



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

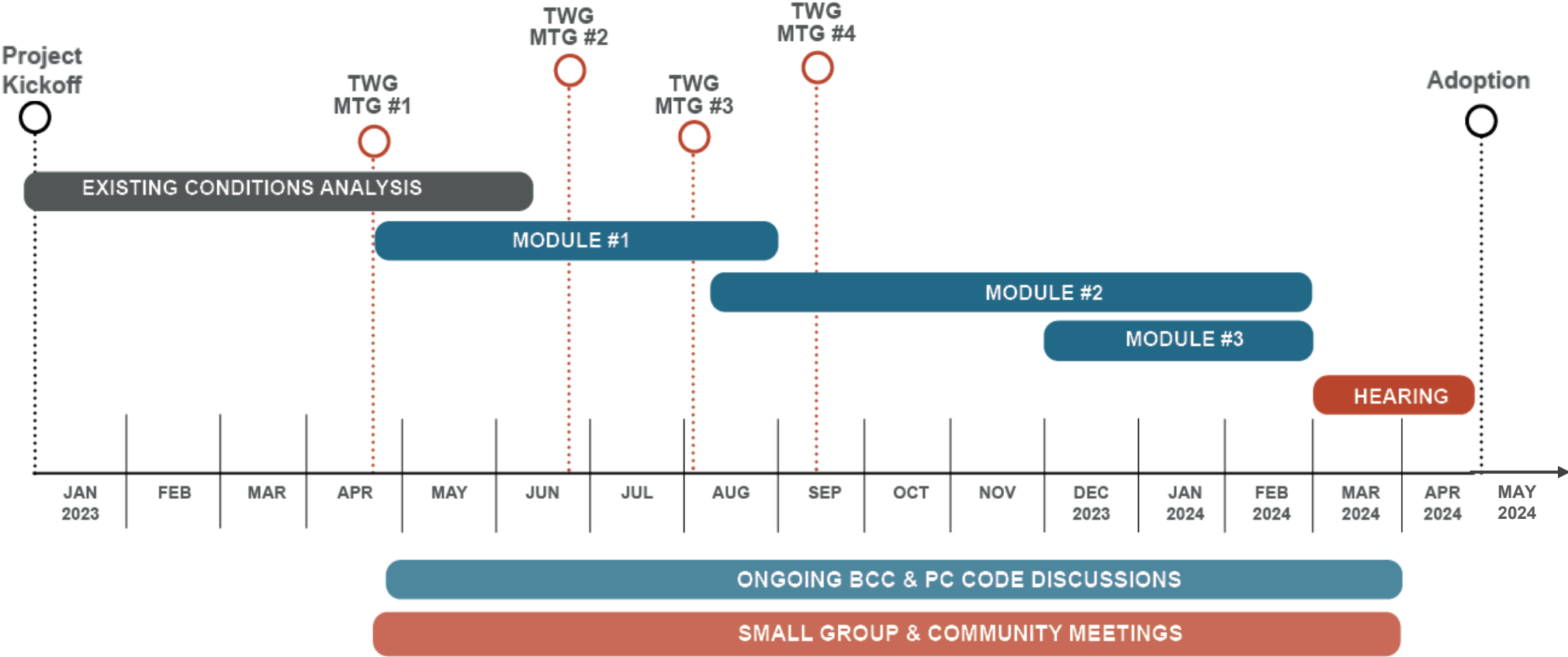
Clear
Language
and
Enforcement

Reinforce
Sustainable
Goals

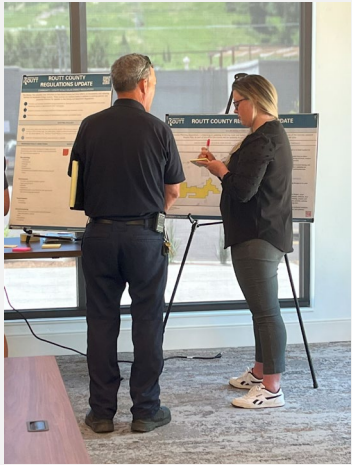
Incorporate
Growth Tiers

Build on
Master Plan

Project Process



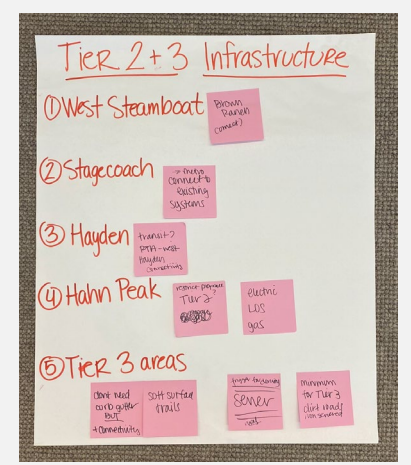
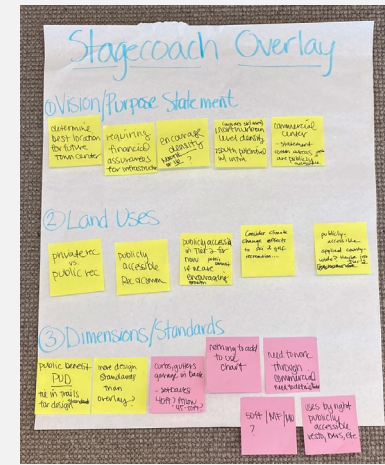
Engagement to Date



