is outlined in Table 3. No changes to the math calculations for determining bonus lots has changed from today’s code and requirements.

Table 3: Subdivision Review Process	
Current Process	Proposed Process
Sketch Plan Review: <ul style="list-style-type: none"> • Planning Commission Recommendation • BCC Decision 	Sketch Plan Review: <ul style="list-style-type: none"> • OPTIONAL for Tier 2 and 3 Growth Areas • Planning Commission Recommendation • BCC Decision
Preliminary Plan Review: <ul style="list-style-type: none"> • Planning Commission Recommendation • BCC Decision 	Preliminary Plan Review: <ul style="list-style-type: none"> • Planning Commission Recommendation • BCC Decision
Final Plan: <ul style="list-style-type: none"> • Administrative Review and Decision 	Final Plan: <ul style="list-style-type: none"> • Administrative Review and Decision
Amendment Process: Not Identified	Minor Amendments: Administrative
	Major Amendments: New Subdivision Review with PC and BCC
Minor LPS: <ul style="list-style-type: none"> • 4 lots or less • BCC Public Hearing and Decision 	Minor LPS: <ul style="list-style-type: none"> • No limitation on lots, but does NOT include the granting of bonus lots • Administrative Review and Decision
Major LPS <ul style="list-style-type: none"> • 5 lots or more • Consent Agenda review with Planning Commission • BCC Public Hearing and Decision 	Major LPS <ul style="list-style-type: none"> • Includes the granting of bonus lots • BCC Public Hearing and Decision

Section 6: Site Plan Review

This section has been reformatted without substantial changes to include: Site Plan Review and Building Permits and Certificates of Occupancy or Completion.

Section 7: Relief

This section has been developed for clarity on modifications to streamline deviations from code requirements. There are three levels of review for such requests:

1. Modifications: This section incorporates allowances for minor dimensional modifications that can be reviewed administratively, as outlined in Table 5. Additionally, the Planning Director is able to make modifications to

address energy efficiency requirements or building code compliance. If a request does not meet one of these administrative thresholds, the request would be reviewed by BOA.

2. Variances: The code includes many requirements, particularly within Chapter 3, Development Standards. This section allows the BCC to adjust these other code requirements, such as design or operational standards.
3. Adjustments: The section identifies the requirements for hardship variances, which are reviewed by the Board of Adjustment (BOA). Dimensional standards that require a variance are reviewed under this section.

Table 5: Allowed Administrative Modifications	
Code Standard	Allowable Modification (maximum percentage)
Site Standards	
Separation Requirements for Secondary Dwelling Units	10%
Lot Dimensional Standards	
Front setback, minimum	10%
Side setback, minimum	10%
Rear setback, minimum	10%
Building Standards	
Building height, maximum (excludes wireless communication facilities)	10%
Development Standards	
Number of required parking spaces, maximum or minimum	15%

Section 8: Vesting

This is a new section in the Routt County code, which does not exist today. It is included to ensure clarity in how development rights are granted. It incorporates definitions of a Site Specific Development Plan, and integrates requirements from state law into the code.

Changes since the April 4 Draft

There have been minor updates to every section such as reorganization and verbiage replacement. Additionally, key substantive updates include:

Section 1: General Review Procedures

No substantial changes have been made to this section. Minor formatting and reorganization edits have been made.

Section 2: Master Plans, Sub-Area Plans and UDC Text

No substantial changes have been made to this section. Minor formatting and reorganization edits have been made.

Section 3: Zoning Procedures

Minor formatting and reorganization edits have been made to this section. A requirement that utility provision be provided in Milner and Phippsburg if the Tier 3 overlay is expanded has been added.

Section 4: Planned Unit Development

- The Open Space and Parks subsection has been reorganized, but no substantive adjustments have occurred. Design considerations have been moved from this section to Chapter 3 Section 2 to ensure applicability to Large-Scale Developments, PUDs, and Subdivisions. The text edits are non-substantive.
- Public benefit standards have been relocated to Chapter 3, Section 2. This is discussed in more detail with those changes described above.
- Major clarifying edits to the amendment and recordation procedures are included but are not substantive.

Section 5: Subdivision Procedures

- Reorganization of this section has been significant to coincide with other section changes, such as standards being relocated to Chapter 3, Section 2. These changes are not substantive
- Clarifications regarding the process for amendments have been included, and are organized to match the amendment processes for PUDs.
- A new section has been added to all Major Subdivisions to require Essential Housing. This section requires compliance with the new Employee Housing section in Chapter 3. In addition, if a subdivision exceeds the requirements of that section, development incentives are available to encourage more housing development. These include options to reduce setbacks, increase height, reduce parking, etc.

Section 6: Site Plan Review

No changes have been made since the April draft.

Section 7: Relief

- The differentiation between variances and adjustments has been clarified and standards have been developed for all types of relief. These are non-substantive changes.

Section 8: Vesting

No changes have been made. However, the County received public input that more flexibility is desired for determining the time at which vesting occurs and the length of vesting. While the language in the UDC is the recommendation of the Planning Department, alternative language could be considered to allow vesting to also be determined by the Board of County Commissioners and codified in a Development Agreement. This language is included as an Exhibit to this Memo for the PC and BCC's consideration.

Chapter 5: Non-Conformities

The purpose of this Chapter is to accommodate, regulate, and limit the continued existence of uses, structures, and lots/parcels that do not conform to the provisions of the UDC. The chapter identifies the process for reviewing all non-conforming uses and structures, including historic buildings and Secondary Dwelling Units.

Changes since the April 4 Draft

This chapter has had minor updates to address formatting. Additionally, the requirements related to Repairs, Alterations, and Restoration of structures has been divided into two sections based on feedback from the community on the public draft.

1. A new subsection includes standards for the repair, alteration, or restoration following demolition of nonconforming Single-Family, Duplex, and Agricultural Structures. The updated language allows the replacement of these existing non-conforming structures if they are demolished. This change means that if

a home that is over an adopted house size limit is demolished, the owner can build it back to the original size.

2. The previous proposed language remains in effect for all other structures that are demolished. These structures are required to comply with all dimensional requirements of the code if they are demolished.

Chapter 6: Enforcement

This new chapter is intended to ensure that development is not in violation of, nor fails to comply with, the UDC. This chapter expands upon the existing standard and clearly identifies the acts of violation and misrepresentation. It also explicitly identifies the enforcement procedures under the Planning Director.

