



# **BCC & PC Routt County Draft Code Review**

April 25, 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

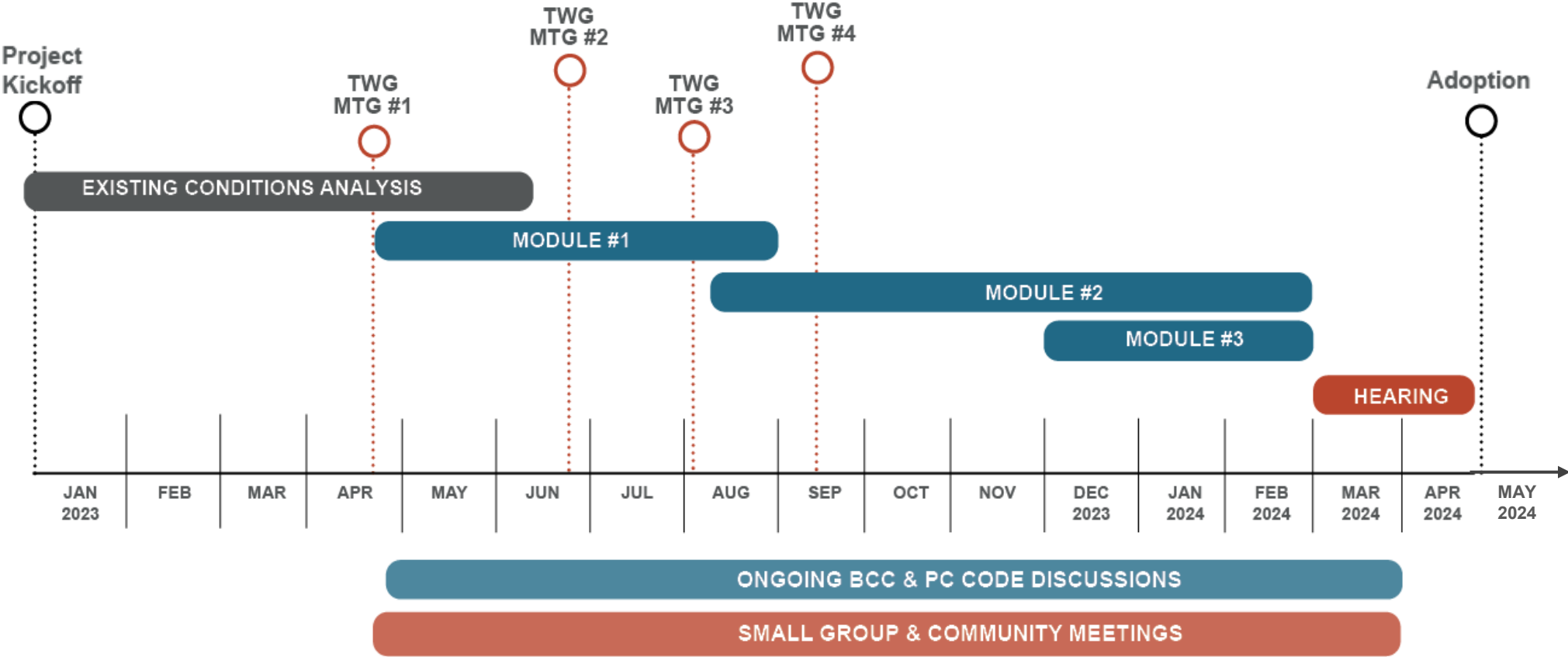


# Project Principles

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.

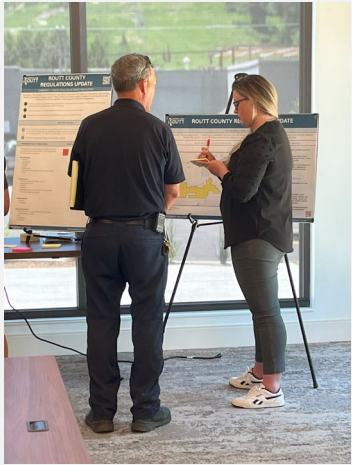


# Project Process





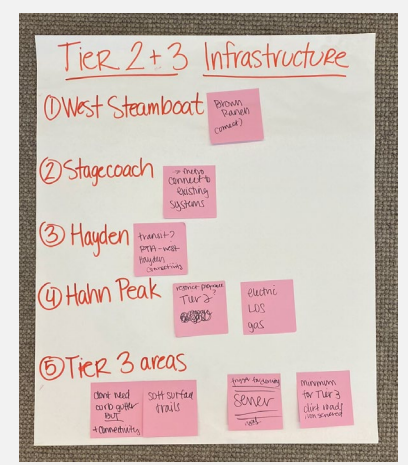
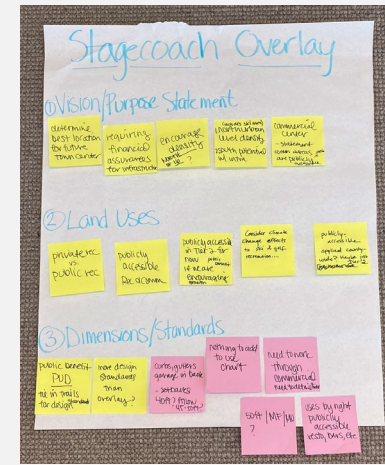
# Engagement to Date



Stakeholder Workshops



Technical Working Groups



Staff Workshop



Community Pop-Up & Workshops



[www.NavigateYourRoutt.com](http://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