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):

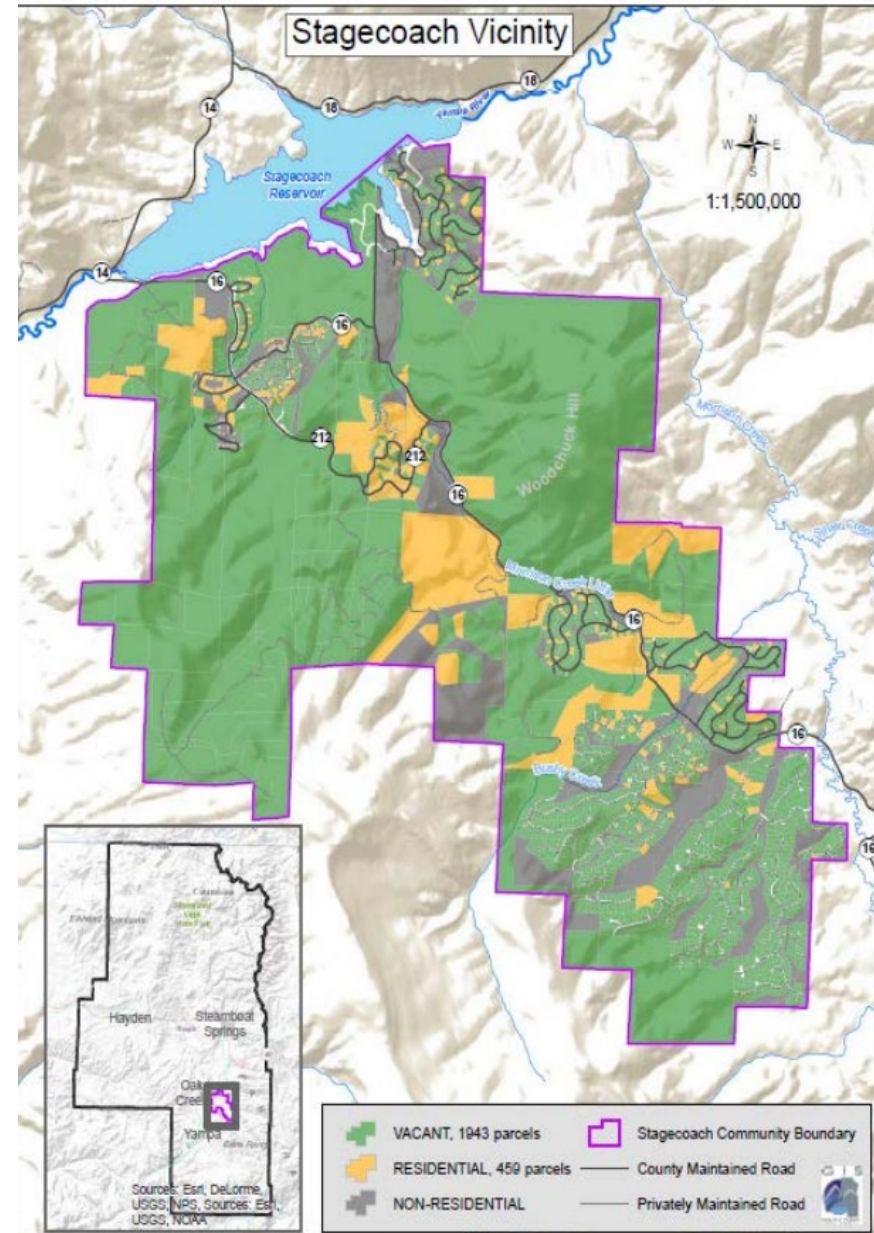
- Consolidation of existing, legally nonconforming buildable lots in Mountain Residential (MRE) and General Residential (GR) districts
- Can only be requested in certain areas as defined by the Tiered growth structure.
- Establishes realistic standards for smaller parcels, intended to better suit existing 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

