



Routt County Planning Commission UDC and Zoning Changes Review Meeting

May 16, 2024

Presented by Design Workshop and
Routt County Planning Staff

Agenda

1 Project Background and Process

2 Key UDC Sections

3 Discussion

4 Next Steps





Project Background and Process

Project Principles

Clear Code;
limit
interpretation

Articulate
“Why”

Clear &
Efficient
Review
Processes

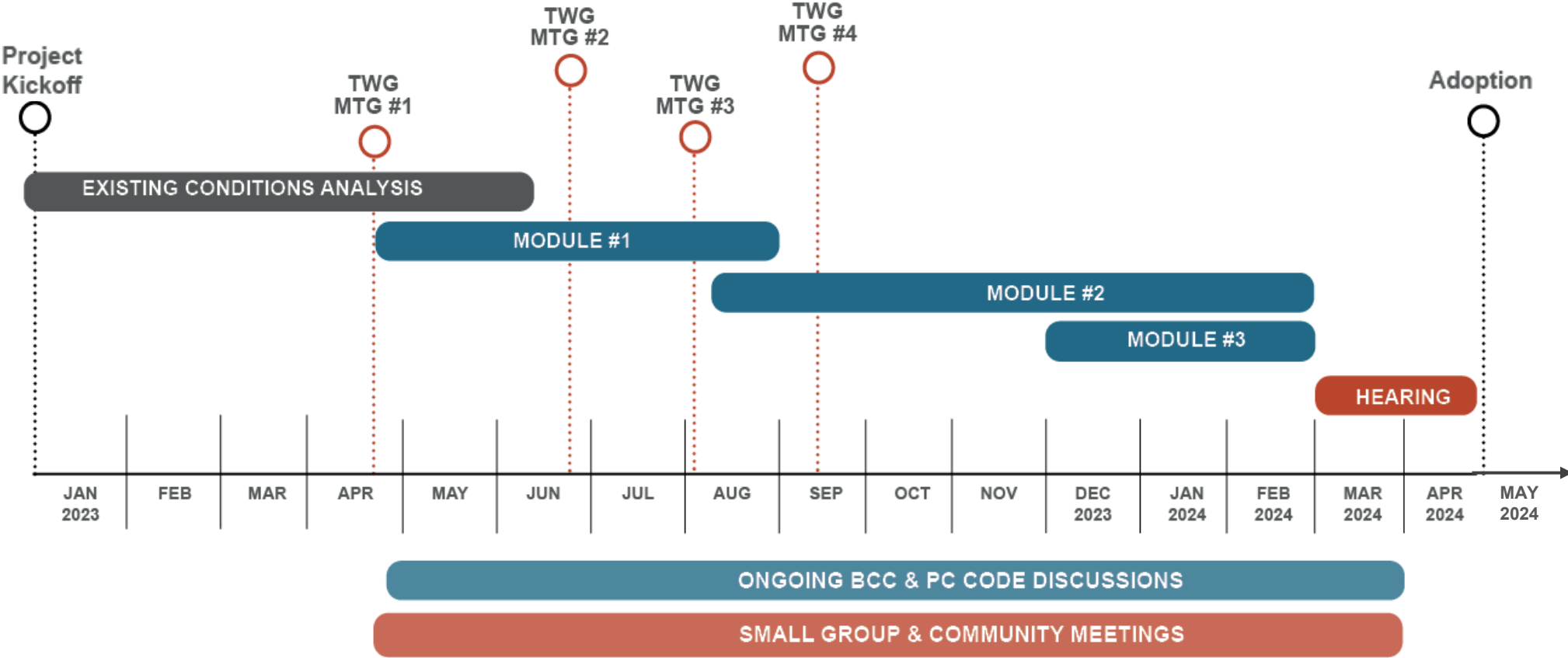
Clear
Language
and
Enforcement

Reinforce
Sustainable
Goals

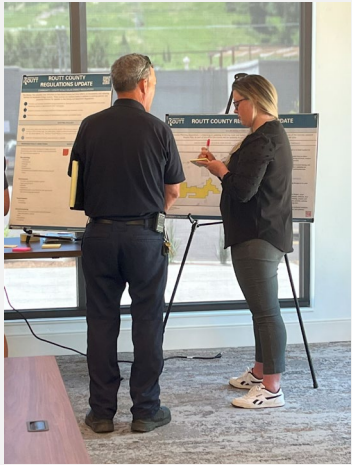
Incorporate
Growth Tiers

Build on
Master Plan

Project Process



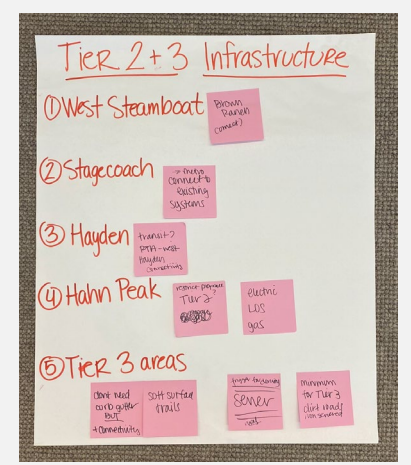
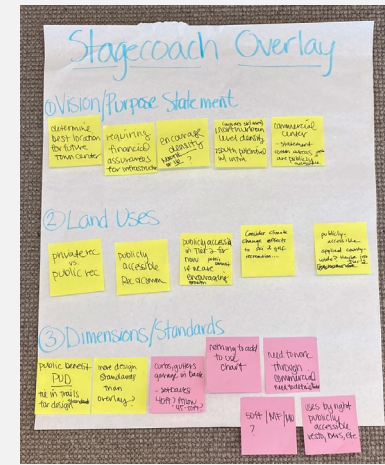
Engagement to Date



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

Engagement Stats – online and newspaper

Reporting Period	Visitors with Unique IP Addresses
March 21 – April 19	16,739
March 27 – April 25	20,672
April 15 – May 15	21,104

- Lots of website traffic! The average time each visitor remains on the site is greater than 5 minutes. Industry standard is 52 seconds.
- 23 Community Newsletter blasts
- 3 Newspaper Ads
- Press Release sent to share that draft code was available
- Social media posts
- 66+ written public comments



Key Code Changes

Chapter Review

Employee Housing Addition

Use Standard Updates

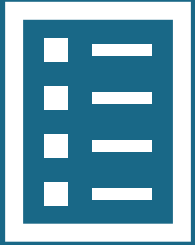
House Size Updates

Public Benefit

Land Preservation Subdivisions

Vested Rights

UDC Chapter Review



UDC Chapter Review



1. Introduction

2. Zoning Districts

1. Zoning Districts