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- PUD Review Process*
- Subdivision Review Process*
- Land Preservation Subdivision*
- Wildlife Mitigation*
- Oil and Gas*
- Historic Preservation*
- Variances and Adjustments*

} 4/25

# Planned Unit Developments (PUDs) Review Process





# PUD Review Process

- Updates streamline the review process and provide additional clarity for staff, review bodies, an applicant, and the community.
- PUD remains a Zone District with flexibility to identify the specific uses and dimensions through the review process.
- Recorded PUD Guides are required to outline dimensions, use allowances, and limitations
  - Final PUD Plan is required when text guide does not provide sufficient information



# PUD Review Process



## Current Process

**Conceptual Review**  
Public Hearing: PC  
Public Hearing: BCC



**Final Review**  
Public Hearing: PC

## Proposed Process

**PUD Review**  
Public Hearing: PC  
Public Hearing: BCC



PUD Guide

**Site Plan Review**  
*Administrative*



# PUD Review Process



## Proposed Amendment Process

- 1. Technical Amendments:** Administrative Review; limited to technical changes or changes contemplated in the PUD Guide.
- 2. Minor Amendment:** Administrative Review; do not change overall allowances in PUD Guide and must be substantially similar to approval.
- 3. Major Amendment:** BCC Review; materially alter the approval.

# Subdivision Review Process





# Subdivision Process



## Current Process

### Sketch Plan

- Completed by the PC and BCC
  - Concurrent reviews for some subdivisions



### Preliminary Plan

- Completed by the PC and BCC
  - Concurrent reviews for some subdivisions



### Final Plan

- Reviewed administratively

## Proposed Process

### Sketch Plan

- Optional for applications in Tier 2 Growth Areas only
- Concurrent review option remains



### Preliminary Plan

- Completed by the PC and BCC
- Combined reviews



### Final Plan

- Reviewed administratively

# Land Preservation Subdivision (LPS)





# Land Preservation Subdivision



## Current Process

### 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 Process

### Minor LPS

*(Does not include the granting of bonus lots)*

- Administrative Review
- Must be at least 70 acres in size

### Major LPS

*(Does include the granting of bonus lots)*

- Public hearing only with BCC
- Must be at least 140 acres in size

# Land Preservation Subdivision

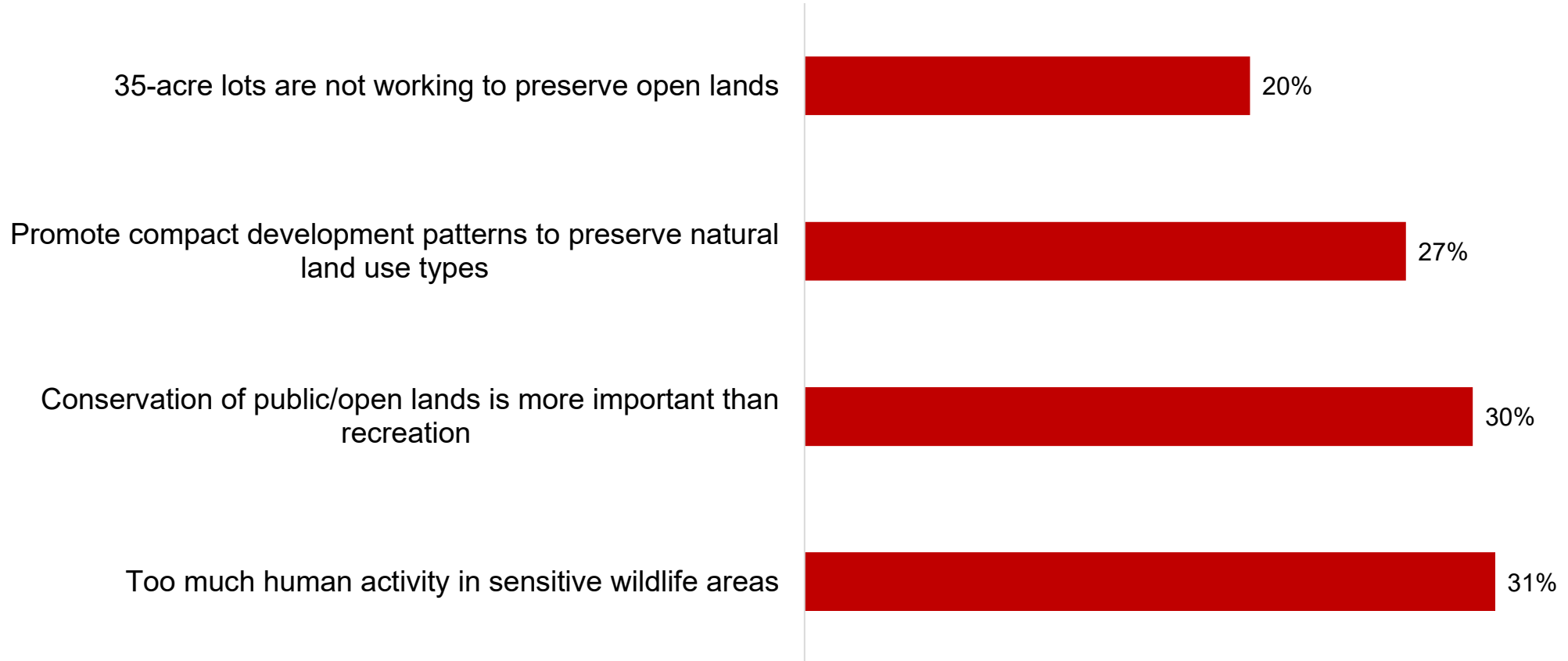
	35 Acre Subdivision	LPS Allowance (1 parcel per 100 acres)
Original Parcel Size	250 acres	250 acres
Resulting Number of lots	7 35-acre lots	7 5-acre lots
Remainder Parcel	N/A	215 acres ( $7 \times 5 = 35$ ; $250 - 35 = 215$ )
Number of Bonus Lots	N/A	2 additional lots ( $215/100 = 2.15$ , where a fraction is not granted)
Total Lots Allowed	7 35-acre lots	9 5-acre lots with 205 acre Remainder Parcel