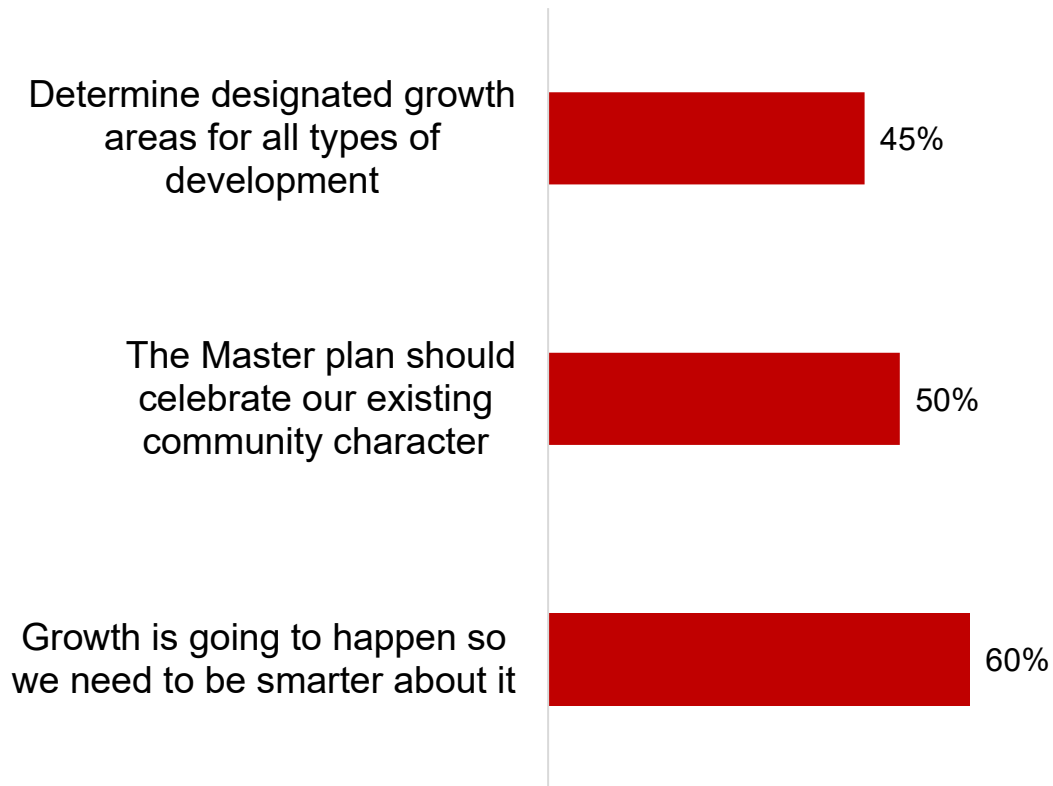
- Land Use Categories defined
- Process for interpreting new land use types
- Standards for regulating impacts of existing uses (Guest Ranch, Camping, etc)
- Addressing new requirements in state law (Healing Houses)
- Short-term Rentals remain prohibited
- Updates to Secondary Dwelling Units



