

Memorandum

To: Saltbox Custom Homes
From: Alan Goldich, Senior Planner
Date: January 26, 2023
Subject: Tailwaters Subdivision, PL202200110; Administrative Review Team comments
Attachments:

- Road and Bridge comments
- Use Chart
- Zone Change Standards
- Review Process Chart
- Landalet Sketch Subdivision staff report
- Morrison Creek Rules and Regs
- SPOA trail plans for South Shore and Neighborhoods at Youngs Peak

PETITION: Subdivision
LEGAL: LOTS 8, 9 5-3-84 SW4SW4 32-4-84 TOTAL 89.17 AC
PIN: 961052001
LOCATION: North area of Stagecoach at the intersection of CR 16 and CR 18A
ZONE DISTRICT: High Density Residential (HDR)

When a landowner requests a change in land use that is not allowed by right, that change will only be approved if it complies with the County's Plan's goals, policies, maps, supporting documentation, and County regulations. The following information is provided to inform and guide your land use application submission.

Staff Comments:

- **Over the next year, Routt County will be working on updating the Zoning and Subdivision Regulations. The below comments are based on current regs and do not take into account any changes that will take place.**
- Subdivision – Three step process
 1. Sketch Subdivision – This is a conceptual review of the general layout of the project. Compliance with the Master Plan and the Stagecoach Community Plan will be determined. Subdivision standards found in Sections 3 and 4 will be reviewed at a high level to determine if there are any glaring issues that should be addressed at the

next stage of review. Requires hearings with Planning Commission and the Board of County Commissioners.

2. Preliminary Subdivision – Engineer drawings will be required at this stage. Sections 3 and 4 of the Subdivision Regulations will be reviewed in depth for compliance. The plan for dedication of land for parks and schools (section 3.5 of the Subdivision Regs) will be reviewed. Requires hearings with Planning Commission and the Board of County Commissioners.
 3. Final Subdivision – Preparation of final documents and review for compliance with conditions of approval. Final documents will include:
 - a. Covenants
 - b. Final Plat
 - c. Subdivision Improvement Agreement
 - d. Conveyance documents (if applicable)
 - e. Zone Change resolution (if applicable)
 - f. Any other documents required by conditions of approval (if applicable)
- Zone Change – There are very few commercial uses allowed in the HDR zone district. A zone change to another zone district may be required depending on desired commercial uses. Please see the attached Use Chart for allowed uses in a particular zone district and the review process. Zone Change standards (section 8.2) are attached.
 - Section 5 of the Zoning Regulations are designed to limit or eliminate conditions that could negatively impact the environment and/or use of surrounding properties and shall apply in all Zone Districts and to all land uses unless otherwise noted. Section 6 of the Zoning Regulations contains mitigation techniques and applies to all Minor, Administrative, Conditional or Special Uses allowed by permit only, PUD plans, Site plans, and Subdivisions.

Review Processes (see review process charts):

- Special Use Permit – The review process for the Sketch and Preliminary Subdivision applications will follow the Special Use Permit review process. See the attached SUP process chart.

Referrals:

- Building Department – Todd Carr – tcarr@co.routt.co.us:
At this time we have no comments to offer as no building information has been presented.
- Public Works – Mike Mordi – zscaffner@co.routt.co.us:
See attached comments. As stated in their comments, a traffic study will be required. It would be beneficial for you to meet with Road and Bridge and Planning to discuss the timing of when this study will need to be completed.
- GIS – Laura Meyers – lmeyers@co.routt.co.us:
I included some documents in the Documents & Images, a word and excel document both to help with road naming process. In the excel doc, use the "Find & Select" tool to search for a name to see if there is a name that does not already exist. Contact Routt GIS for help.
- Morrison Creek Metro – Geovanny Romero – gdromero@mcwater.org:
Please refer to Article V, Article VI and article VII of our Rules and regulations for new water and sewer lines. Also, easements will depend on the on the layout of the project however all water and sewer infrastructure will need to have perpetual easements. The

district is in full support of the project if it can be supported by our existing infrastructure f the infrastructure installed by the Developer. Assuming that the project range is within ~200 units, some upgrades to our infrastructure will have to be added by the developer.