# What We've Heard



## Recurring Responses on Resilience and Sustainability *2022 Master Plan*



# Waterbody Impacts





# Waterbody Impacts



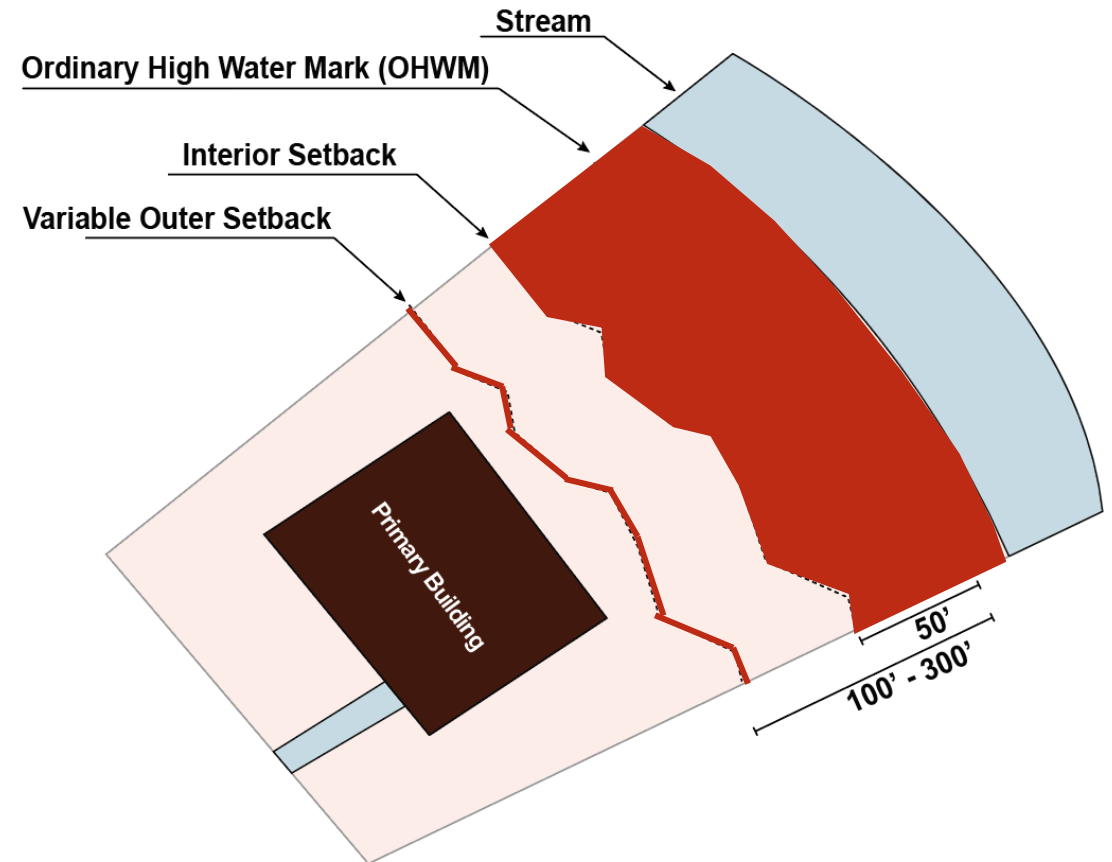
- Routt County currently has a 50-foot water body setback to protect these areas from development and degradation.

Waterbody Setback Comparison	
County	Waterbody Setback (ft)
Routt	50
Park	75
Grand	30
Gunnison	25, can be increased to 100
Pitkin	100, can be reduced to 50