Changes since the April 4 Draft

There have been no substantive changes to this chapter.

Chapter 7: Areas of State Interest – 1041 Regulations

1041 regulations are intended to specify the authority of state and local governments in making planning decisions for matters of statewide interest. The code update incorporates the existing stand-alone 1041 regulations into the UDC. The updated code includes statewide best practices and incorporates state regulations. It also includes a reorganization of the existing code for user clarity.

Changes since the April 4 Draft

Minor edits have been included to ensure all matters of state-wide concern are included, and to ensure clarity. These changes were provided by the County Attorney's office and are not substantive.

Chapter 8: Administration.

This chapter identified the authority of each County review body, including Planning Director, Board of County Commissioners, Planning Commission, Board of Adjustment, and Flood Plain Administrator. This section was codified in the fall of 2023. Based on additional reflection, this Chapter has been renamed Administration, which we believe better reflects its purpose.

Changes since the April 4 Draft

There have been no substantive changes to this chapter since the Fall 2023 adoption. A standard paragraph regarding the non-liability of the County, which was previously missing, has been added.

Chapter 9: Definitions

This section incorporates all relevant terms and definitions. It also includes general rules related to reading the code. The methods for calculations and measurements are included in Chapter 9.

Changes since the April 4 Draft

Changes to this chapter include moving Calculations and Measurements into this chapter from the Zone Districts section. These terms have been updated for clarity and to combine standalone definitions for things like "Building Height" into the section describing how height is measured. These are clarifications and non-substantive.

New definitions have been added in an effort to improve clarity. These include: Carport, Garage, and Large-Scale Development. One key definition is Large Scale Development. This has been defined and includes characteristics. The definition of Family has been amended to comport with new Colorado law.

Exhibit 1: Alternative Vested Rights Language




Extension of Vested Property Rights. The Board may enter into a development agreement with the landowner for the extension of a vested property right beyond a three (3) year period if the Board determines that an extension is warranted due to project size and/or phasing of the development, or to anticipate or respond to economic cycles and/or changes in market conditions. Unless explicitly stated in the resolution or decision of the Board authorizing the extension, the vested right shall be modified at the time of the extension to require that the approved development conform to the terms and conditions of this UDC on the date of the extension. Reasonable conditions may be imposed by the Board when granting any such extension.

- A. Criteria. In reviewing a request for the extension or reinstatement of vested property rights, the Board shall consider the following criteria:
1. The applicant's compliance with any conditions requiring performance prior to the date of application for extension or reinstatement of vested rights;
 2. The progress made in pursuing the project to date including the effort to obtain any other permits, such as building permits, and the expenditures made by the applicant in pursuing the project;
 3. The nature and extent of any benefits already received by the County as a result of project approval such as impact fees or land dedications;
 4. The needs of the County and the applicant that would be served by approval of the extension or reinstatement request.
 5. The Board shall also take into consideration the length of any appeal process or litigation and the subsequent effect of a lessened vesting period for property rights.

Exhibit 2: Zoning Maps (see pages that follow)

North Routt Community: Clark

Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





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Roads

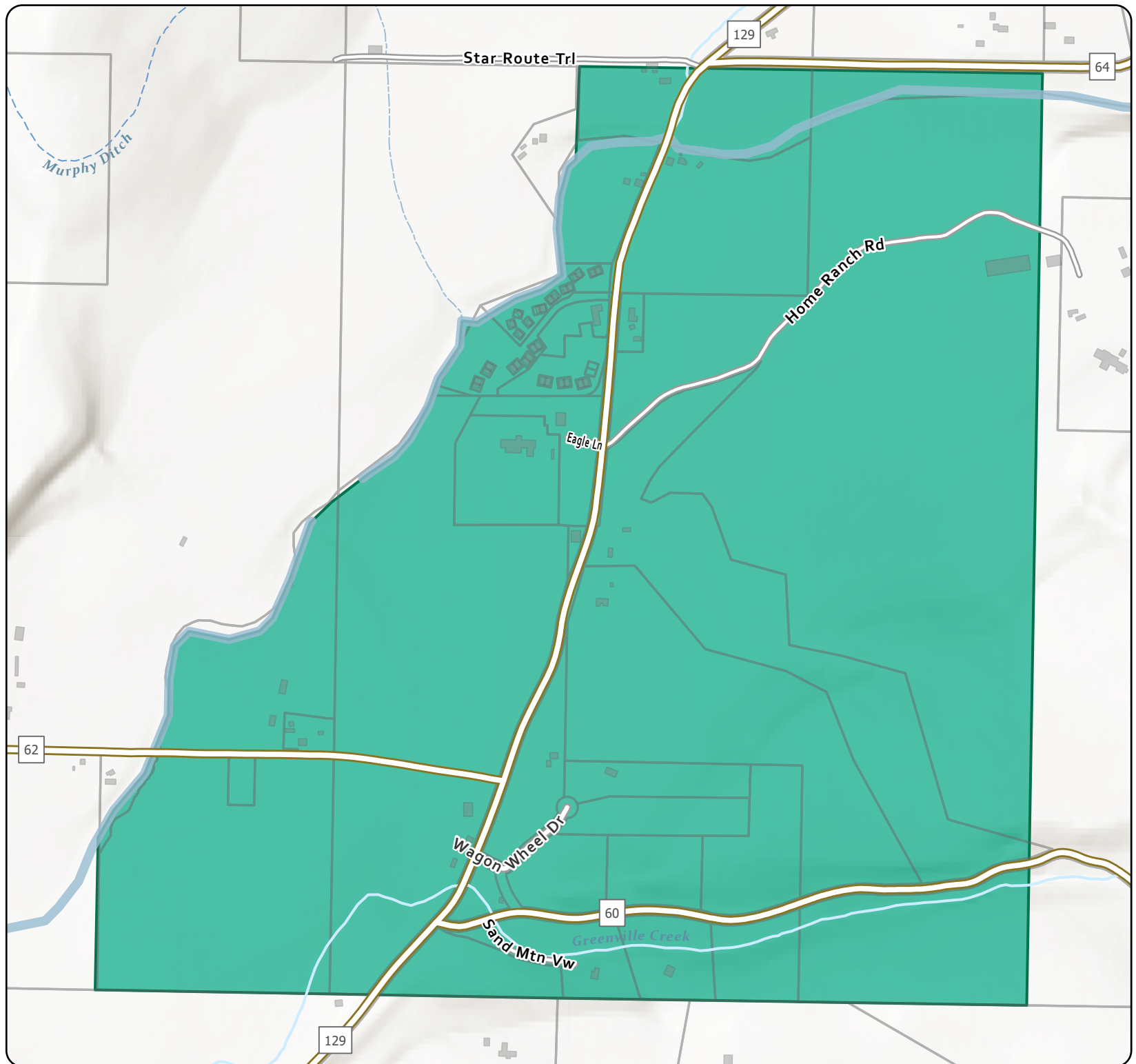
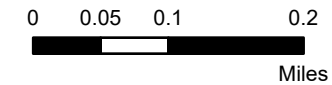
-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh




Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River



North Routt Community: Hahn's Peak







Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels

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Roads

-  Highway
-  Primary Public Road
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-  Lake or Pond
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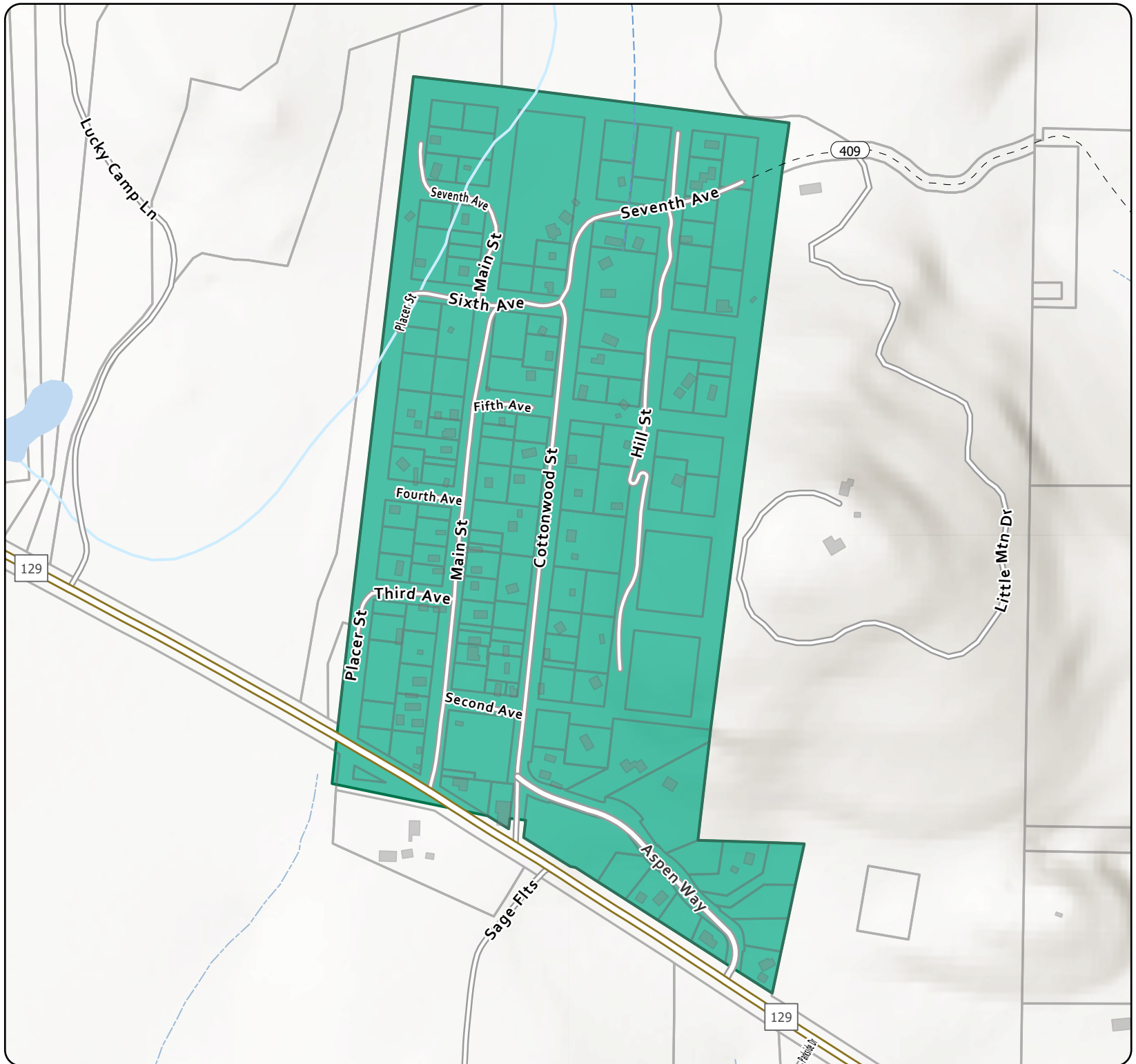
Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River