- Oak Creek Fire – Brady Glauthier – brady.glauthier@oakcreekfire.org: Please have them contact the Fire Dpt to discuss more in depth.
- Although Colorado Parks and Wildlife (CPW) was not included in this review, it is highly advisable to speak with them as early as possible so any recommendations that they provide can be incorporated into the layout and design of your development.

Routt County Master Plan:

The County’s Master Plan is used as a guide by County staff, the County Planning Commission, and the Board of County Commissioners when making regulatory decisions about land use changes or new development. The Routt County Master Plan was recently updated and adopted in August of 2022. The plan was derived from considerable community outreach where the following guiding principles were developed for the Master Plan: Protect our open spaces, forests, rivers, lakes, and wildlife. Conserve and preserve our rural, western, agricultural heritage. Direct growth to Municipalities and other Targeted Areas. Provide equitable mobility options. These guiding principles are organized by chapter which address the County’s preferred direction for growth and some basic guiding principles for how we would like to see that growth developed. The following polices are organized by chapter and should be taken into consideration while designing your project.

- As stated earlier, Routt County is starting the process of updating the Zoning and Subdivision Regulations. This is being done to implement the recently adopted Master Plan. The update will be based on the policies and actions contained within the Master Plan, including the ones listed below. Staff will do its best to keep you updated on this process, however it is advisable to periodically check in to see where we are in the process.
- Growth, Land Use, and Infrastructure
 - 4.1 Direct new growth and development to Tier 1, Tier 2, and Tier 3 Future Growth Areas, in that order and as defined in the Growth & Land Use Chapter.
 - 4.2 Support infill development and redevelopment that is complementary to existing character and consistent with available resources to accommodate evolving community needs within the Future Growth Areas.
 - 4.3 Promote development patterns that correspond with the natural topography and encourage the arrangement of uses and density patterns to support walkable and bikeable communities and neighborhoods.
 - 4.4 Support needed housing, economic and infrastructure development to accommodate growth in Future Growth Areas as defined.
 - 4.6 Support efforts to maintain Dark Skies and control light pollution.
 - 4.9 Discourage development on ridges that result in sky lining.
 - 4.7 Support the development of telecommunications and broadband infrastructure throughout the County.
 - 4.10 Support the creation of public spaces for recreation adjacent to Tier 1 and Tier 2 Future Growth Areas in order to limit traffic, impacts to rural Routt County and wildlife, and to reduce human-wildlife conflict.

