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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.

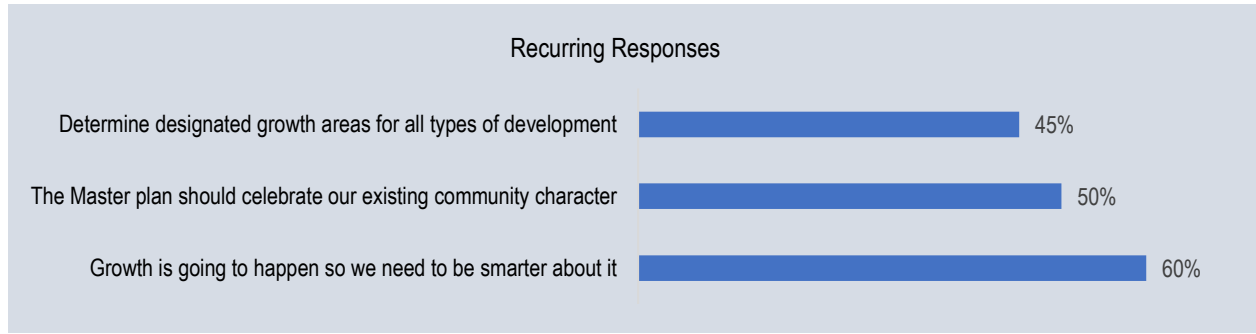
A Tier 2 overlay identifies opportunities for additional development in the Hayden and West Steamboat areas, with requirements that new development be consistent with the infrastructure requirements in the adjacent incorporated area.

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.

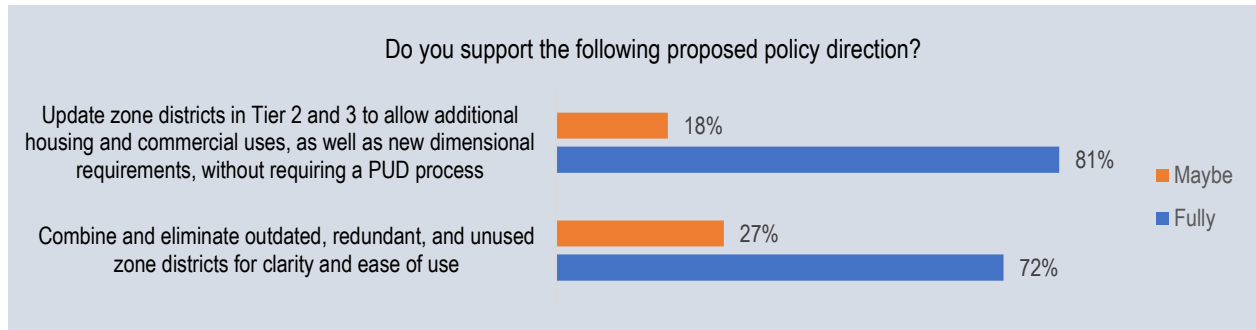
Community feedback:

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.

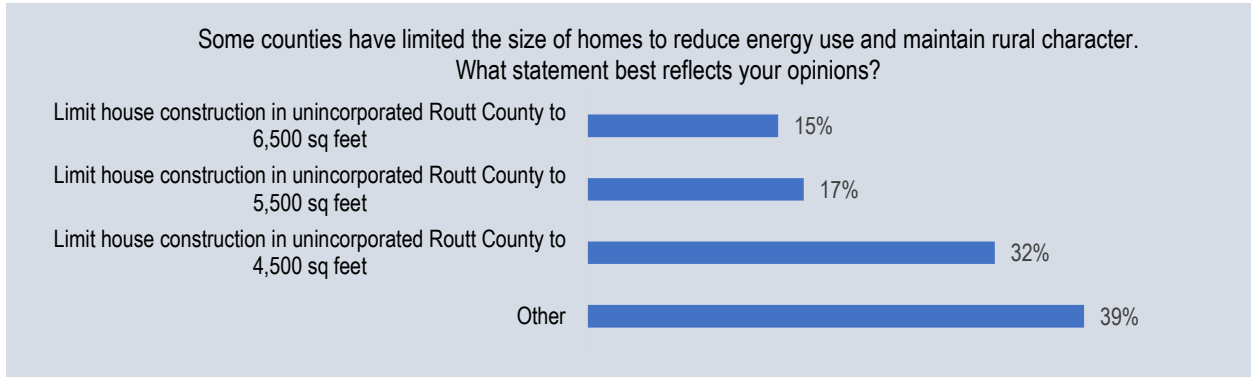
County	Maximum House Size (SF)
Chaffee	None
Eagle	Zone dependent FAR
Grand	None; Utilizes setbacks and structure heights
Gunnison	5,000; Aggregate 7,000 (special review is permitted to go larger)
La Plata	None
Pitkin	9,250 (certain areas 5,750)
San Miguel	12,000
Summit	Zone dependent

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.