2. Land Uses

3. Development Standards

1. Standards Applicable to All Development
2. Standards Additionally Applicable to Land Use Approvals
3. Environmental Standards
4. Standards Applicable to Extractive Uses

4. Procedures

1. General Review Procedures
2. Master Plans, Sub-Area Plans and UDC Text
3. Zoning Procedures

4. Planned Unit Development

5. Subdivision Procedures\

6. Site Plan Review

7. Relief

8. Vesting

5. Non-Conformities

6. Enforcement

7. Areas of State Interest – 1041 Regulations

8. Administration

9. Definitions

New Housing Language and Categories



Workforce Housing

A category of Dwelling Units is restricted for use by a year-round Routt County resident making up to 120% of the Area Median Income (AMI).

A standalone land-use category.

Requires a permit and does not involve a subdivision.

Essential Housing

A category of Dwelling Units that is restricted for use by a person whose primary residence is Routt County and is making up to 120% of the Area Median Income (AMI).

It is required of all residential projects:

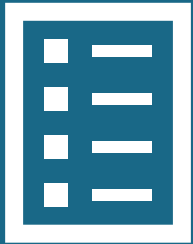
- Subdivisions
- PUDs
- Site Plan Reviews for rental developments

Employee Housing

A category of Dwelling Units that is intended to meet the demand for housing that is created by a land use permit.

It is required for all land uses and non-residential PUDs, with some exceptions.

Chapter 1: Introduction



Covers general authorities, creates link to Master Plan, included legal requirements like severability and effective date.