- Housing and Economy
 - 6.2 Focus housing development within Tier 1 Municipalities and Tier 2 Targeted Growth Areas (West Steamboat, Stagecoach, and Hayden’s 3-mile area).
 - 6.3 Continue to prohibit short-term rentals in the unincorporated County outside of commercial zone districts.
 - 6.5 Support a broad range of housing opportunities in Tier 1 Municipalities and Tier 2 Targeted Growth Areas. Integrate affordable and workforce housing into existing neighborhoods and communities, preferably close to civic/social amenities.
 - 6.6 Encourage workforce and affordable housing to be integrated throughout new development rather than concentrated in one location or building.
 - 6.7 Enable a range of housing and ownership types In Tier 1 Municipalities and Tier 2 Targeted Growth Areas to provide diverse housing stock and a spectrum of sales and rental prices. These options include rental apartments; ownership condominiums, townhomes, and single-family homes; and land-lease homeownership such as manufactured/ mobile homes and tiny homes.
 - 6.8 Support the use of deed restrictions to create permanent affordability and access. Use both income-based deed restrictions and less restrictive resident-employee requirements depending on the specific project and housing types.
 - 6.9 Provide density incentives such as the exclusion of deed restricted units in the calculation for the overall density for residential projects within Tier 1 Municipalities and Tier 2 Targeted Growth Areas.
 - 6.11 Support the use of development agreements and other regulatory tools to ensure workforce housing needs are being met in new projects.
 - 6.17 Encourage the design of complete communities that incorporate bicycle, pedestrian, transit access, and circulation elements, and include mixed use buildings and neighborhoods where appropriate.
- Mobility and Transportation
 - 7.5 Encourage the use of non-motorized and public transit for recreational and local transportation needs and safety.
 - 7.6 Require that new development proposals include provisions to create and improve links to trail systems both as an alternative to the automobile and for recreational use.
 - 7.7 Encourage a pedestrian/bike system which connects retail areas, public facilities, recreational areas and neighborhoods that minimizes auto-truck-rail conflicts.
 - 7.13 Ensure that roadway design is compatible with topography, soils, vegetation, geology, visual and other natural features and limitations.
- Recreation and Tourism
 - 8.7 When considering recreational uses in rural areas, focus on maintaining the high quality of life of the County’s residents.
 - 8.9 Provide for open space within all new developments in order to protect and enhance the environment and the quality of life.
 - 8.10 Ensure that usable open space is required for developments that provides active and passive recreational environments.

- 8.12 Support the creation of public spaces for recreation adjacent to Tier 1 and Tier 2 Future Growth Areas in order to limit traffic, impacts to rural Routt County and wildlife, and to reduce human-wildlife conflicts.
- Open Space and Agriculture
 - 9.3 Discourage development that changes the rural character or historic agricultural uses and/or practices.
 - 9.4 Preserve open space.
 - 9.12 Noxious weeds must be controlled at the expense of the landowner.
 - 9.13 Enforce the weed management program and educate new or unaware landowners or those that refuse to manage weeds.
 - 9.17 Require usable open space and public space within all new developments in order to protect and enhance the environment and the quality of life.
- Sustainability and Climate Action
 - 10.1 Support sustainable design and development practices that encourage use of low carbon and renewable energy in land use and development.
 - 10.2 Support energy, water efficiency and conservation in land use in development.
 - 10.5 Encourage new construction to be as energy efficient and sustainable as possible. (CAP ES1, ES2, ES3)
 - 10.7 Implement CAP Waste Sector Strategies and Actions to incorporate policies into the land use framework.
- Natural Resources and Energy
 - 11.2 Support water conservation practices to effectively manage water resources.
 - 11.4 Include wildlife habitat and species information in land use and site plan decision making.
 - 11.5 Encourage land use practices that will minimize conflicts between wildlife and human uses.
 - 11.6 Consider impacts on wildlife before approving new recreational uses, residential developments, and other developments and permits.
 - 11.7 Minimize the cumulative impacts of development on wildlife and wildlife habitat.
 - 11.12 Discourage land uses that increase the potential for wildfires in high risk wildfire hazard areas.
 - 11.15 Prohibit all development on slopes of 30% or greater. Development in steep draws or valleys, which tend to channel fire movement, is particularly dangerous and is also strongly discouraged.
 - 11.17 Prohibit all construction and excavations on potential hazard areas including landslides, rockfall areas, unstable slopes, mudflows, and steep drainages.
- Public Health and Equity
 - 12.1 Design healthy and complete neighborhoods where new and existing places have safe roads, gathering areas, and parks as well as access to jobs, commerce, transit, and public services.

- 12.2 Encourage development in Future Growth Areas that incorporates essential services (e.g. grocery, medical care, childcare).
- 12.3 Avoid and minimize displacement by continuing to support a variety of housing options and employment in Tier 1 and Tier 2 Future Growth Areas.
- 12.4 Support healthy lifestyles by expanding recreation opportunities including walking, biking and exercising in open spaces, trails and parks.
- 12.6 Encourage development that provides all citizens with better access to healthy food options-including gardens or locally grown food.