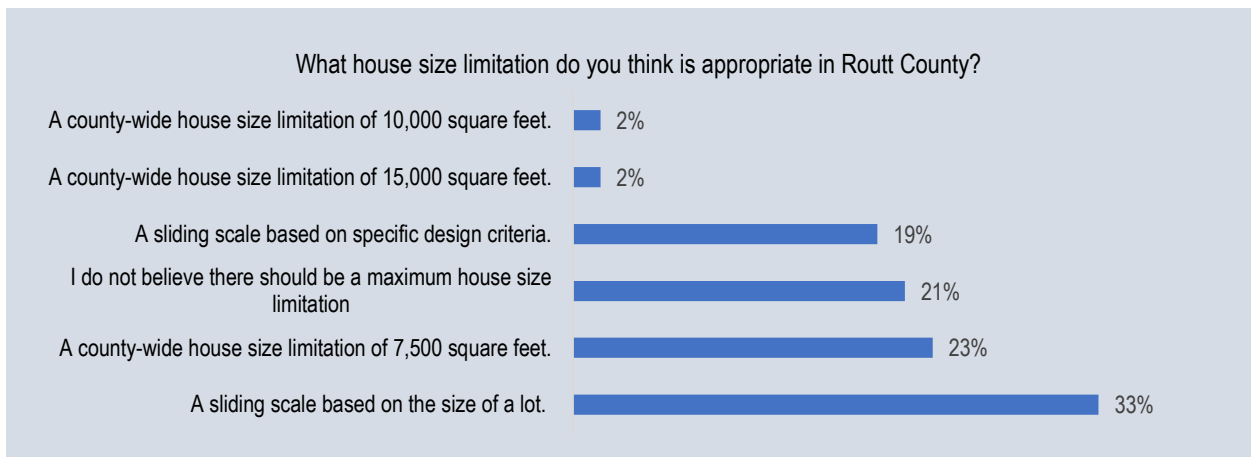
Community feedback:

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.

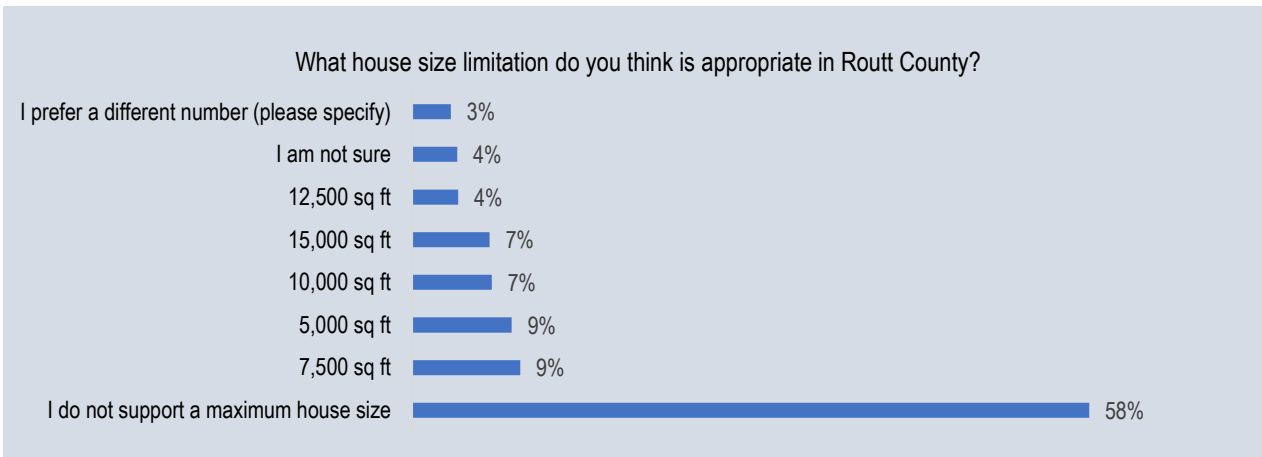
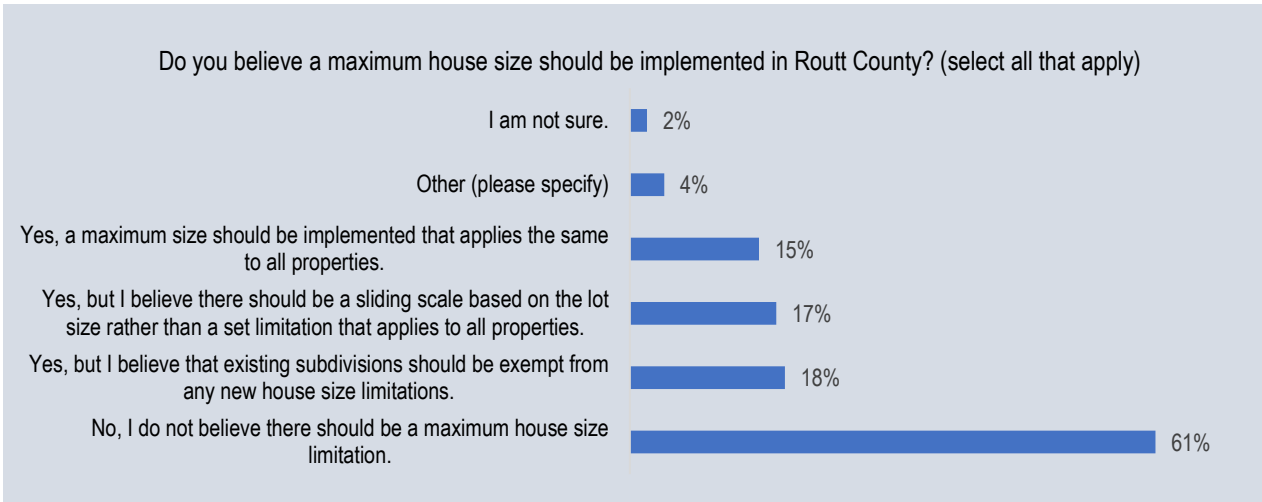