# Waterbody Impacts



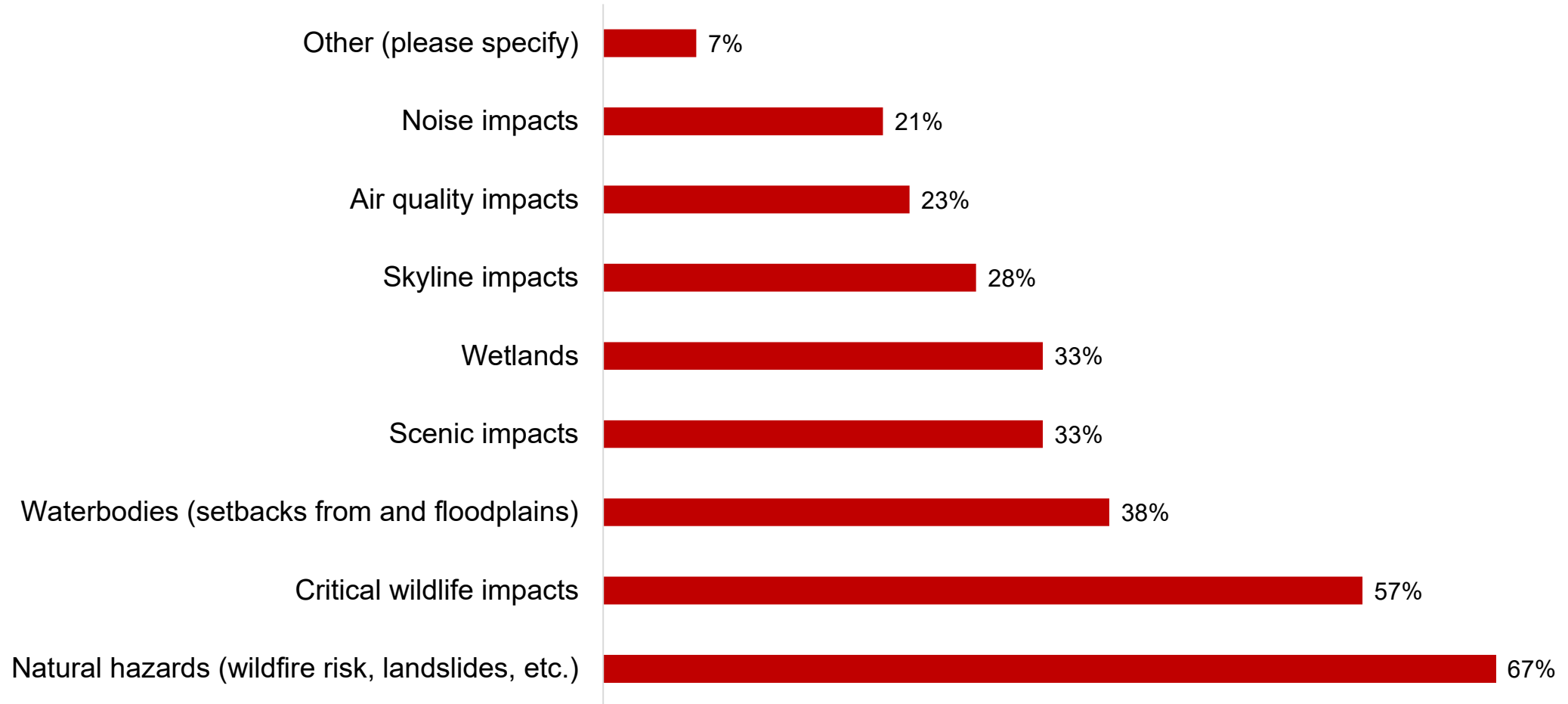
- Set 50 foot inner setback maintains existing requirements
- Variable additional 50 foot – 250 foot setback based on the size of the waterbody
- Varies based on site specific conditions and features such as:
  - Large slopes
  - Unstable bank conditions
  - Natural features
  - Plant and animal habitats
  - Fish preservation
  - Hazard areas
  - Land preservation



# What We've Heard



Which potential impacts are you most concerned with in regard to environmental hazards?  
(Select up to three)  
*Community Survey #2*

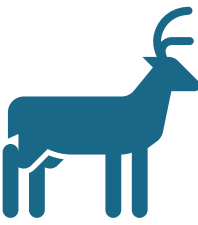




# Wildlife Mitigation



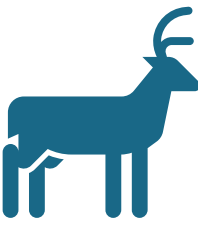
# Wildlife Mitigation



- Applications are required to utilize of Colorado Parks and Wildlife Maps to determine applicability of the Development within a Sensitive Wildlife Area section
- Wildlife Mitigation Plan must be used to identify all appropriate measures to avoid, minimize, and mitigate anticipated adverse impacts
  - Compensatory offsets are permitted in instances where impacts to wildlife cannot be fully mitigated