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Meters



Town of Hayden Community Plan

Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





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Roads

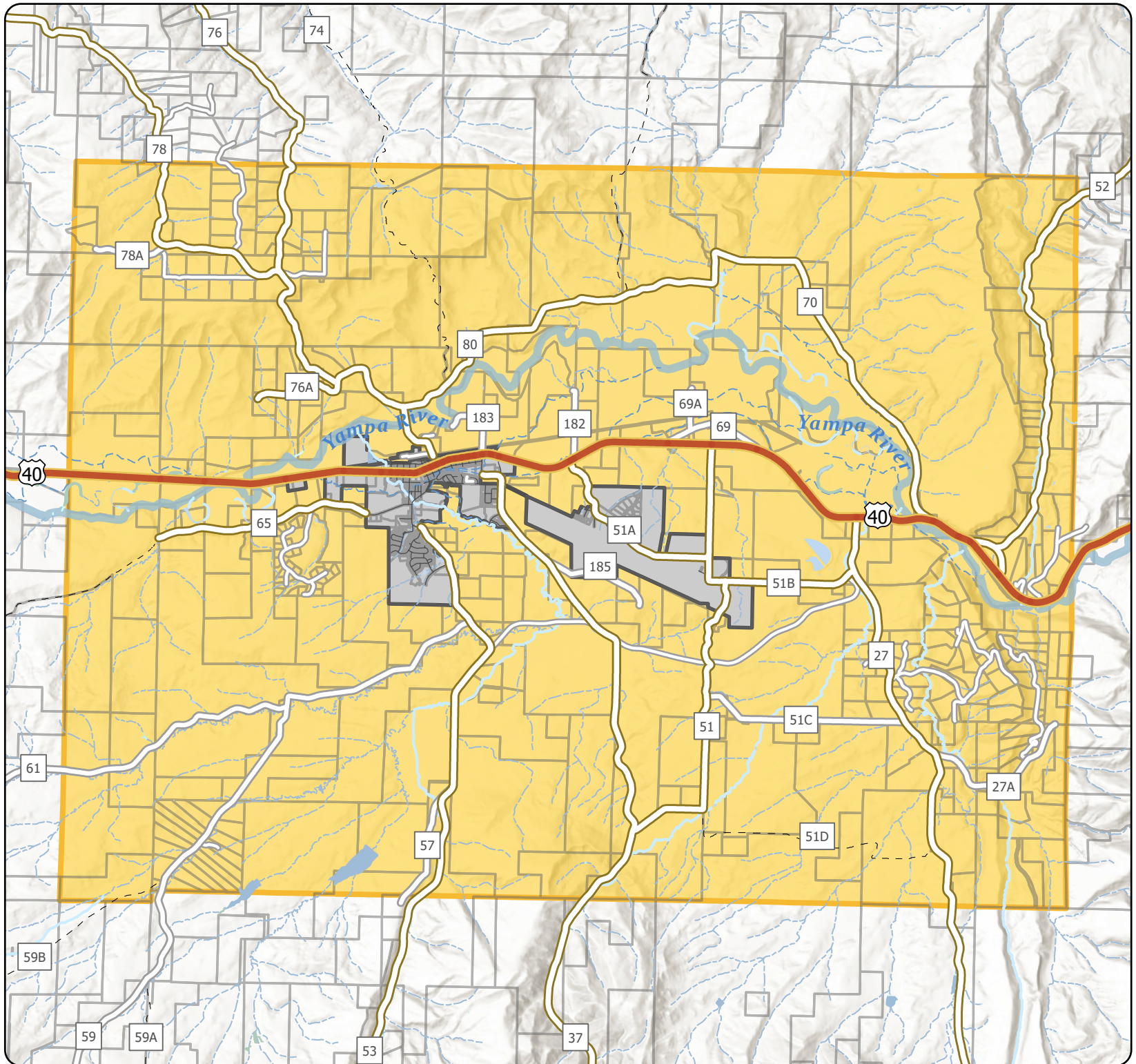
-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh




Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River



West Routt Community: Milner

Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels









Roads

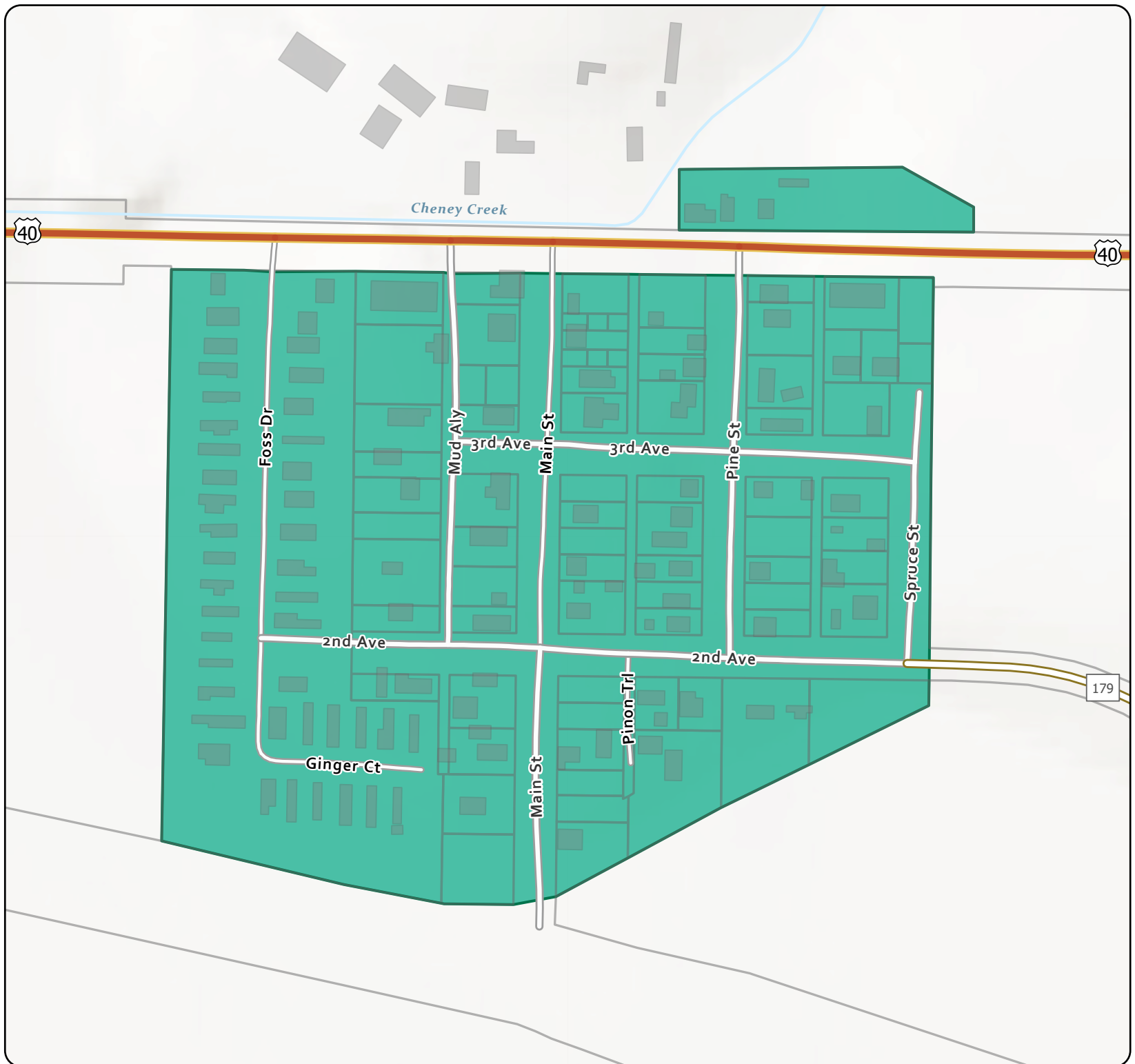
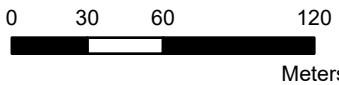
-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh




Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River



Oak Creek Community Plan

Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels

-  Parcels







Roads

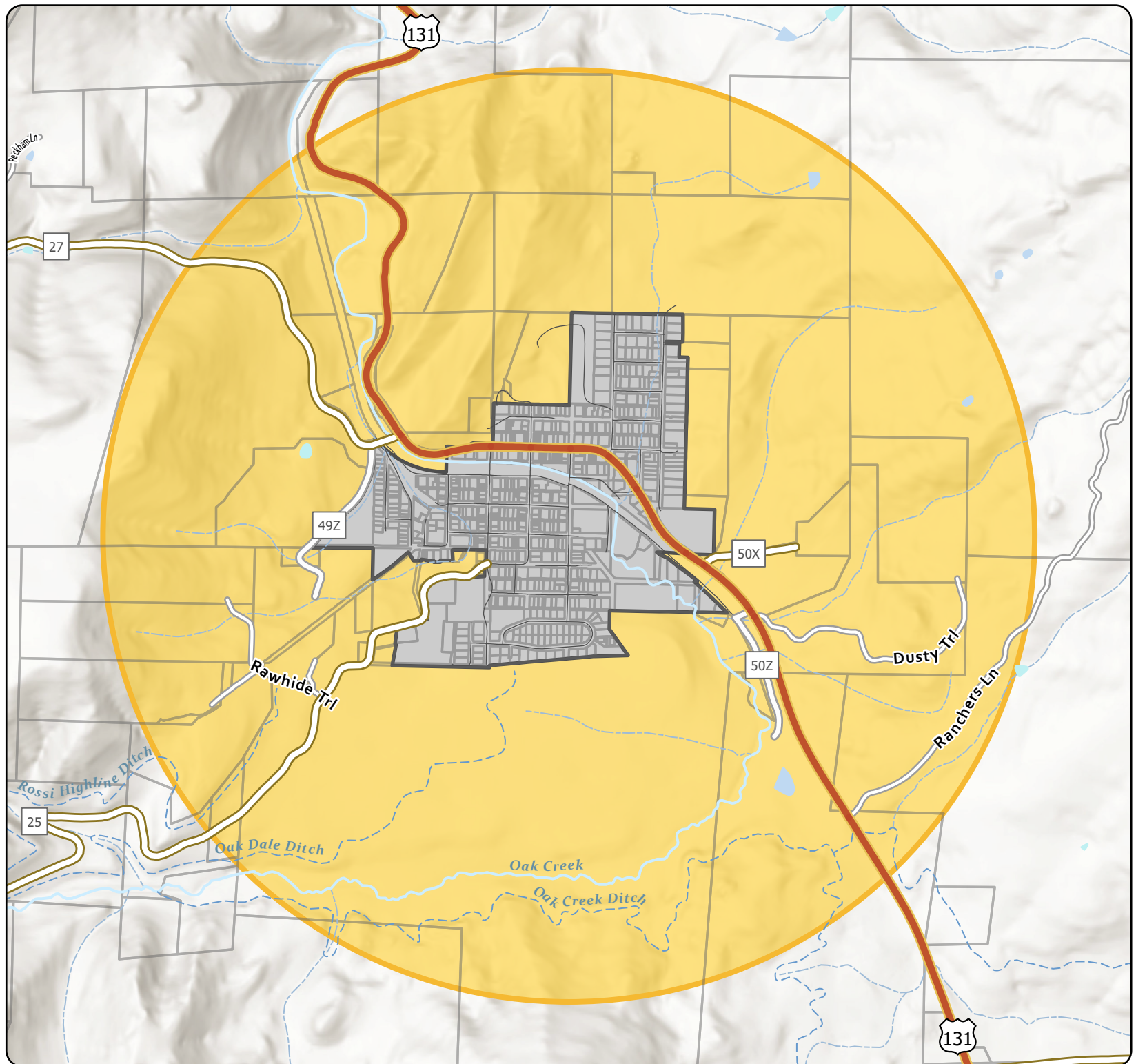
-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh




Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River



South Routt Community: Phippsburg

Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels

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Roads

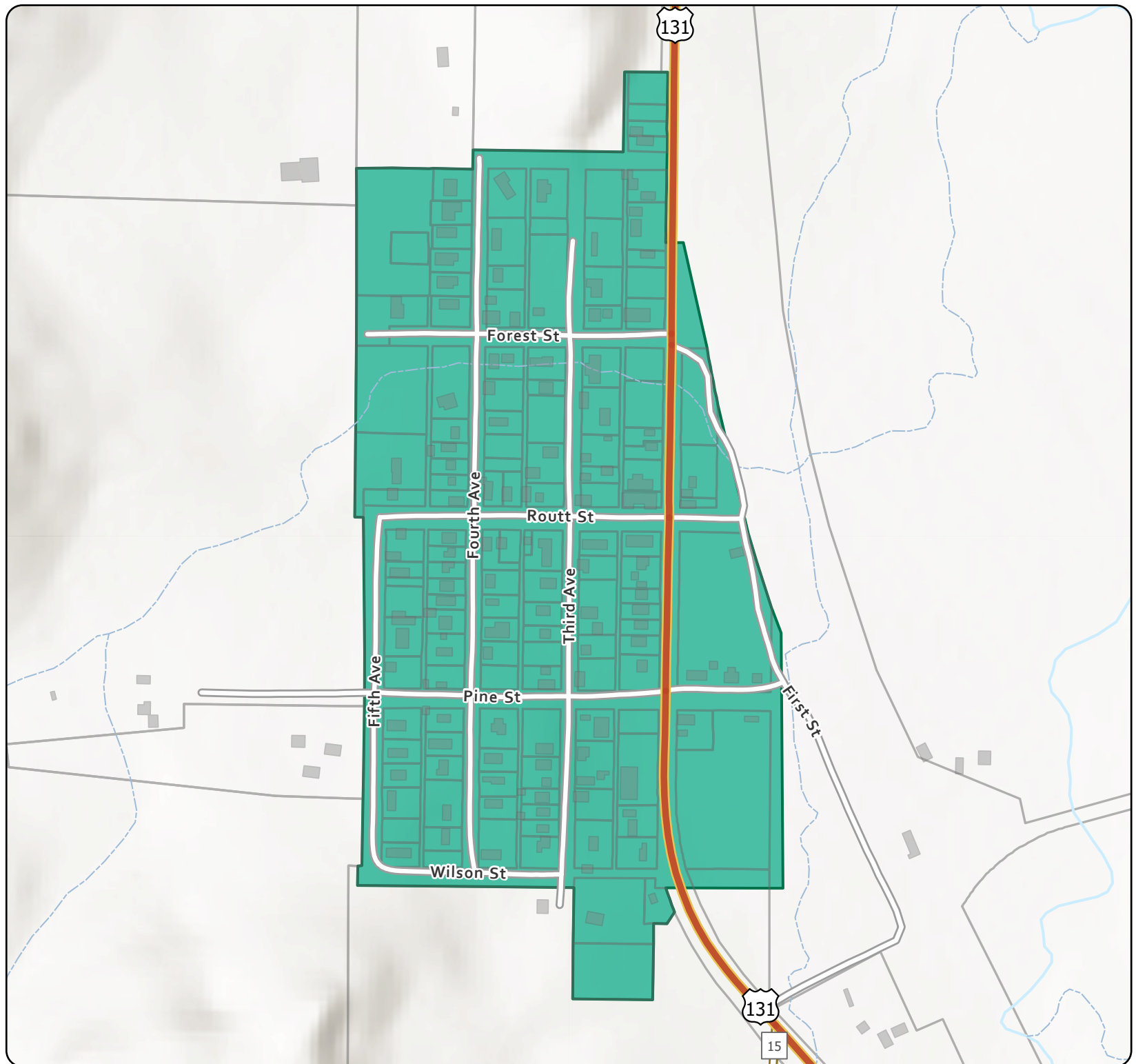
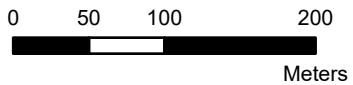
-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh




Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River



Stagecoach Community Plan

Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels









Roads

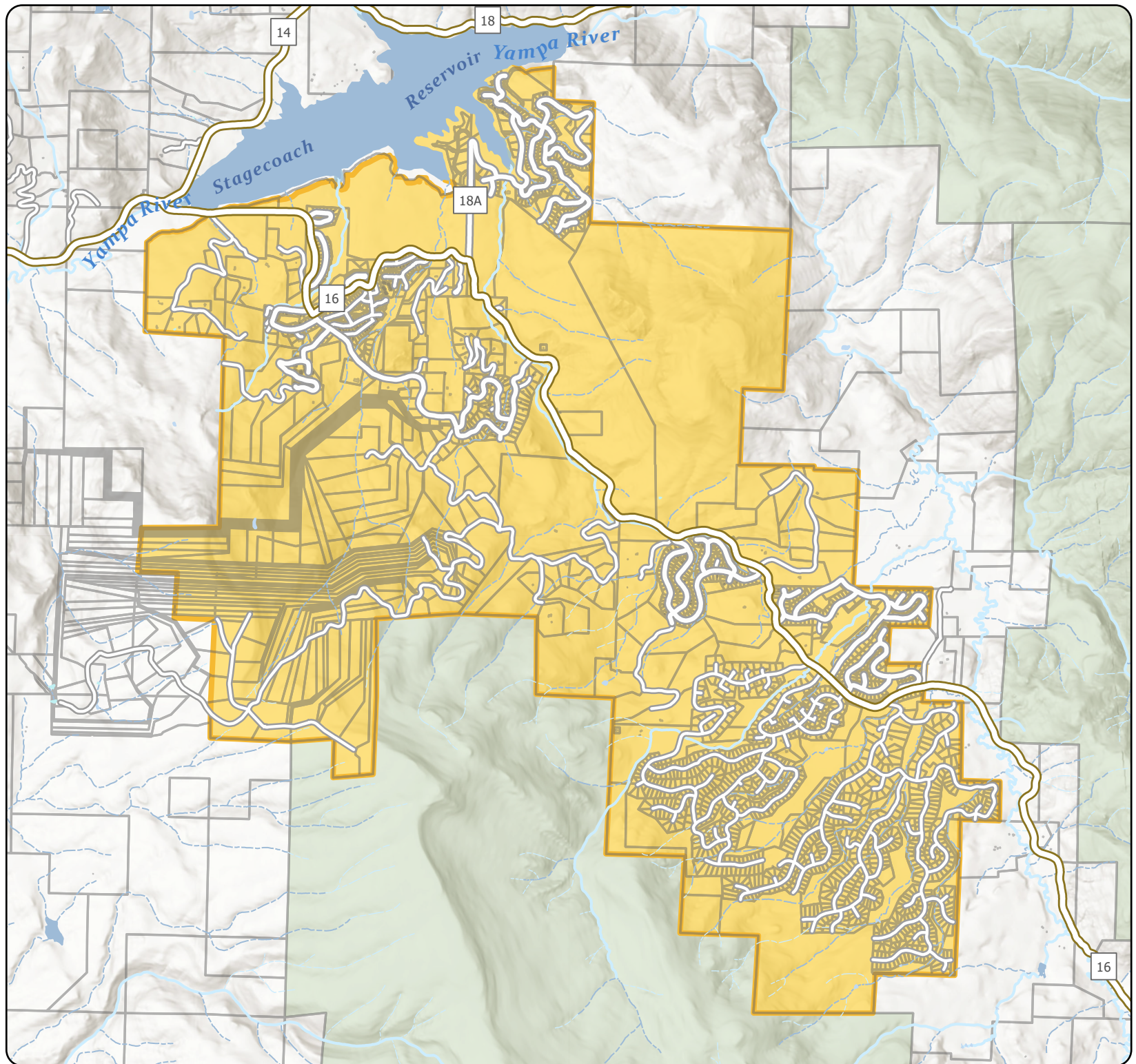
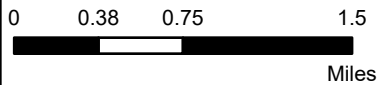
-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh




Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River



North Routt Community: Steamboat Lake Subdivision

Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels









Roads

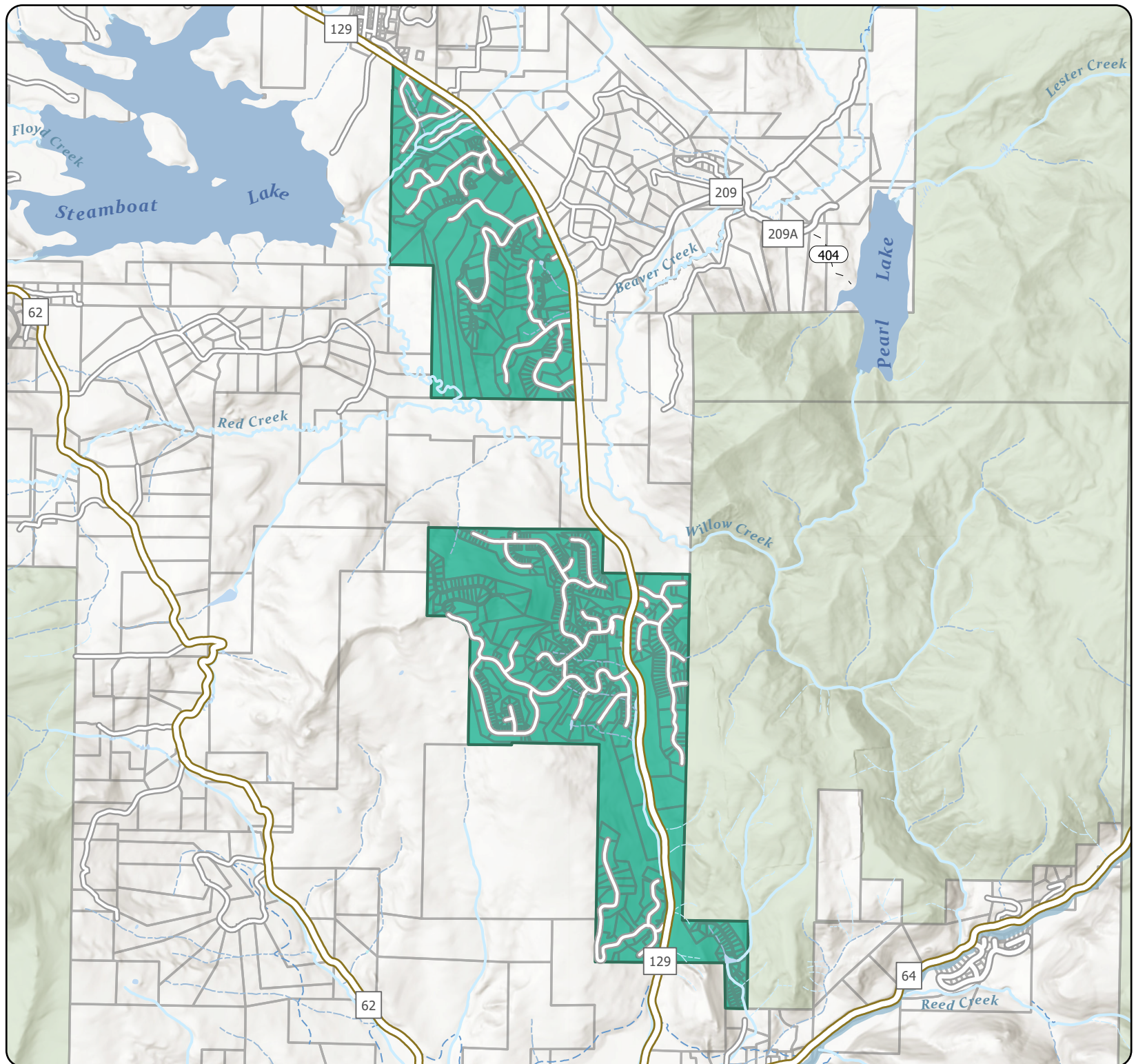
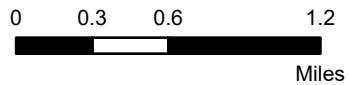
-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh




Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River



Steamboat Springs Urban Growth Boundary

Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels









Roads

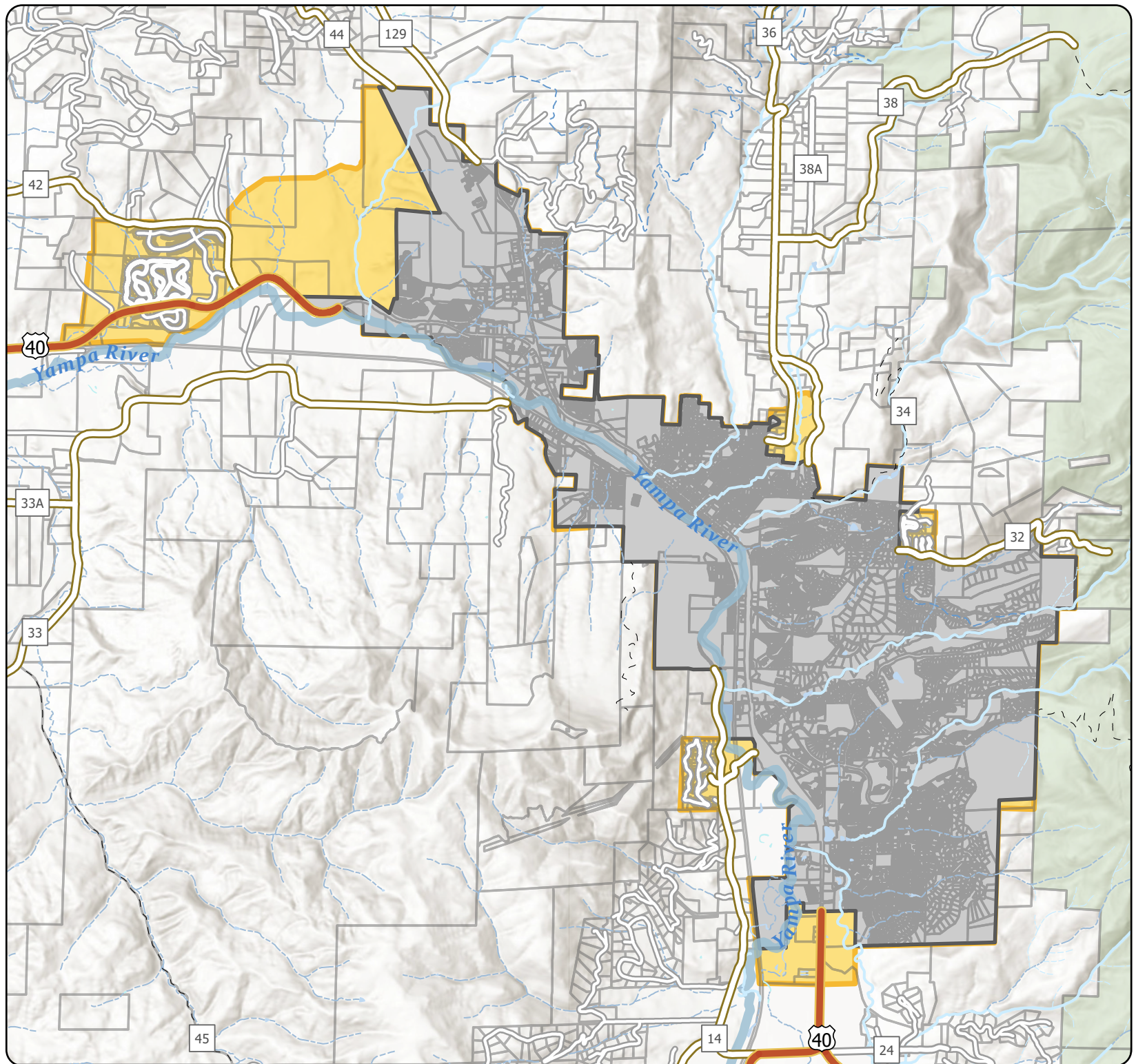
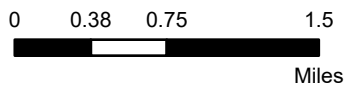
-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh




Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River



South Routt Community: Toponas







Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels

-  Parcels







Roads

-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh

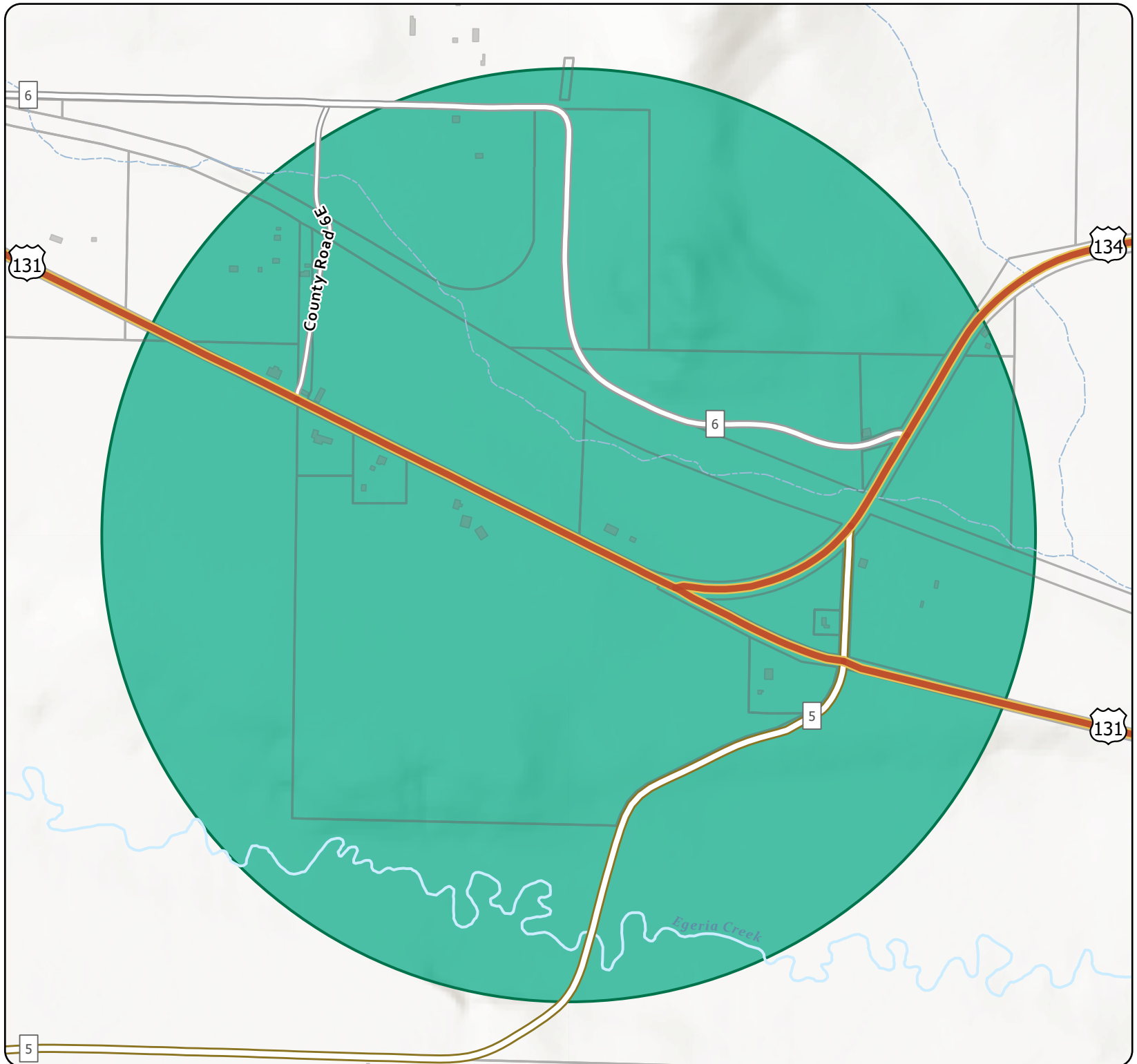
Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River

0 90 180 360






Meters



Town of Yampa







Tiered Growth Boundaries

-  Tier 1: Municipalities
-  Tier 2: Targeted Growth Areas
-  Tier 3: Small Established Communities





Parcels

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Roads

-  Highway
-  Primary Public Road
-  Local Public Road
-  Private
-  Town
-  Remote Public Road

Waterbodies

-  Lake or Pond
-  Lake or Pond-Intermittent
-  Reservoir
-  Swamp or Marsh

Streams

-  Stream: Perennial
-  Stream: Intermittent
-  Stream: Ephemeral
-  Canal/Ditch
-  Connector
-  River