Code Update Community Survey #2 (102 respondents):

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.

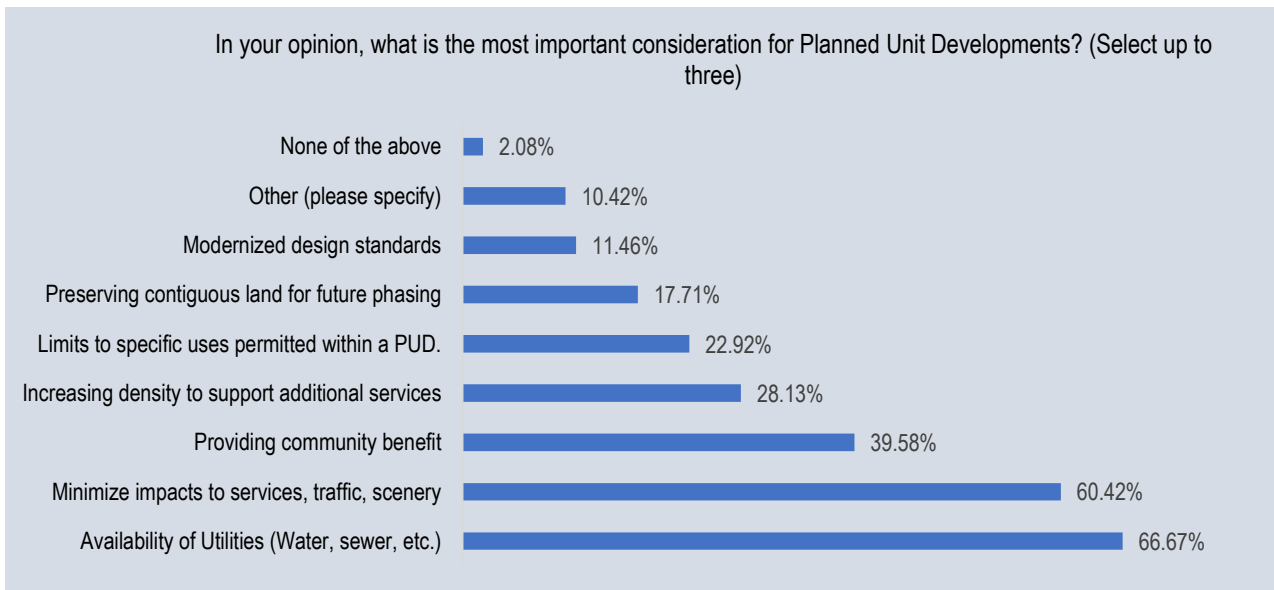
5. Preserve a significant amount of open space (beyond the standard 25% required for PUDs) and areas of critical wildlife habitat to ensure natural areas are not fragmented by development or commercial recreation.
6. Include employee housing for private development projects.
7. Inclusion of community 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:

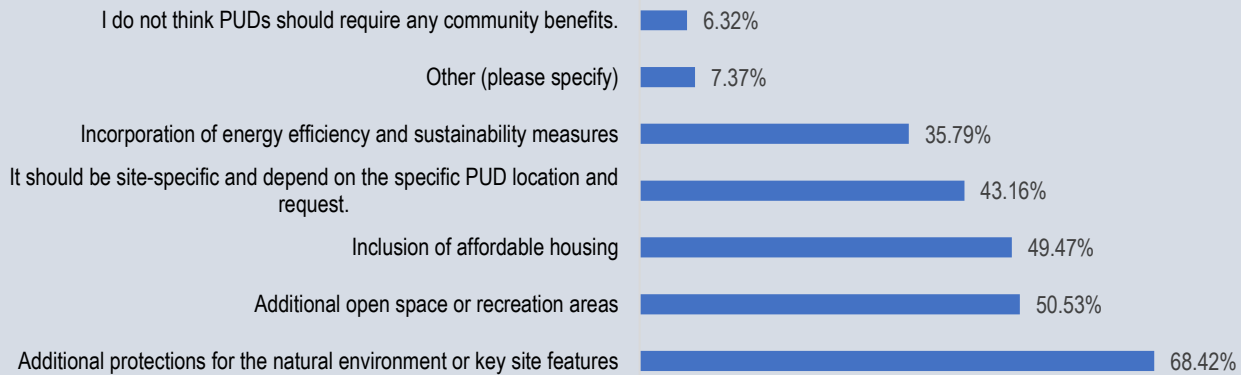
Code Update Community Workshop #1 (17 respondents):



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

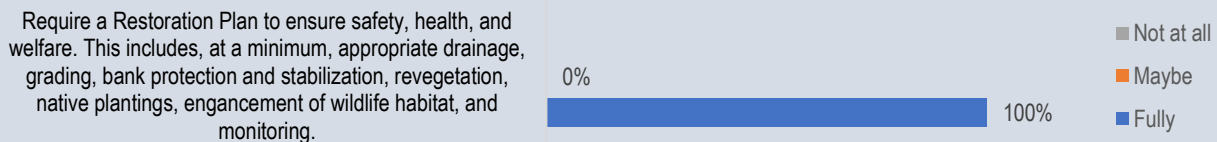
Cumulative impacts are defined in the UDC as the total negative impact to an area resulting from multiple land use decisions that, when added together, change or alter the historical character and/or landscape within an area. As part of the update, a new development standard to regulate cumulative impacts 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):

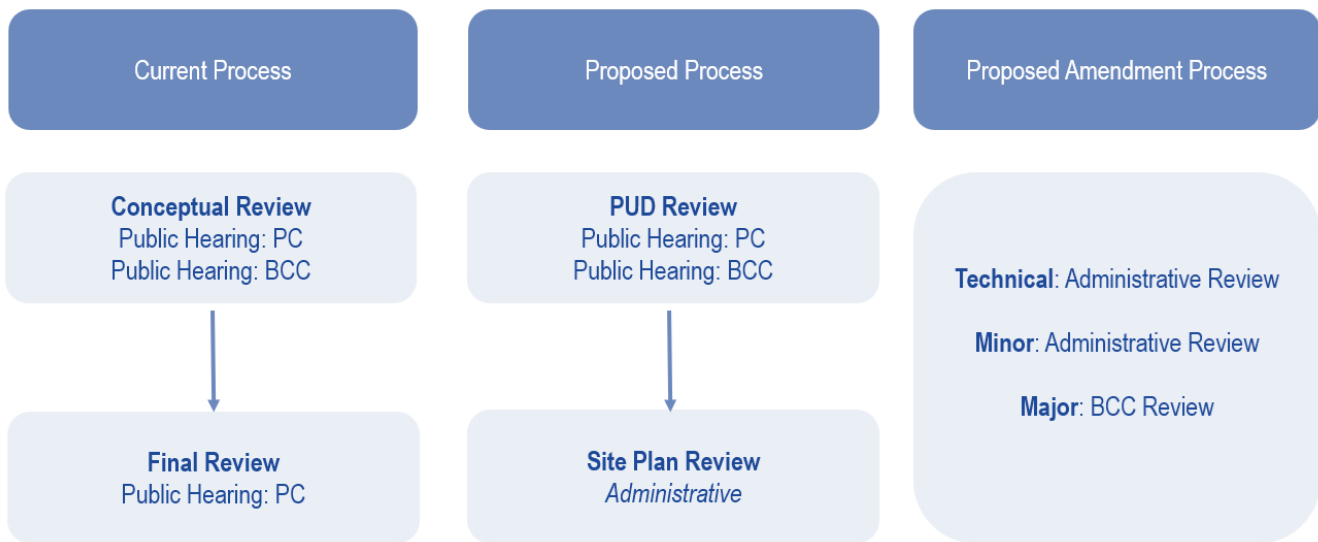
Do you support the following policy direction?