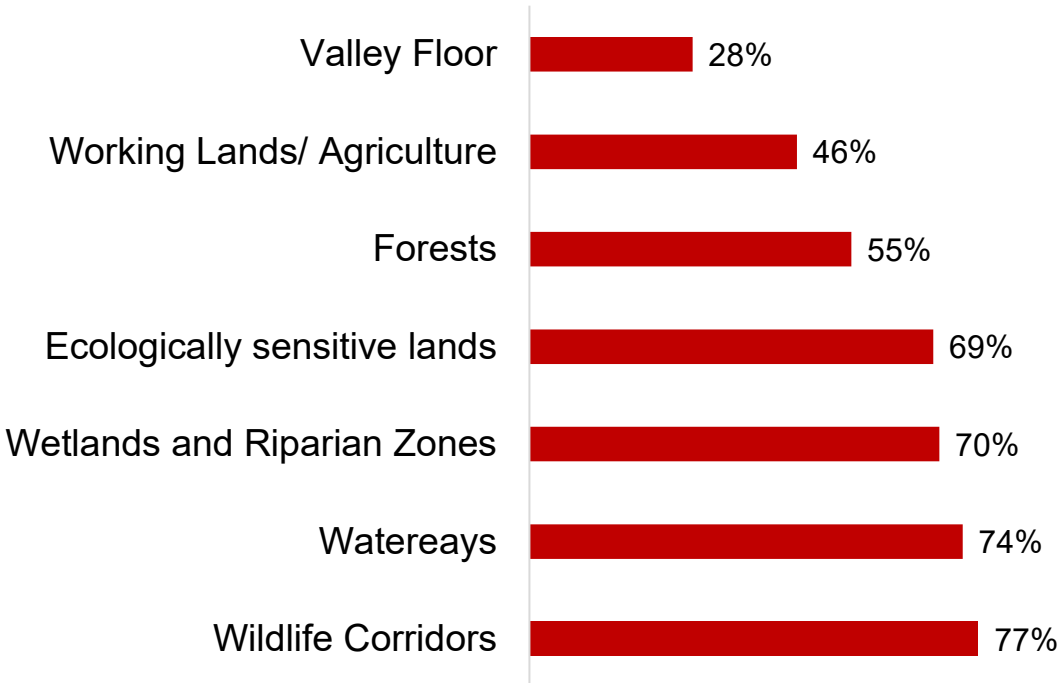


# What We've Heard



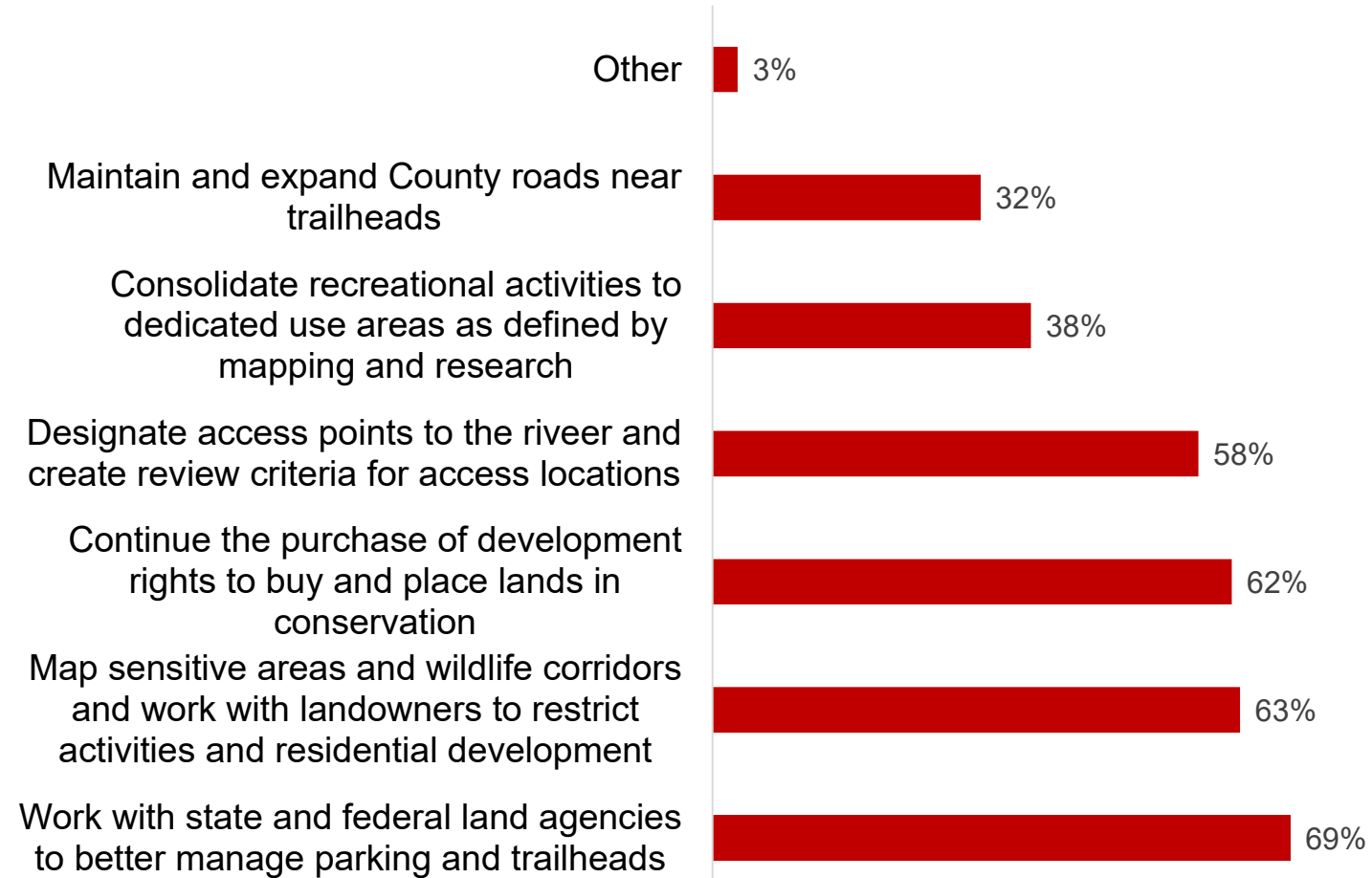
Which landscapes should be the highest priorities for preservation?