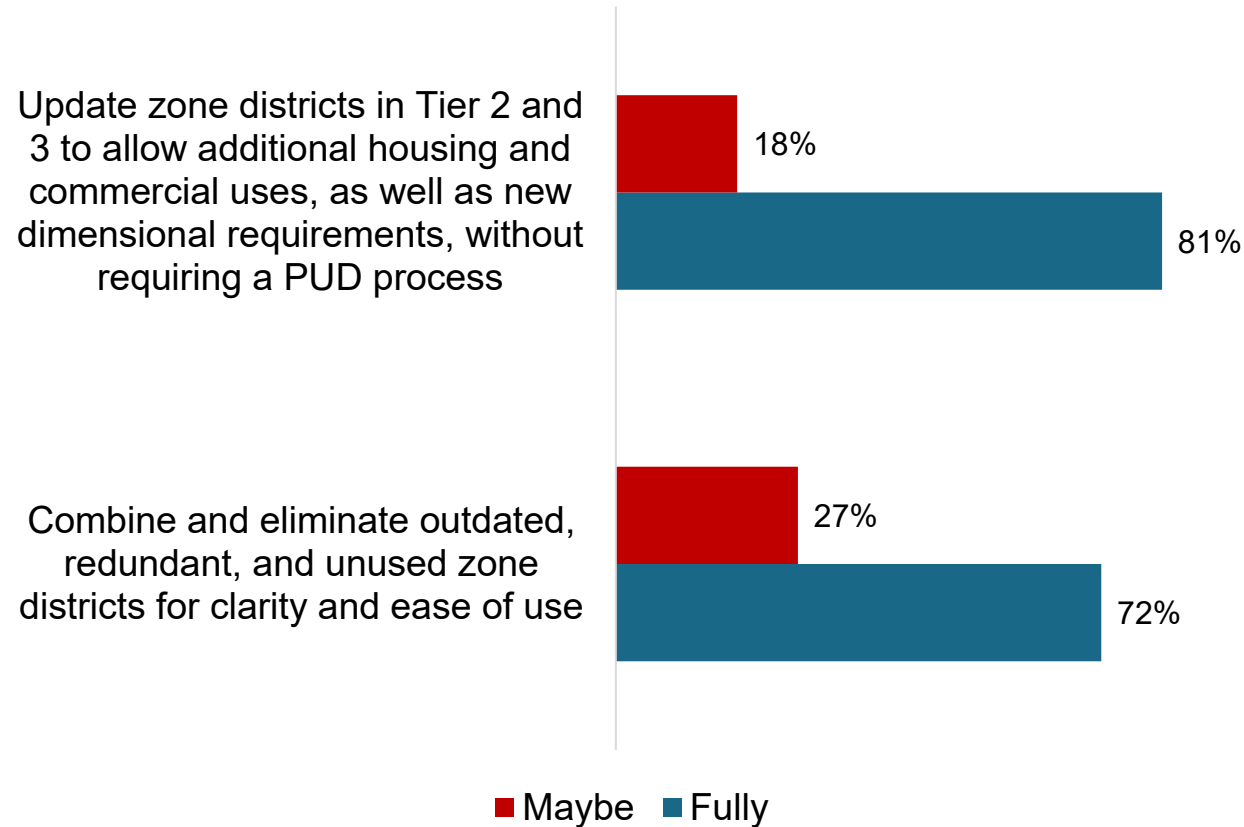
What We've Heard



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



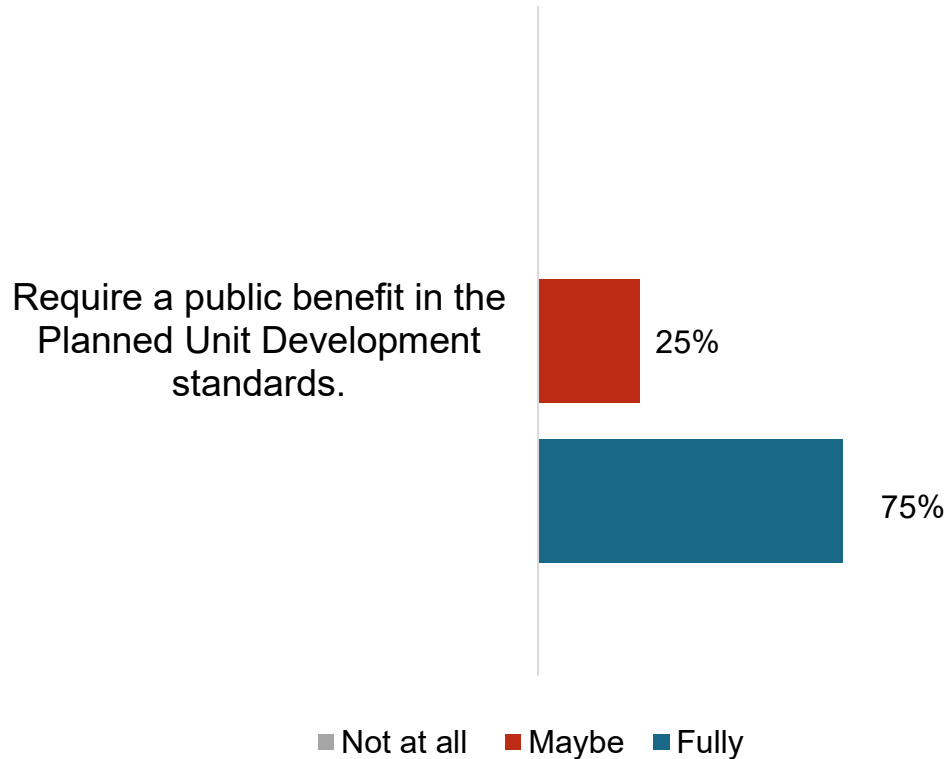
6. Include employee housing for private development projects.
7. Inclusion of community facilities that enhance the quality of life of county residents and promote economic vitality, social opportunities, and community health and safety.
8. Include a conservation easement or other long term protection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