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.

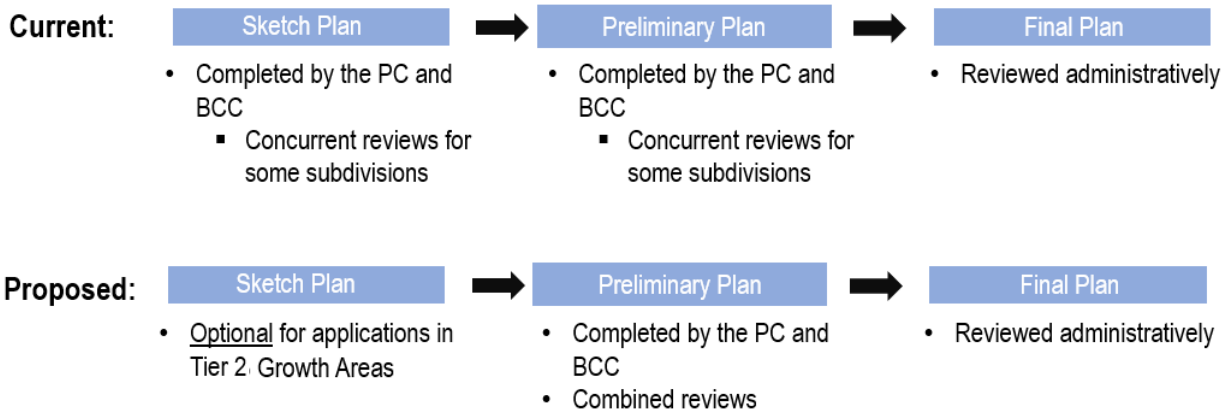
In order to streamline the review process for other subdivisions and to support the Master Plan's goals around encouraging growth in Targeted Growth Areas, the project team proposes that the Sketch Plan step become optional for proposals located within a Tier 2 Growth Area. For applications submitted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