2022 Master Plan Survey #2



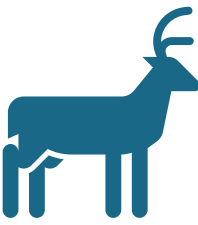
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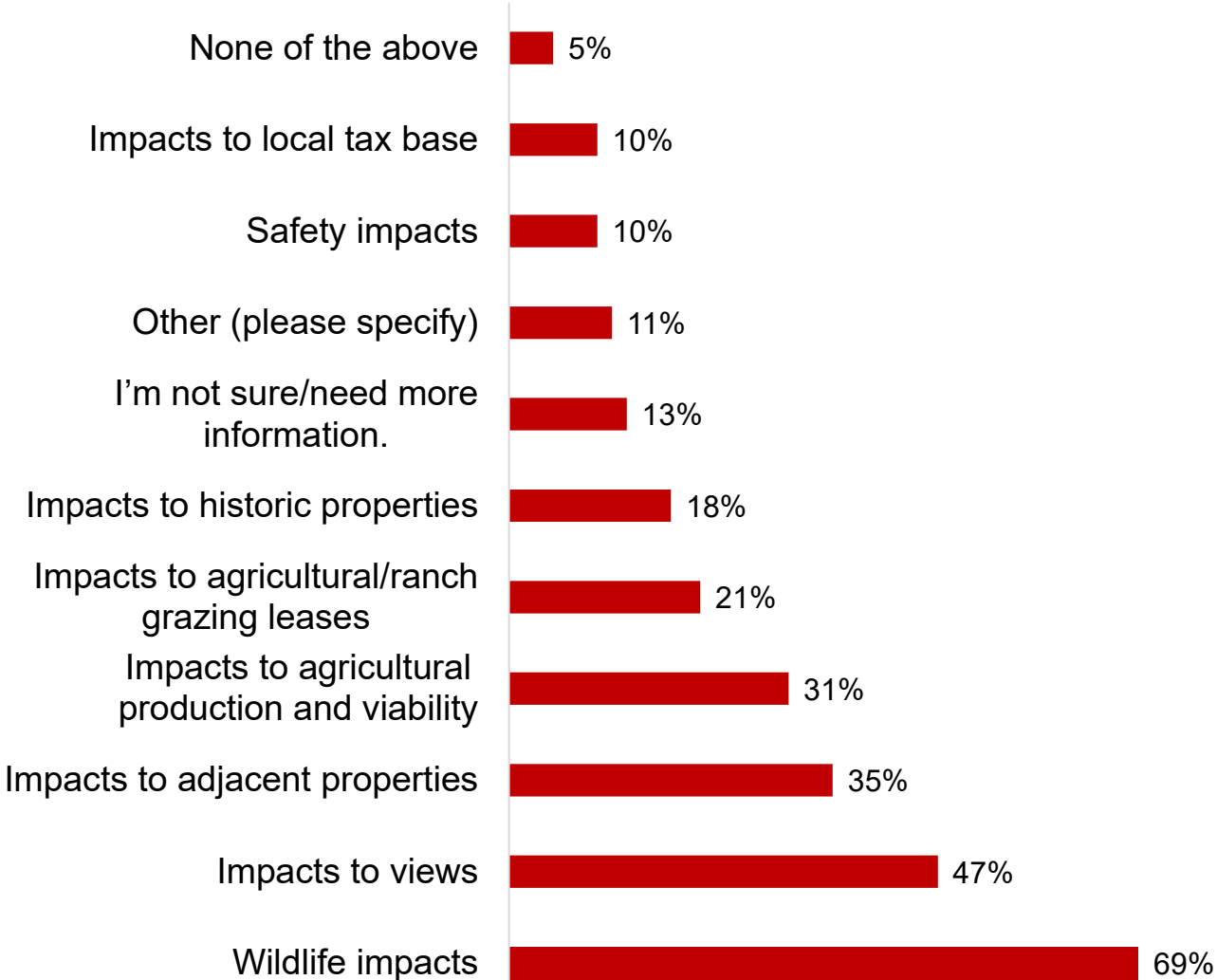


# What We've Heard



Which potential impacts are you most concerned with in regard to environmental hazards?