Chapter 2: Zoning Districts



Section 1: Zoning Districts

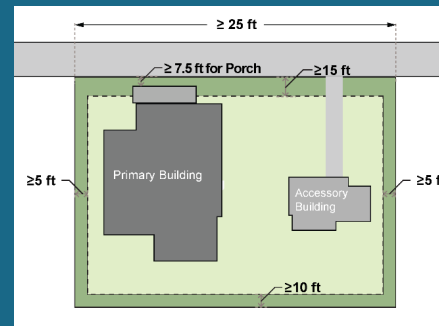
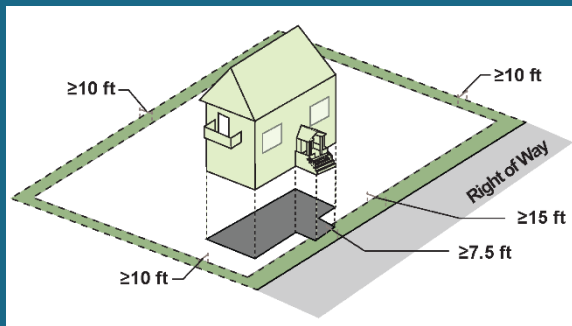
Section 2: Land Uses and Standards

UDC Chapter Review – Zoning Districts



Zoning Districts

- Updated and Consolidated Zones
- Growth Tier Overlays
- Updated Mapping (referenced in code)
- Dimensional Graphics
- New: added limitations on “Creation of New Buildable Lots”



Request to fix scrivener error in HDR: should NOT require central water system.

Land Uses

- Defines Primary and Accessory Uses
- Methodology for House Size Calculation
- Standards for Recreational uses, including Golf Courses and Ski Areas
- Standards for Overnight Accommodations, including Camping, Guest Ranches, and Residential Rehab
- Standards for Workforce Housing

Zone Districts



Creation of New Buildable Lots by Zone District

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

Land Uses and Standards



Ski Areas: Minimum lot size, multi-modal transportation, open space and recreation connections, and public access requirements.

For ski areas operating on federal land, accessibility and federal permit requirements.

Golf Courses: Best management practices from Colorado Golf Coalition and US Golf Association.

Focus on mitigating environmental impacts, including ongoing water quality and quantity monitoring.

Workforce Housing: Specific individual land use category.

Definition based on 120% of AMI.

Other: Standards for Safety Training Facilities, Helipads, Outdoor Storage, and Residential Rehab Facilities.

Request to remove Compost Standards.

Land Uses and Standards



House Size Limitation

- 7,500 sq ft limitation
- 4,000 sq ft basement exempt (basements limited to 1 story below grade)
- 750 sq ft garage exempt
- 4,000 sq ft accessory structure exempt

Single-Family

- Option 1: Exempt all Existing and Future LPS, and certain non-LPS Subdivisions
- Option 2: Create a Sliding Scale for LPS based on Remainder Parcel
 - 60 acres or less: 7,500 sq ft
 - 61 – 100 acres: 9,500 sq ft
 - 101 – 200 acres: 11,500 sq ft
 - 201 or more acres: 13,500 sq ft

Two-Family (Duplex):

- Limitation based on building

*Question for Consideration:
Should there be a delay in applicability for house size to January 1, 2025?*

House Size Option – Energy Ratings



- Up to a 3,000 sq ft home needs to meet an ERI (energy rating index) rating of 50
- 3,001 – 5,000 sq ft home needs to meet an ERI rating of 35
- 5,001 – 7,500 needs to meet an ERI of 20
- Homes over 7,500 need to meet net zero standards by DOE (Department of Energy) standards

Chapter 3: Development Standards



Section 1: Standards Applicable to All Development

Section 2: Standards Additionally Applicable to Land Use Approvals

Section 3: Environmental Standards

Section 4: Standards Applicable to Extractive Uses

Public Benefits



- Required for PUDs, Major Subdivisions, and Large-scale developments and Mining operations.
- 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
 - Determined by BCC



Employee Housing



- Required for Non-Residential PUDs, CUP and SUP Uses.
- Requirements:
 - Housing for 15% of the employees needed to run the operation.
 - Specific requirements for non-residential development types, including commercial uses, lodging, ski areas, and golf courses.
 - Specific requirements related to deed restrictions to ensure permanent affordability.
 - BCC can reduce requirements at their sole discretion.
 - Only required if certain thresholds are met.