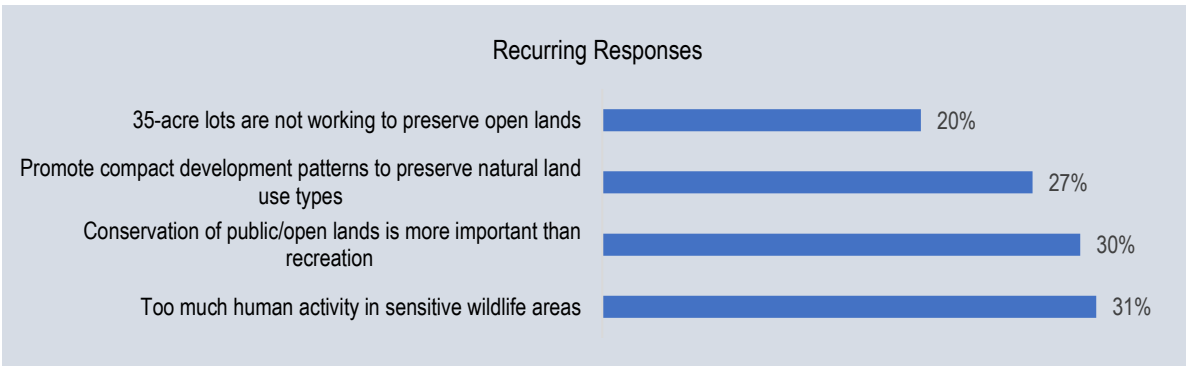
- Administrative Review

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

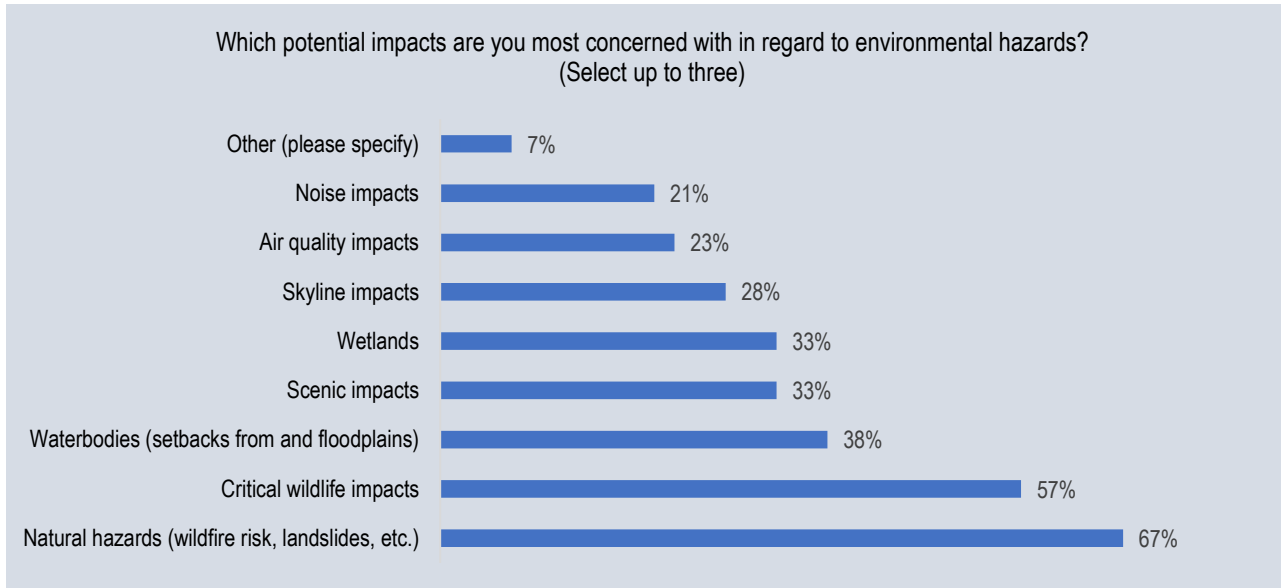
Waterbody setbacks play a crucial role in sustainable land use planning and environmental management by balancing the need for development with the protection of valuable natural resources and ecosystems. Routt County currently has a 50-foot water body setback to protect these areas from development 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

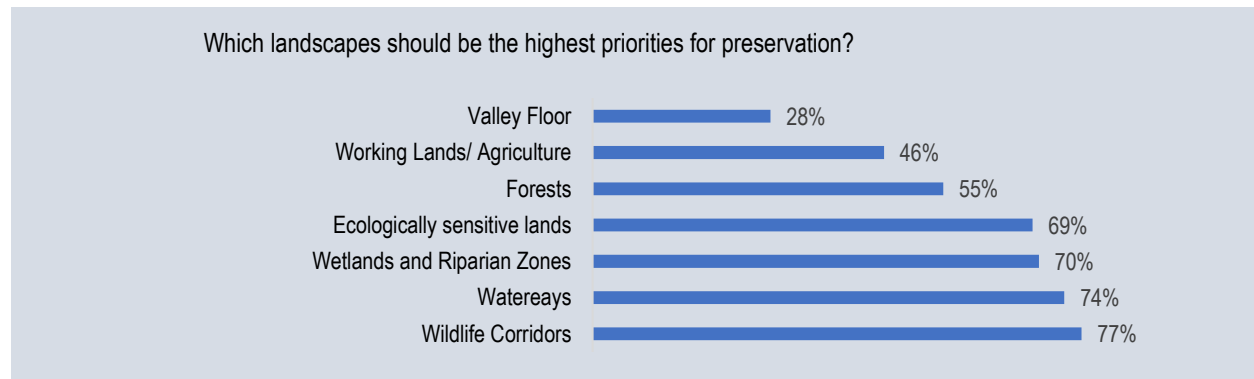
Wildlife considerations are important related to any development in an area like Routt County where there are critical wildlife habitats and diverse species. The proposed UDC includes a section that is specific to ensuring wildlife impacts are mitigated. (See Chapter 3 Section 2, 3.21). The current code 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):

