

Memorandum

To: Chris Wittemyer
From: Alan Goldich, Senior Planner
Date: March 1, 2023
Subject: Stagecoach Mountain Ranch, PL20230003; Administrative Review Team comments
Attachments:

- Road and Bridge comments
- Morrison Creek comments
- Use Chart
- Zone Change Standards
- SUP Review Process Chart
- Skyline map

PETITION: Subdivision, Land Preservation Subdivision (LPS), Special Use Permit (SUP), Conditional Use Permit (CUP), Administrative Use Permit (Admin Permit),

PIN: 961061001, 960022001, 960113001, 961072001, and 960144001 (and others in South Shore)

LOCATION: North area of Stagecoach - Stagecoach Ski Area and the Golf Course parcel adjacent to the southern shore of the reservoir

ZONE DISTRICT: Agriculture/Forestry (A/F), High Density Residential (HDR), Planned Unit Development (PUD), and Commercial (C)

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.**
- 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.
- Section 3 on the Subdivision Regulations address the general design standards of a subdivision. The following are some items that should be kept in mind during design:
 - For subdivisions in a traditional residential zone district, a minimum of 10% of open space is required. For a PUD, it is 25%.
 - A dedication of land for schools and parks is required. Sections 3.5.2 and 3.5.3 contain formulas for determining how much land must be dedicated. If it is determined that dedication of land is not feasible, a fee-in-lieu of dedication is required. SPOA and the South Routt School District would be the beneficiaries of this land dedication or fee-in-lieu. Please discuss this requirement with those entities.
- 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)
- Land Preservation Subdivision (LPS) – This would be considered a Major LPS. For every 100 acres put into the Remainder Parcel, a bonus buildable lot will be granted. This application would be heard on Planning Commission’s consent agenda and then the Board of County Commissioners regular agenda. Final documents will include:
 - a. Final Plat
 - b. Development Agreement
- Zone Change – Zoning amendments will be required. This includes the land next to the ski area base, potentially the Marketplace parcel that is zoned PUD, and the Stahl property. The HDR zone district does not allow for golf courses or the associated facilities.
- Studies anticipated to be required (additional studies may be identified during the review of the application(s)):
 - Traffic Study
 - Water Demand Study/Wet Utility Assessment

- Drainage Study
 - Wildlife Impact Study
 - Water Quality assessment
 - Wastewater generation study
 - Soils/geological report
 - Skyline study for those areas mapped on the ski mountain
- Additional land use permits will be required for the various amenities proposed. The level of review is based on the type of use.
 - Special fees may be charged at the discretion of the Planning Director for professional consultants or special research/analysis that is required to ensure adequate review of a development application.
 - The current regulations require that public parks be conveyed to a HOA or other public entity. Who will maintain the park proposed on the south shore of the reservoir?
 - The map for the ski area shows runs extending off of the subject property and onto BLM land.
 - Portions of the ski area are mapped as being potentially skylined. A skyline test for structures proposed in those areas will be required. Attached is a map of the potentially skylined areas. The areas in dark blue are the areas of concern.

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 point in a conceptual design layout of a large development, the Building Department cannot provide back any comments with respect our adopted codes nor do we see any concerns at this time with the application with respect our current code adoptions.
- Public Works – Zach Schaffner – zschaffner@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:
All proposed road names will need to be reviewed and approved prior to naming them on a plat.
- Morrison Creek Metro – Geovanny Romero – gdromero@mcwater.org:
Please see attached comments.
- Oak Creek Fire – Brady Glauthier – brady.glauthier@oakcreekfire.org:
Please have them contact the Fire Dpt to discuss more in depth.
- Upper Yampa Water Conservancy District:
Requested more time to provide comments. Once those comments are submitted, they will be provided to you.

- Colorado Parks and Wildlife (CPW):
Requested more time to provide comments. Once those comments are submitted, they will be provided to you.

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; and 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 the County would like to see that growth developed. The following policies 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 ‘Recreation Oriented Development’. This designation allows for residential and commercial uses to support the recreational uses. No amendment to the FLUM will be required.
- 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 skylined 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.



February 15, 2023

Alan,

The Routt County Road and Bridge Department would like to submit the following comments for the permit application numbered PL20230003. This is for ART review for approximately 800 home sites accessed via CR 16 & CR 212. The following are the comments as submitted by the Routt County Public Works Department.