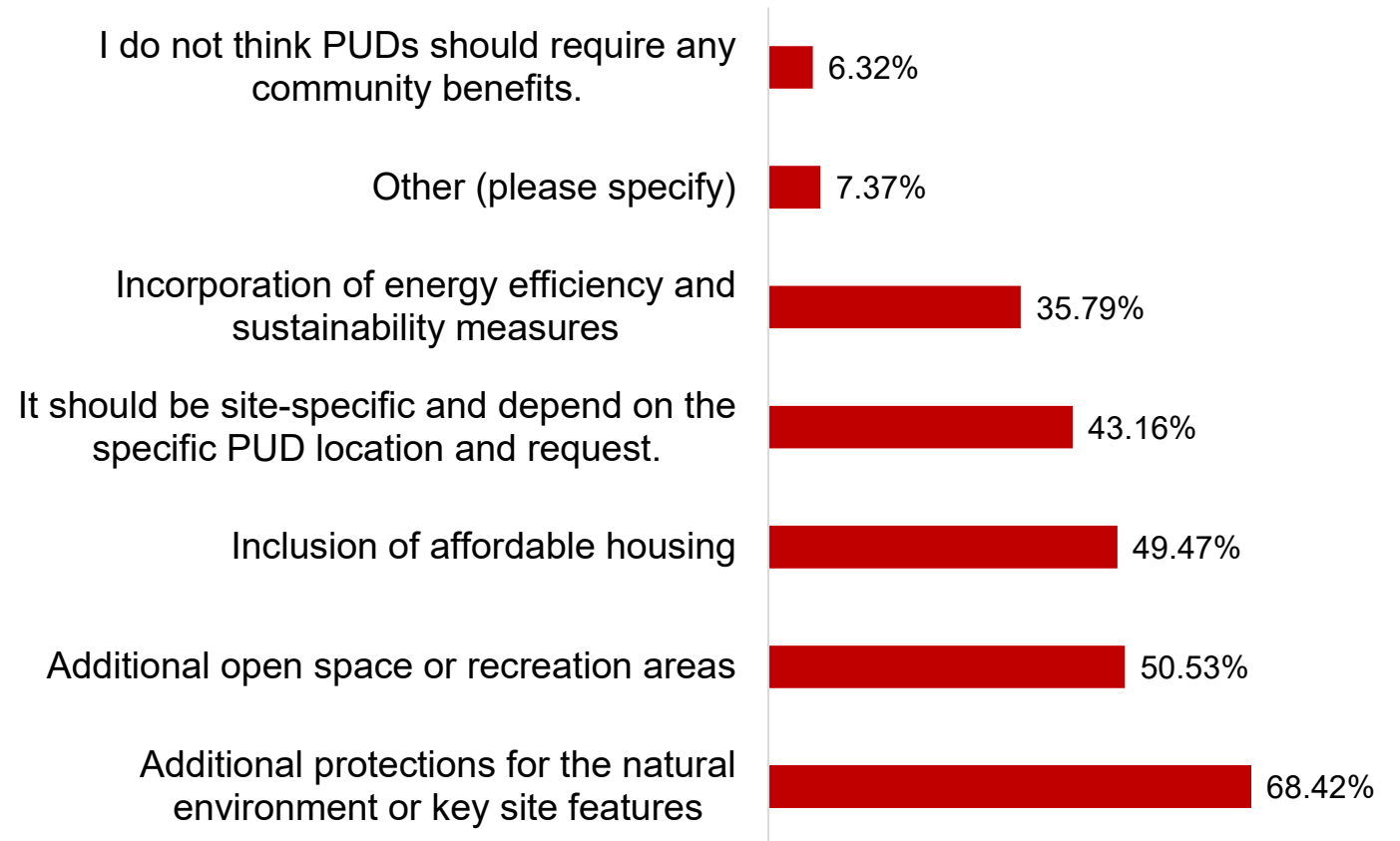
What We've Heard



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



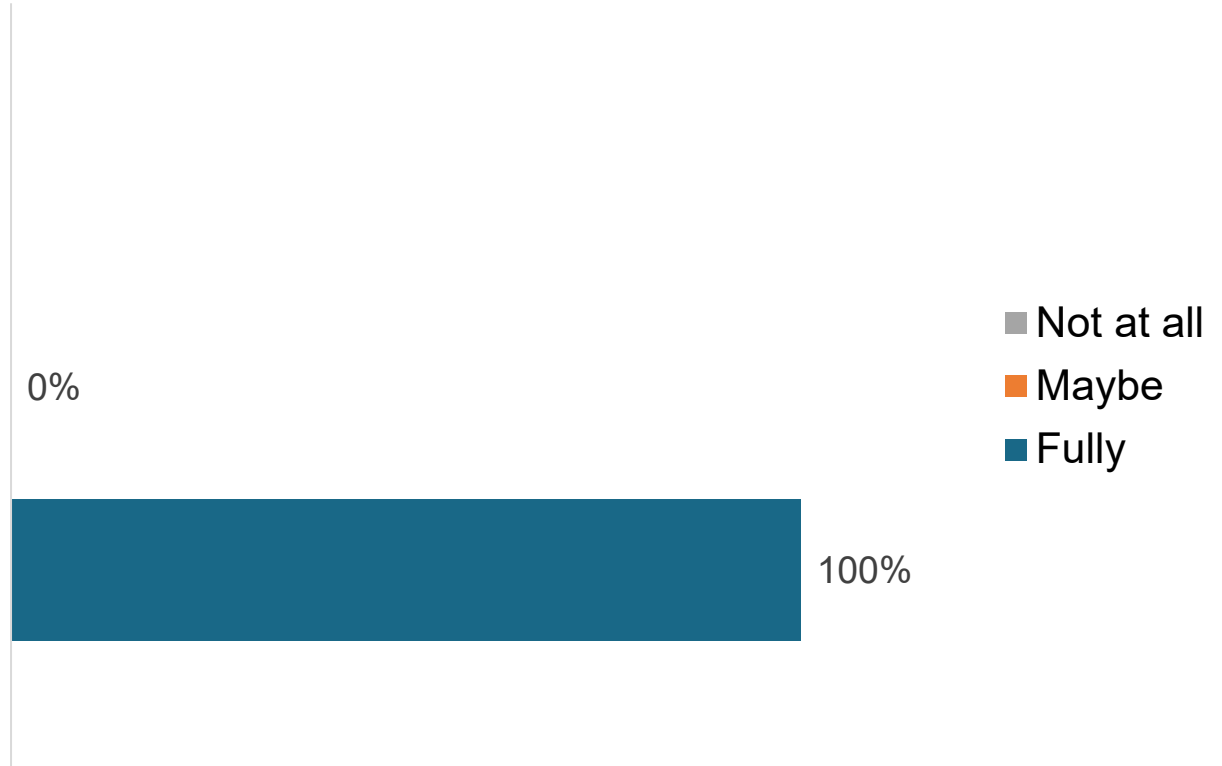
- **Definition:** The total negative impact to an area resulting from multiple land use decisions that, when added together, change or alter the historical character and/or landscape within an area.
- Applicants of all development must demonstrate that all combined impacts will not create unmitigable 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.