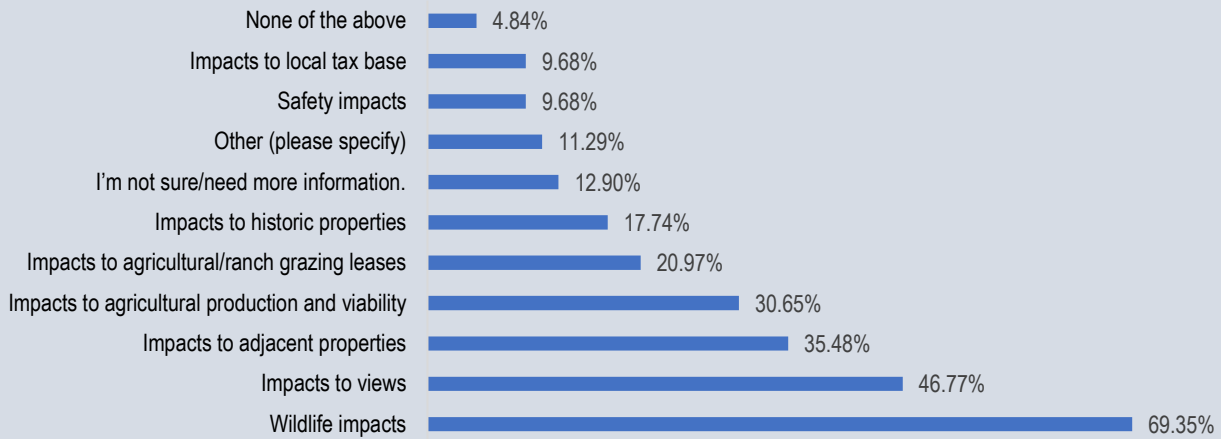


Which landscapes should be the highest priorities for preservation?

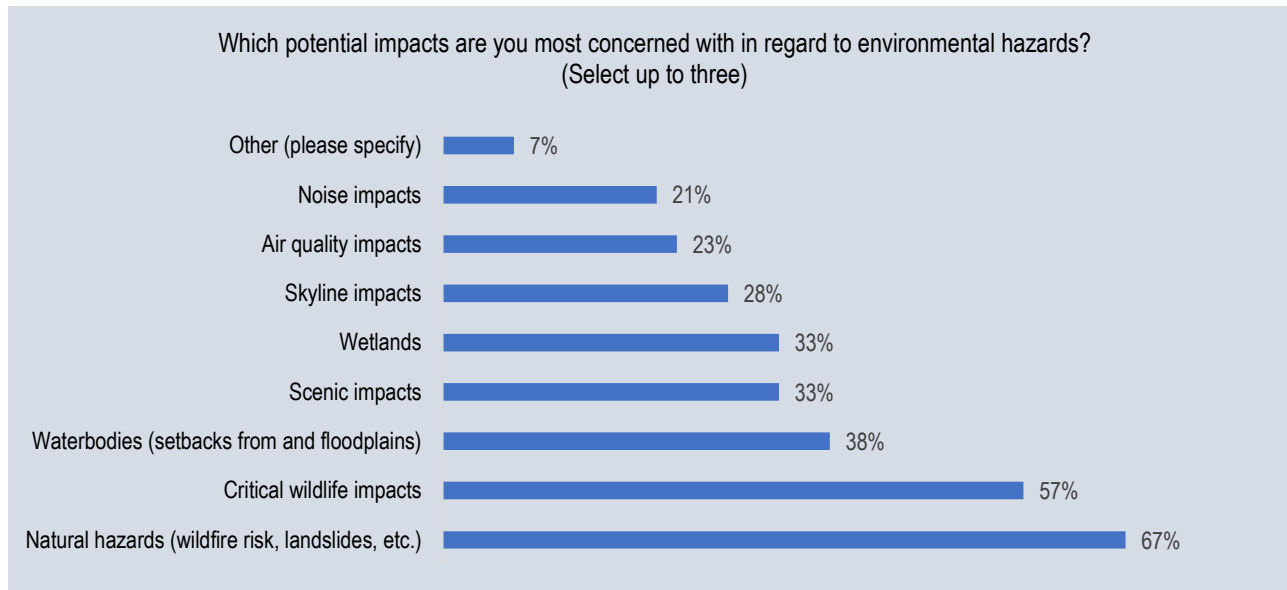


Code Update Community Survey #1 (71 respondents)

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.