Stagecoach Community Plan (Plan):

Particular geographical areas of the County have been identified as possessing unique characteristics, interests or concerns. These areas are covered by “sub-area” plans that contain more detailed goals and objectives that apply specifically to these areas. Potential developers of land within Sub-Area Plan boundaries should consult the applicable plan, as well as the County-wide plan

Stagecoach is one of these areas and had been considered a “Potential” Growth Center in the County. Through the update of the County’s 2022 Master Plan, the plan clarifies the concept through a new framework to direct growth to areas deemed appropriate for development. This new framework, called Future Growth Areas, defines three distinct Tiers of areas suitable for different types of growth in the County. As it relates to this proposal, Stagecoach is considered a Tier 2 area.

Tier 2: Targeted Growth Areas include select lands located in unincorporated areas such as Stagecoach that may accommodate future growth in the County based on acceptable development review criteria for each area, infrastructure development, and consistency with prescribed sub-area plans for the specific area.

Stagecoach, is an area initially intended for high density development but not all of the necessary infrastructure was completed to support that vision. Most of the road, water and sewer network is located in the north area (near the reservoir). As such the community plan supports a variety of mixed- use-type developments and a small town center that can support the community and recreation oriented type developments in the County. Below are general comments and polices staff is providing to take into consideration when developing in Stagecoach.

- Residents of Stagecoach appreciate the natural beauty and tranquility of this unique area and want to see it developed in a responsible way that blends in with the nature and character of the area. Due to the scope of this project, it is advisable to organize a community meeting so that you can present your vision to the community. This also heads off rumors that may be generated.
- The Future Land Use Map (FLUM) contained in the Plan, shows this area as ‘Large Lot Residential’. An amendment of the FLUM will be required. Since the Sketch Subdivision process reviews compliance with the Master Plan and the Stagecoach Plan, amendment of the FLUM will have to take place. This amendment could possibly occur concurrently the Sketch Subdivision application. Lets discuss this more once you are further along in your design.

- The following contains highlights from the Plan. Please be sure to read the Plan in its entirety to have a full understanding of the vision for Stagecoach.
- Section 5.2 - Neighborhood Marketplace
 - The Neighborhood Marketplace is envisioned as a small town center which contains *“services such as a community retail market, office space, gas station and daycare center that would support the community as it grows.”* A specific area for the Neighborhood Marketplace is not identified but its location is guided by the below standards.
 - Standards
 1. The development site shall be located in the North Area of Stagecoach. The North Area shall imply the areas that are served by the Metro District via the “lower” north loop. The development site shall be eligible to tie into the existing water and sewer systems and must satisfy any conditions necessary to obtain a commitment to serve agreement from the Metro District.
 2. The site must have reasonable access to serve the development and be eligible to obtain an approved County access permit from CR 16, 212 or 18A. A traffic study may be required to determine if additional improvements to CRs are necessary.
 3. There shall be adequate on-site parking to accommodate the use.
 - Policies
 - A. A small, walkable neighborhood node with mix-uses and pedestrian meeting places should be developed in the North Area of Stagecoach. The location should have the ability to expand to support the community as it grows.
 - B. The development shall be designed and located in a manner to support the nature and character of Stagecoach.
 - C. Where development has already taken place, infill and adjacent development of the same type should fit in with the existing patterns of development.
 - D. Screening, landscaping and/or exterior finishes and colors shall be compatible with the existing character of the site and adjacent properties. This shall be determined as part of the review process.
 - E. All trash containers, including dumpsters, shall be bear resistant.
- Section 5.3.1 - Trails
 - There are many policies in the Plan that support and require trails and trail connections. SPOA has a trail plan and are constantly working on constructing them. One of their planned trails for South Shore is immediately adjacent to your northern property line. It is suggested that you speak with SPOA about trail alignment to take advantage of this potential connection. See attached map.
 - There is also a SPOA trail approximately 1,500’ to the west of your property along CR 16. The land between this connection and your property on the north side of the county road has one landowner. The land on the south side of the county road has three landowners. It is suggested that you look into acquiring an easement to make this trail connection. See attached map.
 - Actions
 - A. Design and approve a system of connected trails that are open to the public; take advantage of the views of the north and south meadows, the reservoir, Young’s Peak, Green Ridge, Woodchuck Mountain, and Blacktail Mountain.
 - B. Implement the most environmentally sound practices.
 - C. Design trails to link the recreation oriented developments to the neighborhood marketplace and other amenities as they develop.