Workforce Housing
Source: Courtesy Overland Property Group

Cumulative Impacts

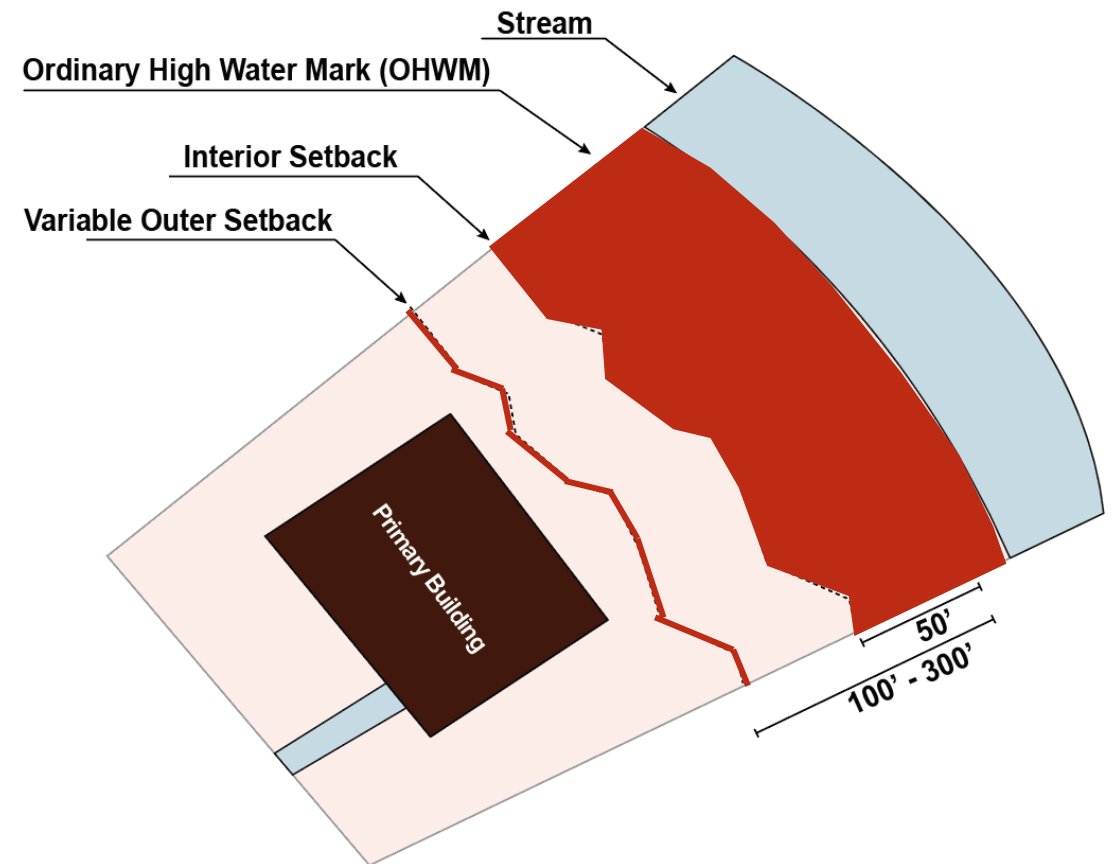


- **Definition:** The total negative impact to an area resulting from multiple land use decisions that, when added together, change or alter the historical character and/or landscape within an area.
- Applicants of all development must demonstrate that all combined impacts will not create unmitigable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

Waterbody Impacts



- Set 50 foot inner setback maintains existing requirements
- Variable additional 50 foot – 250 foot setback
 - Yampah and Elk Rivers: up to 250 feet
 - Named Streams: up to 150 feet
 - All others: up to 50 feet
- 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



Wildlife Mitigation



- Applications are required to utilize of Colorado Parks and Wildlife Maps to determine applicability of the Development within a High Priority Habitat (now defined)
- Wildlife Mitigation Plan must be used to identify all appropriate measures to avoid, minimize, and mitigate anticipated adverse impacts



Extractive Uses



- 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 impacts to 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.

Chapter 4: Procedures



***Section 1: General Review
Procedures***

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

***Section 3: Zoning
Procedures***

Section 4: PUD

***Section 5: Subdivision
Procedures***

Section 6: Site Plan

Section 7: Relief

Section 8: Vested Rights

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



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
- Concurrent reviews



Final Plan

- Reviewed administratively

Subdivision Process



Major Subdivision New Criteria

- Public Benefits Required
- Provide Essential Housing of at least 15% of the dwelling units or net residential floor area, or based on employee generation rates if commercial (link back to Employee Housing Section in Chapter 3)
 - Specific Development Incentives if provide more than the minimum required
 - Decreased setbacks
 - Increased height
 - Parking reduction
 - Expedited review
 - Unit size increase
 - Open Space reduction
 - Fee waivers