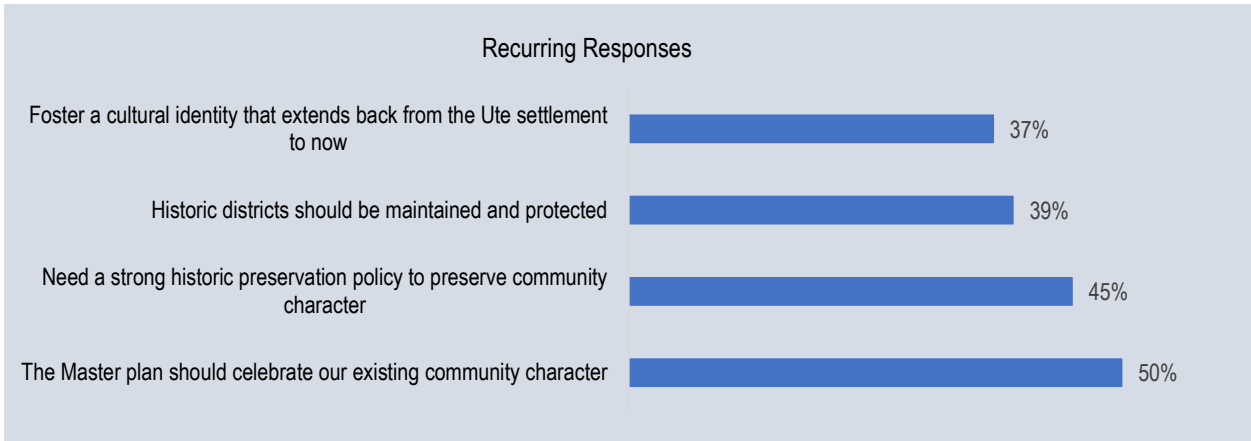
13. Historic Preservation

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.

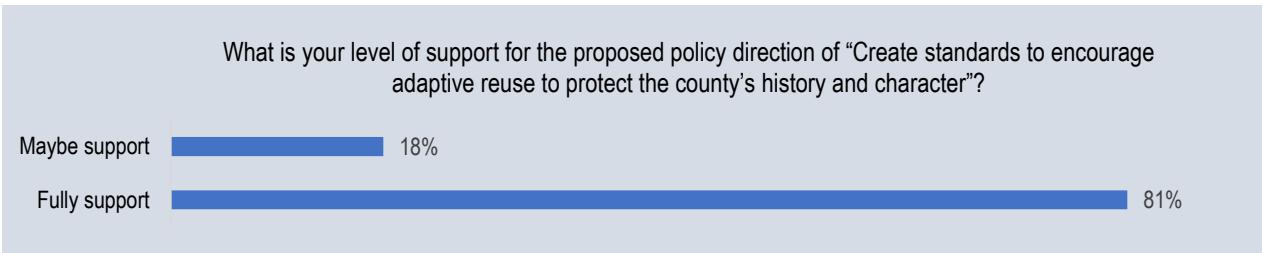
Proposed code changes include the creation of a historic preservation section with additional Secondary Dwelling Unit (SDU) allowances to support Historic Preservation. New requirements are proposed for parcels that contain a dwelling unit designated as a historic site pursuant to Routt County Resolution 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:

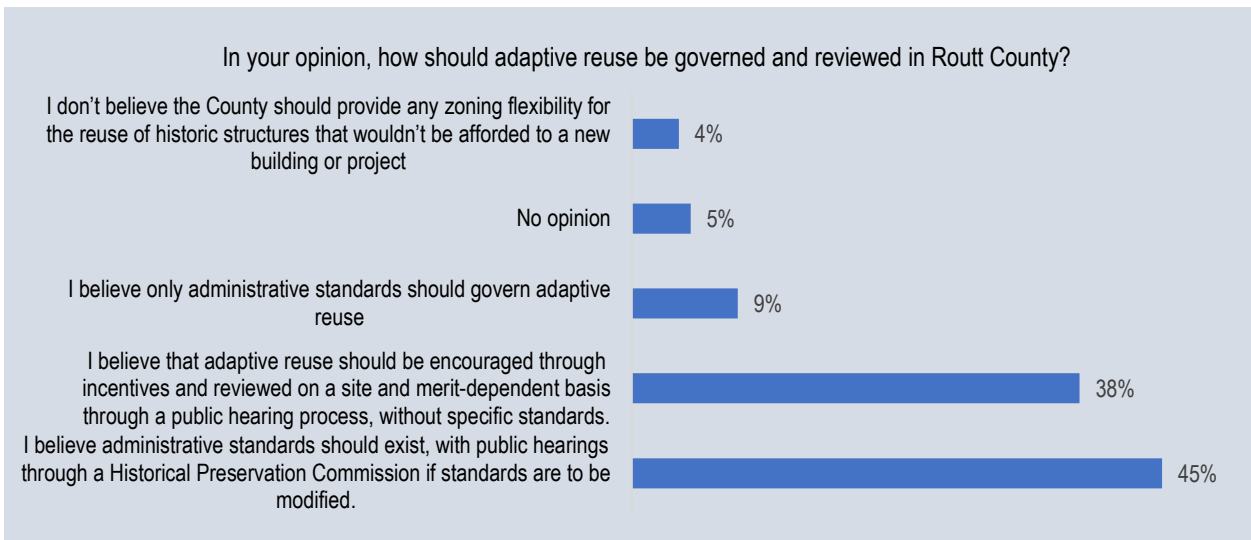
2022 Master Plan - Overall public input on Historic and Cultural Resources:



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.