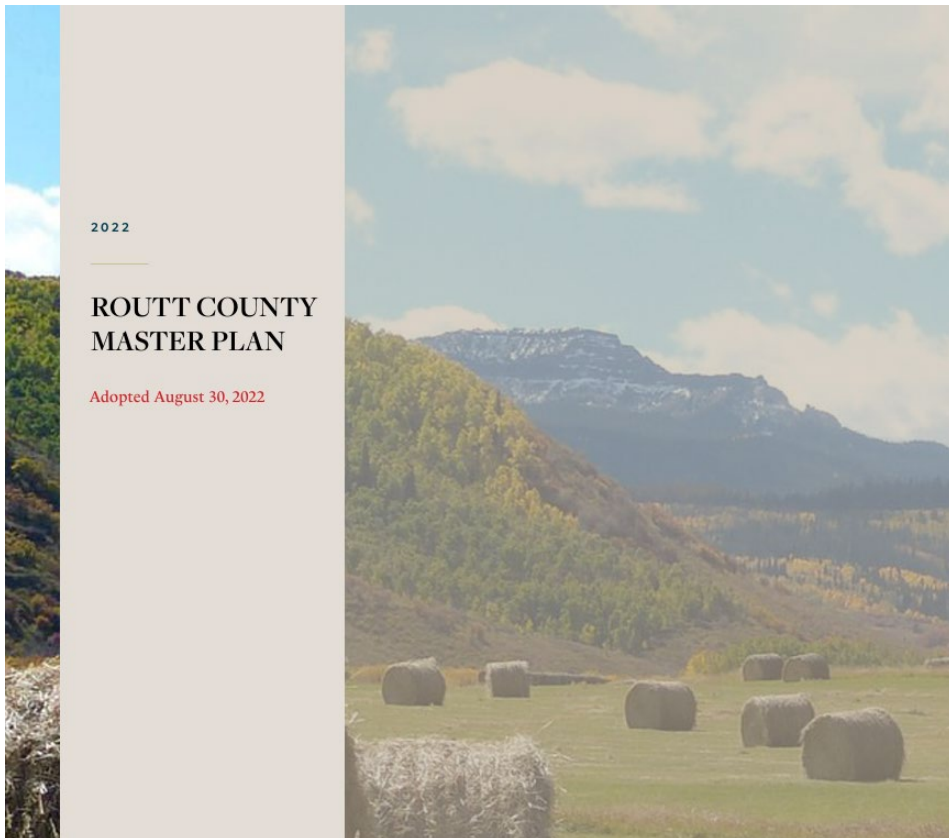
House Sizes



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



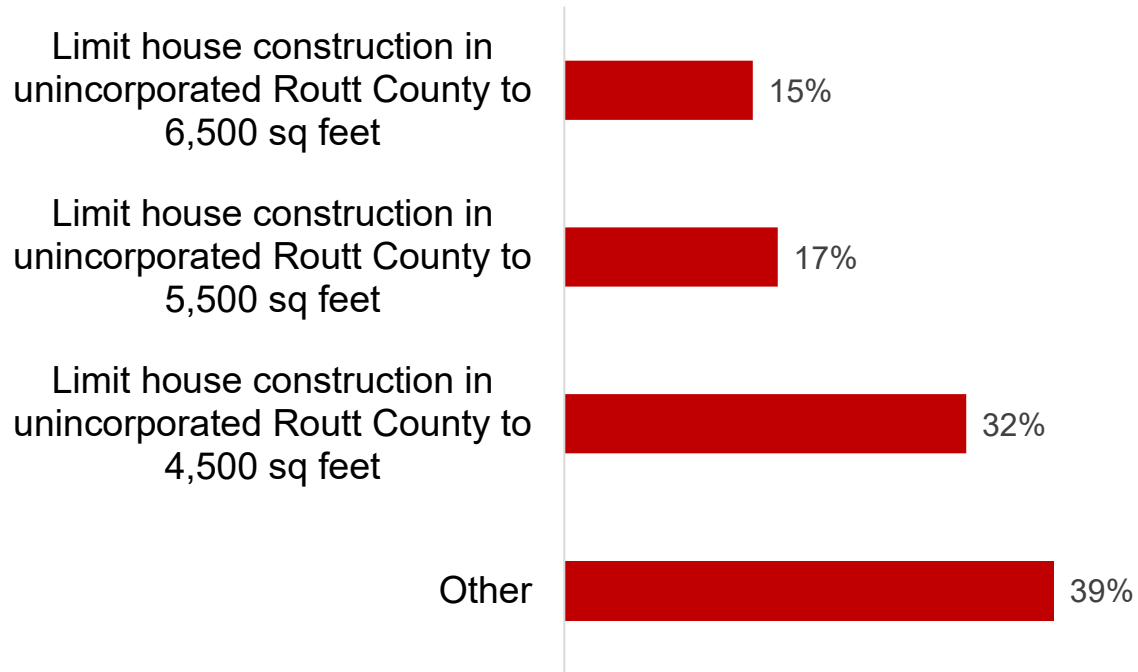
- Limitation of no more than 7,500 sq ft.
 - Existing limitations through HOA's in Routt County are 12,500sf at AMR and 12,000sf at Catamount
 - Excludes basements and garages, as written in the Max Floor Size definition.
 - Does not consider exemptions or variances
- The code will consider existing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