PUD and Subdivision Amendment Process



Proposed Amendment Process

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

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 (in Conservation Easement) ($7 \times 5 = 35$; $250 - 35 = 215$)
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

Relief Procedures



- Consolidation into one section
- Allowance for administrative modifications for specific minor adjustments
- BOA authority to adjust certain dimensional standards and signage
- BCC review of modifications of all other standards (development standards, design standards, etc)
- Specific review criteria for all levels of review

Table 4.71.B: Allowed Administrative Modifications	
Code Standard	Allowable Administrative 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%

Vesting



- Identifies the period of vested rights for a Site Specific Development Plan
- Alternative language proposed during public comment period that would allow BCC to determine Vested Rights length by Development Agreement

Site Specific Development Plan:

A plan that has been submitted to a local government by a landowner or such landowner's representative describing with reasonable certainty the type and intensity of use for a specific parcel or parcels of property.

Vesting – Suggested Language



- 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.
- 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.

Chapter 5: Non-Conformities



Non-Conformities



- Standards for remodels and renovations.
 - Allows non-conforming home to be rebuilt to current size.
 - Ex: if a 10,000 sq ft home burns down, it can be rebuilt to 10,000 sq ft
- Nonconformities chapter encourages the preservation of historic developments and their original character and design.



Chapter 6: Enforcement

Chapter 7: Areas of State Interest – 1041 Regulations

Chapter 8: Administration



Chapter 6: Covers general process to enforce the UDC.

Chapter 7: Codifies existing 1041 regulations into UDC. Incorporates additional text from the enabling legislation.

Chapter 8: Covers powers and duties of BCC, PC, BOA, Planning Director, Code Enforcement, and Flood Plain Administrator.

Chapter 9: Definitions

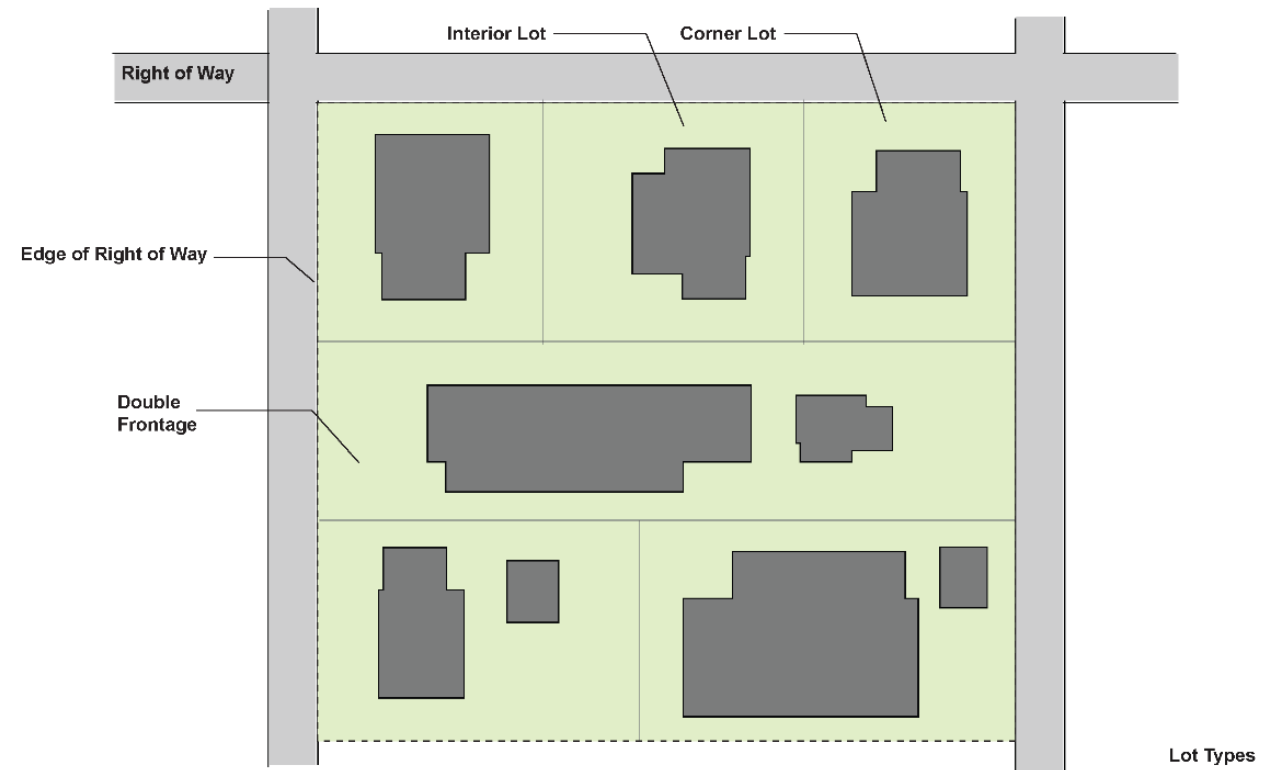
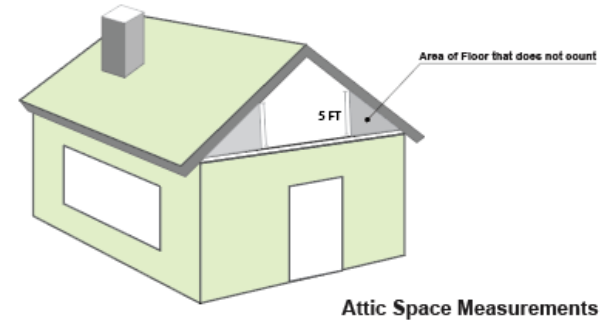