1. On average, single family homes generate roughly 10 trips per day. At 800 homes, that equates to 8000 additional trips to the surrounding county roads assuming one car per home. This number increases if there are more cars per home. This places an intense demand on that section of roadway. In addition there are two more proposed developments at Red Hawk Village (TPL-21-108 and TPL-21-109) and CR 18A/16 (PL20220110) that will also be accessed via CR 16 & CR 14 and add approximately 2500 trips/ day. Applicant will need to perform a traffic study by a registered Colorado Engineer to analyze traffic impacts and make recommendations for signage and mitigation measures to ensure the safety of the traveling public in the area, including but not limited to:
 - a. Impacts to CR 18A, CR 16, & Crow Trail
 - b. Impacts to intersections at CR 16 & 18A, 16 & 212, 16 & 14
 - c. Impacts to CR 14

This study shall include PL20230003 as well as the planned increase from the PL20220110, TPL-21-108 and TPL-21-109 projects.

2. Applicant will be required to perform a drainage study of the site per 2016 Routt County Road and Bridge Roadway Standards.
3. An access permit shall be obtained prior to construction to for all accesses to county ROW
4. Permittee shall obtain a utility permit as well as a work in the Right of Way permit.

5. All water and sanitary service mains or connections to be placed in the county road shall be designed by a Colorado Registered Professional Engineer and submitted to Public Works for review and approval.
6. Applicant shall produce a plan set for all subdivision improvements per 2016 Routt County Road and Bridge Roadway Standards. The plans shall be produced by a Registered Colorado Engineer.
7. All snow storage shall be onsite. This includes all snow from parking areas and Walkways. Routt County will in no way be responsible for maintenance or snowplowing of proposed development roads. Routt County will continue our current level of service of one snow plow shift (i.e. 1 plow trip) per day on area roads.

Please let me know if you have any questions or comments pertaining to the above comments.

Thanks,

A handwritten signature in black ink, appearing to read "Zach Schaffner", with a long horizontal flourish extending to the right.

Zach Schaffner
Road and Bridge Division Manager
Routt County Public Works

MORRISON CREEK METROPOLITAN WATER & SANITATION DISTRICT

24490 Uncompahgre Road, Oak Creek, Colorado 80467

Telephone (970) 736-8250 / Fax (970) 736-0177

Email: info@mcwater.org

Response to proposed Stagecoach Mountain Resort (SMR) development

To whom it may concern:

The district's general manager has reviewed the SMR development proposal. As the project is still in the conceptual stages, the general manager's comments are general and are likely to change as the development plans become more specific. See the general manager's comments below:

1. The district is in the process of adopting the same general construction standards for water and sewer infrastructure as the City of Steamboat Springs. All projects should be planned according to those standards.
2. Water: The current water distribution system (storage, transmission, and production) is not capable of sustaining a project of the magnitude proposed. A) a series of production wells would have to be permitted and constructed, B) water storage tanks at different locations would have to be constructed to accommodate distribution and firefighting flows, C) an additional surface water treatment plant may have to be constructed, D) a series of pressure reducing stations will be required, E) water booster stations will be required, F) primary and secondary power will be required for the above noted infrastructure. In addition, a complete wet utility assessment would have to be conducted by the developer to identify the hydraulic needs of the proposed development.
3. A water quality assessment may be needed that evaluates impacts from fertilizing a golf course and stormwater runoff that may contribute nutrients to Stagecoach Reservoir, which is already nutrient saturated. The current nutrient loading to the reservoir has already impacted the Morrison Creek Water and Sanitation District's discharge permit. A preliminary study conducted by a third party contracted by the MCWSD demonstrated that the district may have to spend significant amounts to mitigate the issue.
4. Water rights: The district would have to assess the quantity and permitted use of water rights brought by the developer prior to any approvals.
5. Wastewater: Currently, the district holds a discharge permit that allows the district to treat up to 350,000 gallons of wastewater. The district would require an engineering study that would demonstrate the wastewater requirements for the proposed project. The district has 240 vacant lots that are already connected to the system and 428 additional vault deliveries. Another approximately 1500 lots from the original Stagecoach subdivisions must be considered in the event the district extends sewer lines. Two additional developments had already been proposed (approx. 250 new units). Depending on the final scope of the project, additional wastewater services may be needed. At least, one additional lift station has been identified through a preliminary survey.
6. Easements: to be addressed for every lot created and for additional utility facilities such as wells, pump houses, tanks etc.
7. Snowmaking: Source, quantity and use of water rights would have to be assessed.