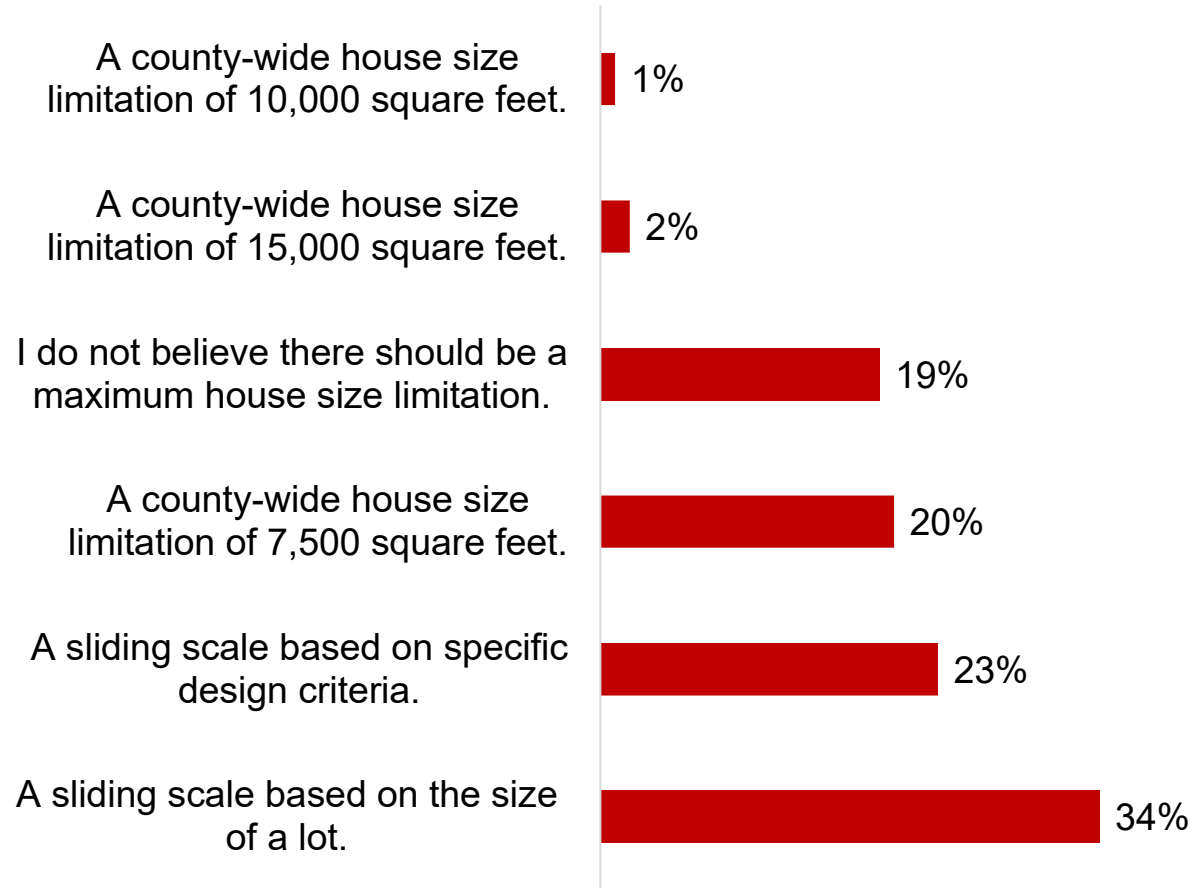
What We've Heard



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

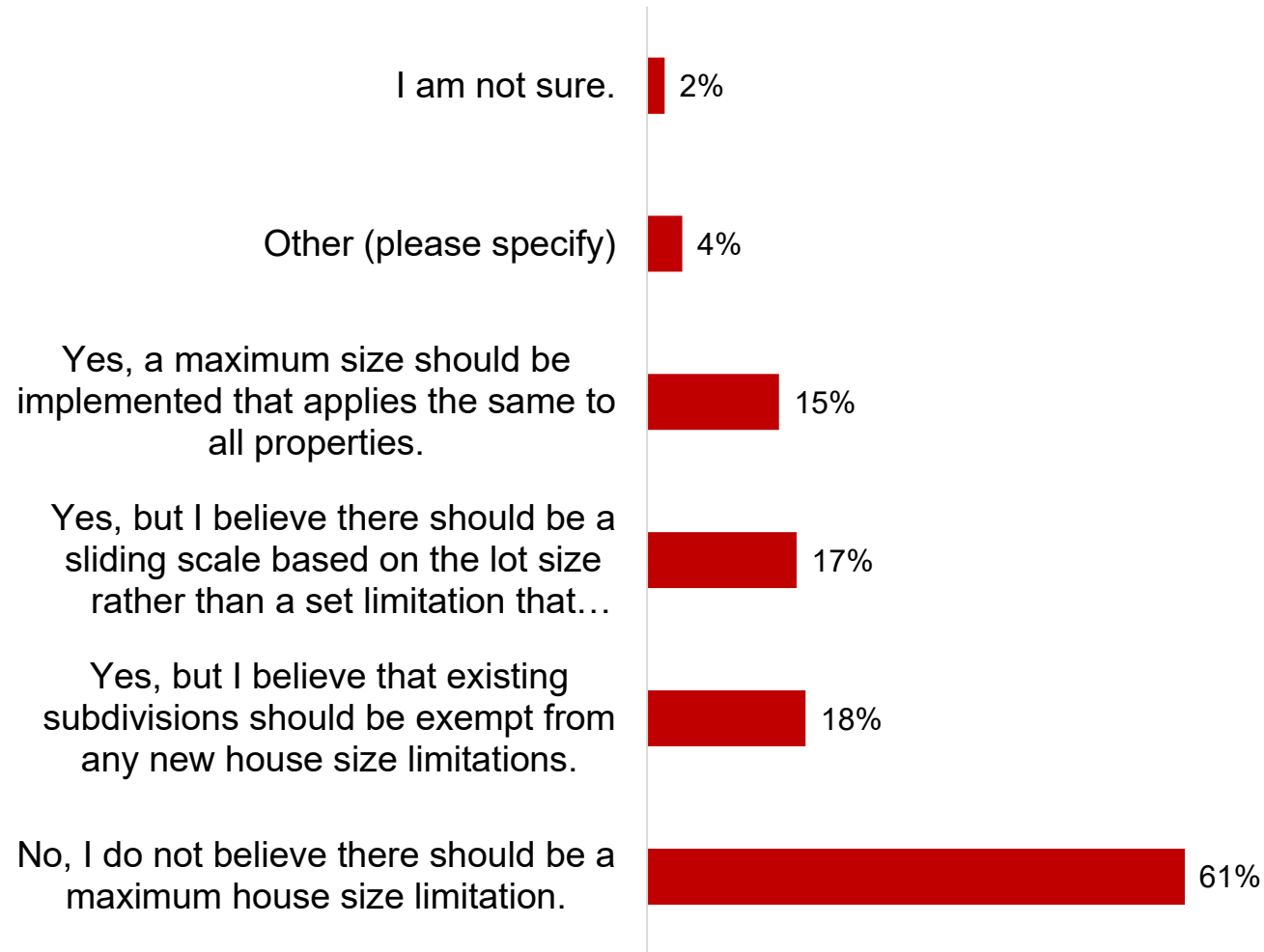


What We've Heard



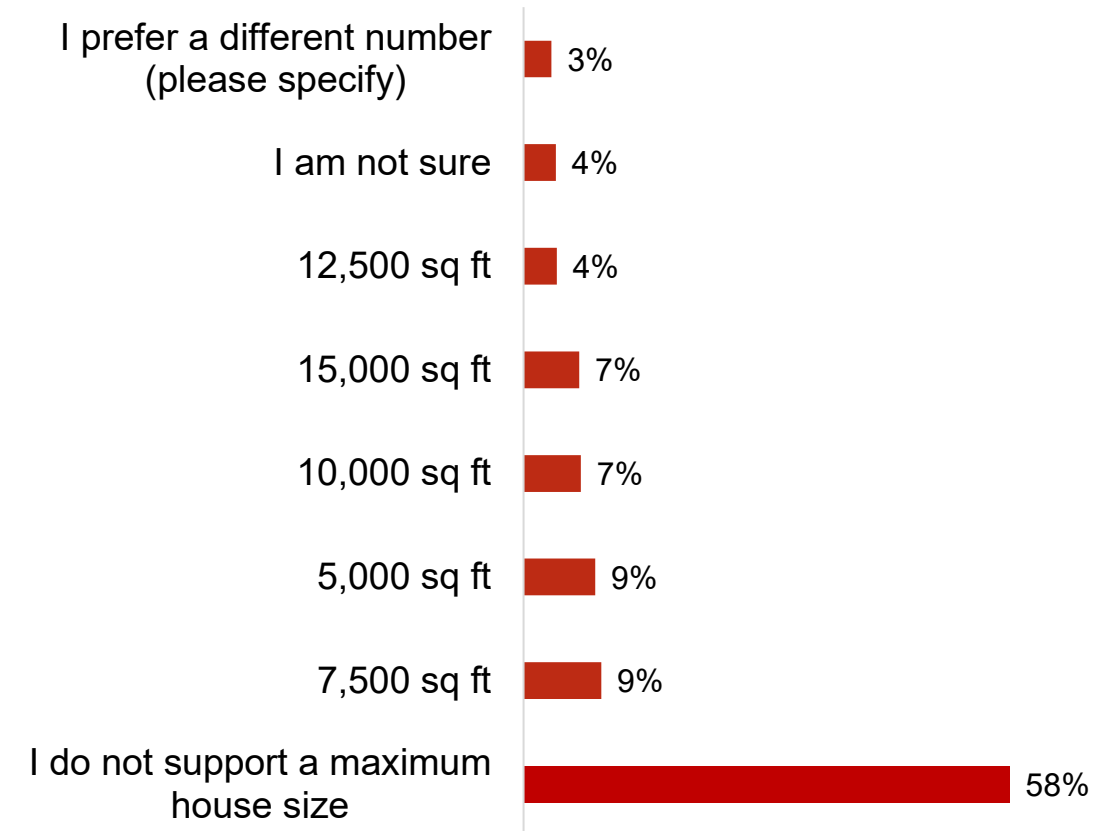
Do you believe a maximum house size should be implemented in Routt County? (select all that apply)

Community Survey #3



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

Community Survey #3