*Calculations and Measurements,
Definitions, Rules of Interpretation.*

Calculations and Measurements



- Defines methods to measure
 - Lot Size, Types, Frontage, etc.
 - Height
 - Setbacks
 - Floor Area
 - Habitable Space
 - House Size
 - Etc.



Definitions



House Related

- Carport
- Garage
- Grade
- Kitchen
- Dwelling Unit
- Family

Sign Related

- Technical Definitions
- Sign Type Definitions
- Lighting Related Definitions

Other

- 1041 Definitions
- Vested Property Right
- Mineral
- High Priority Habitat
- Waterbody
- Wetland

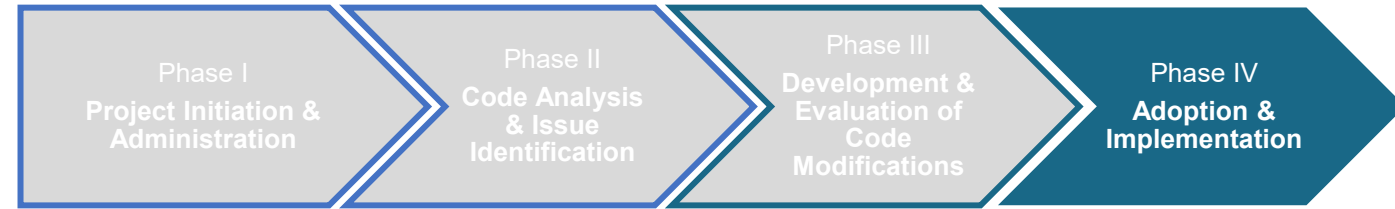


Next Steps

Next Steps

- Scheduled Public Hearing Process

- Planning Commission: May 16
- BCC: May 21



- Other options on Next Slide

- Planning Commission: May 16, May 30
- BCC: June 11

- *Staff requested edits*

- *Chapter 2, Section 1: HDR lots do NOT require central water systems*
- *Chapter 2, Section 1: Set an effective date for House Size limitation of January 1, 2025*
- *Chapter 2, Section 2: Removal of Compost Standards*

Direction on House size

Single-Family House Size

- Exempt all Existing LPS, and certain non-LPS Subdivisions
- Create a Sliding Scale for Future LPS based on the size of the Remainder Parcel
 - 60 acres or less: 7,500 sq ft
 - 61 – 100 acres: 9,500 sq ft
 - 101 – 200 acres: 11,500 sq ft
 - 201 or more acres: 13,500 sq ft

Options for Next Steps

1. Recommend Approval of UDC and Zone Changes with any suggested edits, with a finding that they further the intent of the Master Plan
(BCC review would be May 21)
2. Recommend Denial of UDC and Zone Changes with findings
(BCC review would be May 21)
3. Table the recommendation on the UDC and Zone Changes to a special meeting on May 30, 2024
(BCC date would move to June 11)



Discussion



Thank you!