- D. Develop a Stagecoach Trails Plan in conjunction with landowners, Stagecoach HOA's and pertinent agencies.
- Section 5.5 - Natural, Scenic and Environmentally Sensitive Areas
 - In general, future development should support the preservation of the natural environment. Commercial and public areas in Stagecoach should be designed sensitively, with respect for the existing landforms and the beauty of the area with particular focus on avoiding steep slopes and geological hazards, areas with high wildfire risks, critical wildlife habitat, and an emphasis on preserving and enhancing views.
 - 5.5.1 Policies
 - A. New construction should avoid the hazards associated with building on steep slopes and geologically unstable areas.
 - B. New development should be designed in a manner to support the core values of Stagecoach.
 - D. If possible, site grading and driveway cuts should be located to minimize visibility from CRs 16, 18A and 212. All cut or filled areas should be revegetated with native vegetation within one growing season.
 - E. New development should be designed and constructed to avoid reductions in air and water quality wherever possible.
 - F. New construction on slopes over 30% should not be approved, unless no other building site is available on the parcel, or unless building on an alternative site would violate other portions of this Plan.
 - G. New improvements in critical wildlife habitat areas (as designated CPW) should not be approved, unless no other building site is available on the parcel, or unless building on an alternative site would violate other portions of this Plan. All property fencing should be of a type approved by the CPW to minimize risks to wildlife.
 - H. New improvements should be located to minimize site grading, unless a site that would require more extensive grading would reduce visibility from Routt CRs 16, 18A and 212.
 - I. New improvements should not be approved for sites within 50 feet of water bodies, unless no other building sites are available on the parcel, or unless building on an alternative building site would violate other portions of this Plan.
 - J. New improvements for human occupancy should be located outside of designated severe wildfire hazard areas wherever possible, and should be designed to comply with the "Colorado State Forest Service Guidelines on Defensible Space."
 - K. New improvements should incorporate grass-lined swales between paved areas and nearby streams.
 - 5.5.2 Actions
 - A. Support implementation of skyline standards to reduce the interruption of scenic vistas by structures placed on skylines, and to minimize the scarring of hillsides. Discourage development on barren hillsides.
 - B. New development should attempt to minimize detracting from the rural character and scenic vistas in Stagecoach.
 - C. Inform Stagecoach landowners of the importance of preserving view corridors and of regulations requiring visual mitigation of proposed sky-lined structures.
 - D. Encourage, through the County review process, the use of Wildlife Mitigation Plans approved by CPW.

- Section 5.6 – Housing
 - New housing developments should have a variety of housing types and various price points to help ensure a health and mixed income community.
 - 5.6.1 Policies
 - A. Stagecoach should provide a diversity of housing types that meet the needs of those who work in Stagecoach and in south Routt County.
 - B. New multi-family developments should be located where there is existing central water and sewer or in areas that can be served by extending the existing infrastructure.
 - C. House numbers or fire numbering systems shall be legible and plainly visible from the street or road in accordance with the Routt County addressing system.
 - 5.6.2 Actions
 - A. Support various types of residential housing such as duplexes, multi-family and single family to achieve diversity and affordability.
 - B. Support higher density housing in the North Area, ideally near the commercial node or as part of a ROD.