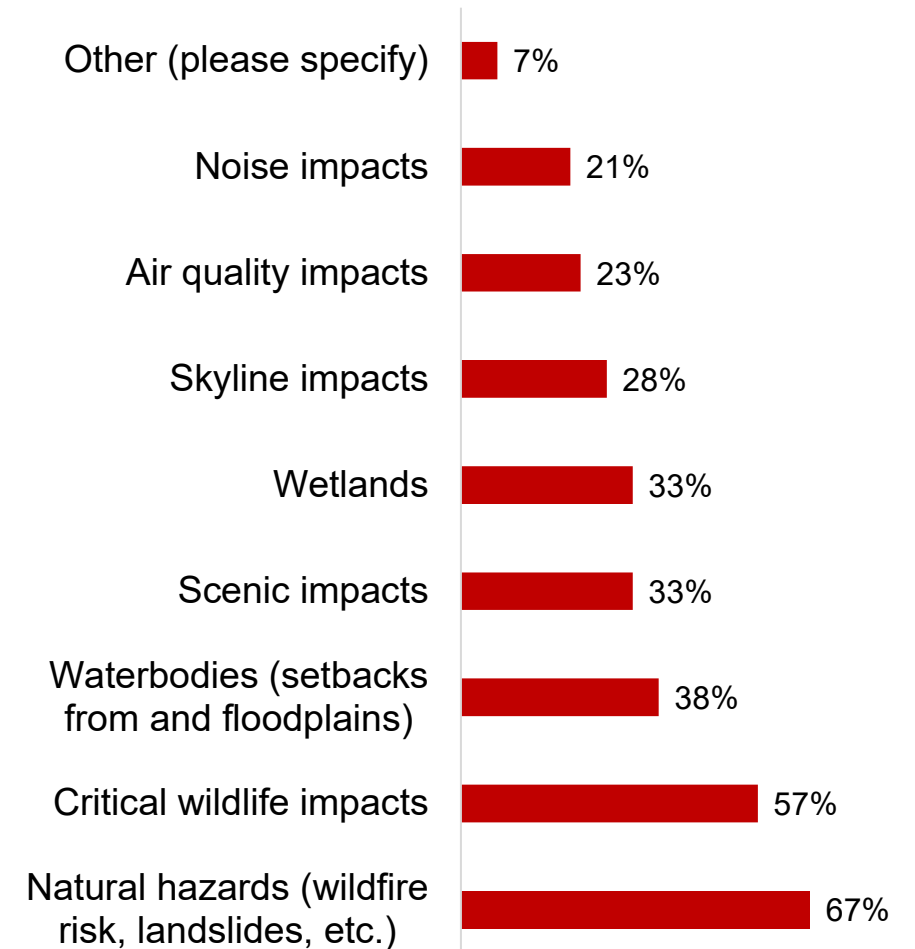
*Community Survey #1*



Which potential impacts are you most concerned with in regard to environmental hazards?

(Select up to three)

*Community Survey #2*



# Oil and Gas



# Oil and Gas



- Proposed policy direction that was brought forward in standards:
  1. 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.
  2. Employ tactics to mitigate wildlife.
  3. 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.
  4. Encourage the reclamation of mine operations to minimize the amount of exposed surface water.
  5. Formalize the County's current practice of requiring operators to conduct traffic studies and improve roads prior to commencing operations.



# Historic Preservation



# Historic Preservation



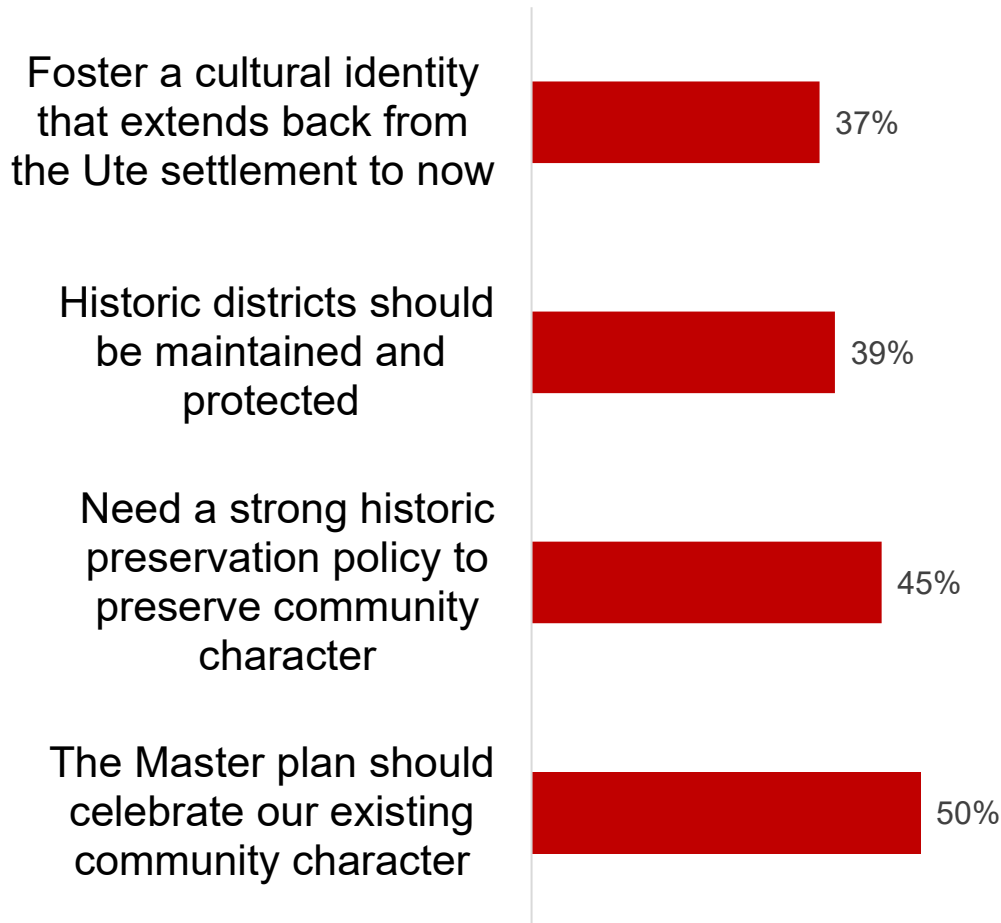
- Support of historic preservation within additional Secondary Dwelling Unit (SDU) allowances
  - Parcels that contain a dwelling unit designated as a historic have the opportunity to preserve the historic structures and develop a Secondary Dwelling Unit on a single buildable lot.
- Nonconformities chapter encourages the preservation of historic developments and their original character and design.