House Size Options



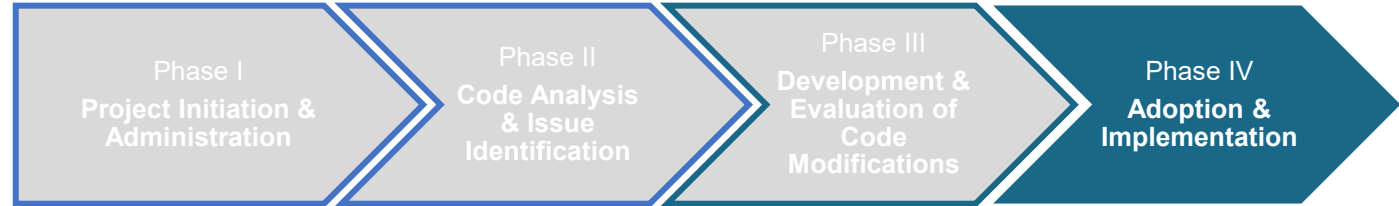
1. Adopt as proposed (7,500 sq ft, with basements and garages exempt)
2. Adopt 7,500 sq ft limit only for new development (exempt existing entitlements)
3. Adopt 7,500 sq ft limit, but exempt all current and future LPS
4. Adopt 7,500 sq ft limit and a sliding scale of an additional 2,000 sq ft for every 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!