MORRISON CREEK METROPOLITAN WATER & SANITATION DISTRICT

24490 Uncompahgre Road, Oak Creek, Colorado 80467

Telephone (970) 736-8250 / Fax (970) 736-0177

Email: info@mcwater.org

8. Commercial parcels and restaurants: grease treatment, volatile fuels and potential hazardous material assessment will be needed.
9. The costs for infrastructure water and wastewater upgrades and new facilities necessitated by the development must be paid and financed by the developers. The District does not have the financial stability to advance or finance facilities upgrades and new facilities made necessary or appropriate by reason of the ski area and golf course development.

Uses by Zoning District

Use Codes
R - Use Permitted by Right
M - Use Permitted by Minor Use Permit
A - Use Permitted by Administrative Permit
C - Use Permitted by Conditional Use Permit
S - Use Permitted by Special Use Permit
Blank Cell indicates use is not permitted
<i>Italics indicate there are specific standards for the listed use in Section 4, 5, 8, or 9.</i>

Zone Districts	
AC – Agriculture Conservation	GR – General Residential
AF – Agriculture and Forestry	LDR – Low Density Residential
MRE - Mountain Residential Estates	MDR – Medium Density Residential
C – Commercial	HDR – High Density Residential
I – Industrial	MHR – Mobile Home Residential
M – Mining	HPH – Hahns Peak Historical
PUD – Planned Unit Development	
Hatching denotes site plan review required for all building permits or new uses.	

Notes
All uses are subject to the General Performance and Development Standards in Section 5.
Requirements in Sections 5, 6, 7, 8, and 9 apply to certain uses listed below.
Allowable uses for a PUD are site specific to the PUD after review and approval of a Final PUD plan.
<i>* Requires PUD zoning and Final PUD plan unless zoned MHR. Requires Mobile Home Park Permit in MHR; Mobile Home Park Permits are approved following the same process required for Special Use Permits.</i>

USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
Agricultural, Resource Extraction and Related Uses												
Animal sales yard	S	S										
Fur farming	C	C										
Greenhouses and plant nurseries – no retail sales	R	R										
<i>Greenhouse or plant nurseries – with retail sales</i>	A	A							R			
<i>Farm Stand – All products grown on site</i>	R	R							R			
<i>Farm Stand – Imported products</i>	A	A							R			
<i>Small Agricultural Processing Facility</i>	A	A										
<i>Medium Agricultural Processing Facility</i>	C	C										
<i>Large Agricultural Processing Facility</i>	S	S										
<i>Agritourism Enterprise – less than 50 vehicle trips per day</i>	M	M										
<i>Agritourism Enterprise – more than 50 vehicle trips per day</i>	A	A										
Hunting, private or commercial (provided no permanent staging or permanent lodging facilities associated with commercial hunting)	R	R	R									
Hunting/Fishing Facilities (Private or commercial with permanent staging or permanent lodging area associated with commercial hunting)	C	C	C									
Indoor riding arena or stable – community or commercial	C	C	C						R	R		
Indoor riding arena or stable – private	R	R	R									
<i>Injection Wells and Commercial Wastewater Disposal sites related to oil, gas, and coal bed methane development as identified in Section 9.8.1</i>	S	S									S	S
<i>Landing Strip/Helipad – private non-commercial</i>	S	S									S	S
Log and soil storage – no imported materials	R	R										

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<i>* Requires PUD zoning and Final PUD plan unless zoned MHR. Requires Mobile Home Park Permit in MHR; Mobile Home Park Permits are approved following the same process required for Special Use Permits.</i>

USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
Log and soil storage – imported materials	C	C										
Lumbering/Timbering	R	R										
<i>Mining – Isolated as identified in Section 9.3.1</i>	A	A	S	S	S	S	S	S	S	S	R	
<i>Mining, Resource Extraction and accessory uses</i>	S	S	S	S	S	S	S	S	S	S	R	
Resource Exploration and/or Core Sampling (non Oil & Gas)	A	A	A	A	A	A	A	A	A	A	R	A
<i>Oil, gas, and coal bed methane exploration</i>	S	S	S	S	S	S	S	S	S	S	A	
<i>Oil, gas, and coal bed methane production and development</i>	S	S	S	S	S	S	S	S	S	S	S	
Ranching, farming and general agriculture on parcels 1 acre or larger	R	R	R	R	R	R	R	R	R	R	R	R
Ranching, farming and general agriculture on parcels < 1 acre	R	R	M	M	M	M	M	M	M	M	M	M
<i>Seismic Testing as identified in Section 9.7.1 or Mineral Exploration</i>	A	A	A	A	A	A	A	A	A	A	R	
Sludge Disposal	A	A										
Residential and Related Uses												
<i>Bed and Breakfast</i>	C	C	S			C	C	C	R			
Duplex					R	R	R	R	C			
Dwelling Unit(s) attached to a business									R	R	R	C
<i>Home Industry</i>	S	S	S	S	S	S	S	S	C	R	R	S
<i>Home Occupation</i>	R	R	R	R	R	R	R	R	R	R	R	R
<i>Mobile Home park or development*</i>				S*								
Multi-family Dwelling							R	R	C			
<i>Secondary Dwelling Units</i>	R	R	R		R	R	R	R				
Short-term Rental									R			
Single Family Dwelling Unit	R	R	R	R	R	R	R	R	R	R	R	R
<i>Camping, Extended, Private Non-Commercial</i>	M	M										
<i>Temporary Workforce Housing</i>	S	S							S	S	S	

Uses by Zoning District

Use Codes
R - Use Permitted by Right
M - Use Permitted by Minor Use Permit
A - Use Permitted by Administrative Permit
C - Use Permitted by Conditional Use Permit
S - Use Permitted by Special Use Permit
Blank Cell indicates use is not permitted
<i>Italics indicate there are specific standards for the listed use in Section 4, 5, 8, or 9.</i>

Zone Districts	
AC – Agriculture Conservation	GR – General Residential
AF – Agriculture and Forestry	LDR – Low Density Residential
MRE - Mountain Residential Estates	MDR – Medium Density Residential
C – Commercial	HDR – High Density Residential
I – Industrial	MHR – Mobile Home Residential
M – Mining	HPH – Hahns Peak Historical
PUD – Planned Unit Development	
Hatching denotes site plan review required for all building permits or new uses.	

Notes
All uses are subject to the General Performance and Development Standards in Section 5.
Requirements in Sections 5, 6, 7, 8, and 9 apply to certain uses listed below.
Allowable uses for a PUD are site specific to the PUD after review and approval of a Final PUD plan.
<i>* Requires PUD zoning and Final PUD plan unless zoned MHR. Requires Mobile Home Park Permit in MHR; Mobile Home Park Permits are approved following the same process required for Special Use Permits.</i>

USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
Commercial and Related Uses												
Adult oriented businesses									S	S		
Agricultural equipment sales and service		S							R			
Animal hospital, kennel or associated boarding	S	S							C	R		
Auto service station and garage						S	S	S	R	S		
Automobile parking lots									C	R		C
Balloon rides, guided ski tours, mountain bike tours, raft trips, etc. that do not require permanent staging areas or facilities	R	R							R	R		
Balloon rides, guided ski tours, mountain bike tours, raft trips, etc. that require permanent staging areas or facilities	C	C							R	R		
Banks and financing institutions									R			
Boat dock, marina		S							R			
<i>Campground/RV park – commercial</i>	S	S							R			
Convenience stores with gasoline sales						S	S	S	R	S		
Dog sled rides	C	C										
Dog boarding (including boarding for dog sled rides), breeding kennels	S	S							C	R		
Driving ranges	S	S										
Eating and drinking establishments, indoor or outdoor						S	S	S	R			S
Golf course	S	S										
Guest Ranch	S	S										
Horseback rides, guided commercial or unguided rentals	A	A										
Hotel/Lodge/Motel									R			
Junkyard	S	S								S		