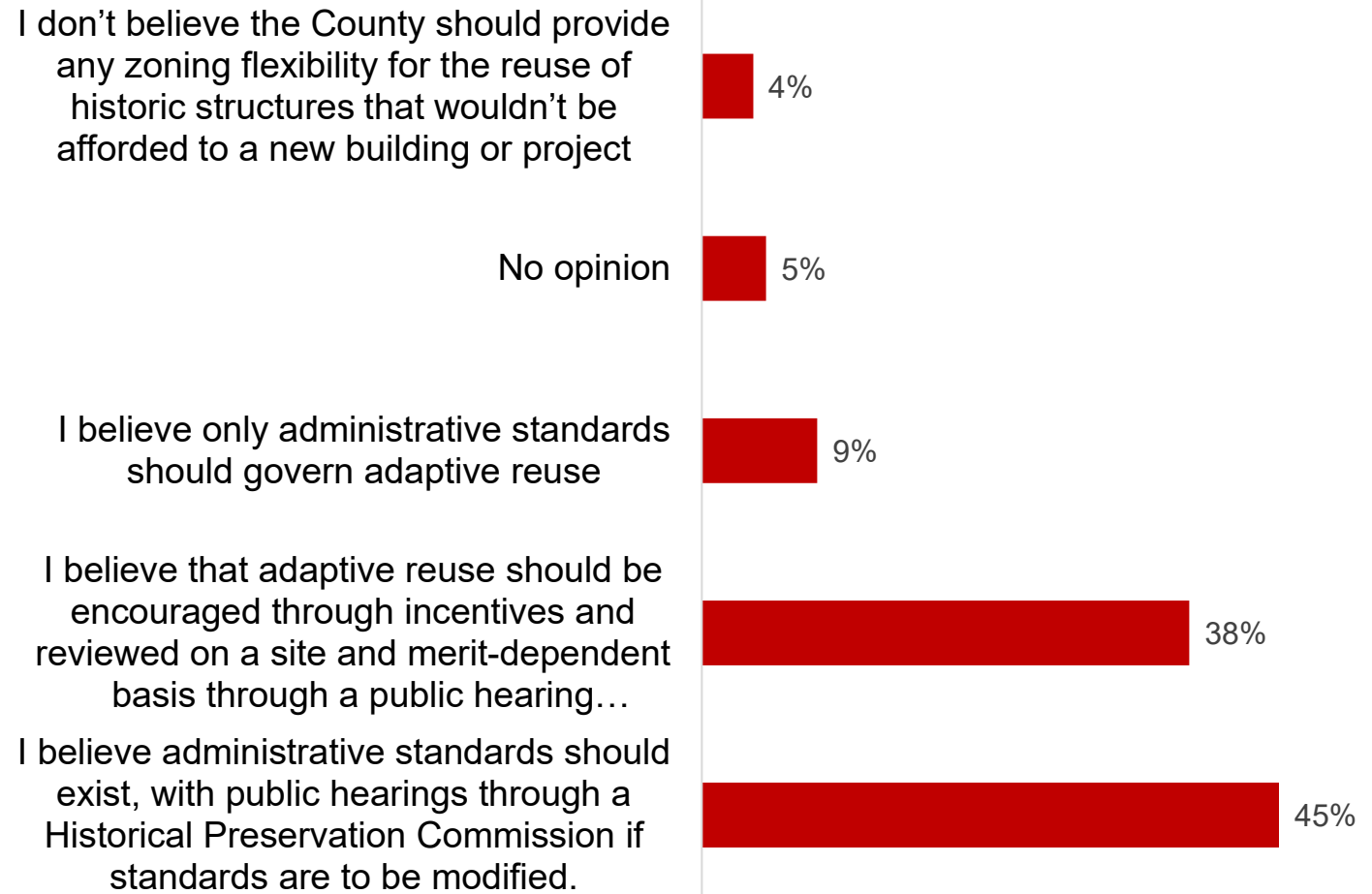
# What We've Heard



## Recurring Responses on Historic and Cultural Resources *2022 Master Plan*



## In your opinion, how should adaptive reuse be governed and reviewed in Routt County? *2022 Master Plan Survey #2*





# Variations and Adjustments



# Variations and Adjustments



- Consolidation into one section
- List of review criteria for BOA to review
- Allowance for administrative modifications for specific adjustments
- Clear, active language to prohibit standards, triggering variations and adjustments and variations
  - **Adjustments:** BOA authority to adjust dimensional standards for the siting of buildings and signage
  - **Variations:** BOCC review of modifications of all other standards

Table 4.71.B: Allowed Administrative Modifications	
Code Standard	Allowable Administrative Modification (maximum percentage)
<b>Site Standards</b>	
Separation Requirements for Secondary Dwelling Units	10%
<b>Lot Dimensional Standards</b>	
Front setback, minimum	10%
Side setback, minimum	10%
Rear setback, minimum	10%
<b>Building Standards</b>	
Building height, maximum (excludes wireless communication facilities)	10%
<b>Development Standards</b>	
Number of required parking spaces, maximum or minimum	15%

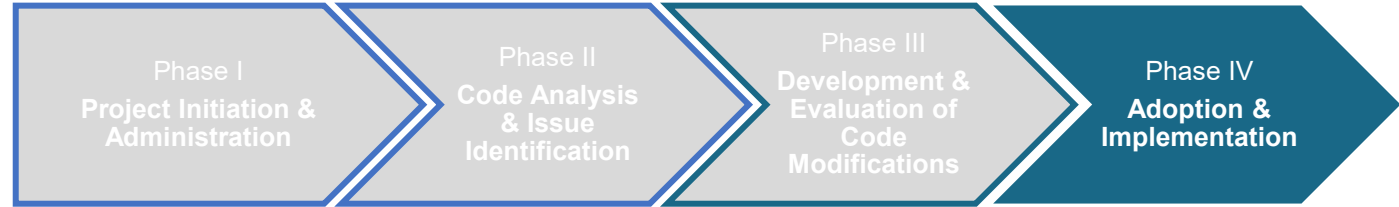


# Next Steps



# Next Steps

- Joint Work Sessions with Public Comment
  - April 18
  - April 25
- Public Hearing Process
  - Planning Commission: May 18
  - BCC: May 28



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## 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!**