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USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
Mortuaries									S	S		
Offices, general					S	S	S	S	R	R	R	
Personal Service Establishments entirely enclosed within a structure						C	C	C	R	S		
Safety Training Facility	C	C										
Race track for motorized vehicles		S							S	S		
Radio and TV studio									R	S		
Recreational Facilities, Indoor									R			
Recreational Facilities, Outdoor - Urban									R			
Recreational Facilities, Outdoor - Rural	C	C							C			
Recreational Facilities, Outdoor – Rural with Overnight Accommodations	S	S							S			
Rentals or tours with mechanized modes of transport of guests such as ATV, snowmobile, snowcat, motorcycle, helicopter, etc. or any tours or rentals that use County Roads	S	S										
Retail establishments entirely enclosed within a structure						C	C	C	R	S		
Retail establishments with outdoor storage and/or sales						S	S	S	R	S		
Self-storage units/mini-warehouses									S	R		
Ski area and/or lift, tow or other type of special uphill transportation facilities, warming houses, sledding area	S	S										
Sleigh/wagon rides	A	A										
Industrial and Related Uses												
<i>Asphalt Plant</i>	S	S								R	S	
<i>Concrete Plant</i>	S	S								R	S	
Industrial										R		

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USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
<i>Industrial, Light</i>									R	R		
Milling and processing of lumber	S	S								R		
Motor vehicle storage									S	R		
Railroad	S	S	S	S	S	S	S	S	S	S	S	S
Public Facilities and Related Uses												
Airport – public		S								S		
Auditoriums, theaters, recreation centers						S	S	S	R			
Bus shelter	A	A	A	A	A	A	A	A	A	A	A	A
Bus, train, airline ticket offices, terminals		S							R	S		
Cemeteries – private (family)	R	R										
Cemeteries - public	S	S			S	S	S	S				
<i>Churches or Religious Land Uses</i>	C	C	C	C	C	C	C	C	C	C		C
Day Care Center		C		C	S	S	S	S	C	C		
Day Care Home		R	R	R	R	R	R	R	R	R	R	R
Parks and recreation lands not including athletic fields	R	R	R	R	R	R	R	R	R	R	R	R
Parks and recreation lands including athletic fields		C	C	C	C	C	C	C	C	C	C	C
<i>Production Facility, Renewable Energy</i>	S	S							S	S	S	
Public buildings	C	C	C	C	C	C	C	C	C	C	C	C
<i>Public Utilities – Major Facilities</i>	S	S	S	S	S	S	S	S	R	R	R	
Public Utilities – Regional Distribution, aboveground	R	R	S	S	S	S	S	S	S	S	R	S
Public Utilities – Regional Distribution, underground	R	R	R	R	R	R	R	R	R	R	R	R
Public Utilities – Local Distribution and Service Lines, aboveground	R	R										
Public Utilities – Local Distribution and Service Lines, underground	R	R	R	R	R	R	R	R	R	R	R	R
Schools		C	C	C	C	C	C	C	C			

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USE	AC	AF	MRE	MHR	GR	LDR	MDR	HDR	C	I	M	HPH
Senior centers and nursing homes				C	S	S	S	S	C			
Solar Energy Systems	R	R	R	R	R	R	R	R	R	R	R	R
<i>Solid Waste Disposal Site</i>	S	S							S	S		
Solid Waste Transfer Site or Recycling station	S	S							S	S	S	
<i>Telecommunication Facilities – freestanding antennas and towers</i>	C	C	C	C	C	C	C	C	M	M	M	C
<i>Telecommunication Facilities – co-location on buildings or permitted towers</i>	M	M	M	M	M	M	M	M	M	M	M	M
Wildlife preserves	R	R	R	R	R	R	R	R	R	R	R	R
<i>Wind Generator <80 feet</i>	R	R	R	R	R	R	R	R	R	R	R	R
<i>Wind Generator >80 feet</i>	S	S							S	S	S	
Miscellaneous and Related Uses												
Accessory uses and structures	R	R	R	R	R	R	R	R	R	R	R	R
Camping – private non-commercial	R	R										
<i>Central Water or Sewage Treatment System – outside a County approved Special District</i>	S	S	S	S	S	S	S	S	S	S	S	S
<i>Central Water or Sewage Treatment System – within a County approved Special District</i>	R	R	R	R	R	R	R	R	R	R	R	R
Fishing – private non-commercial	R	R	R	R	R	R	R	R	R	R	R	R
<i>Reservoirs, non-agricultural greater than 1 acre</i>	S	S	S	S	S	S	S	S	S	S	S	
Safety Training Facility	C	C										
<i>Signs</i>	M	M	M	M	M	M	M	M	M	M	M	M
Special Events	M	M	M	M	M	M	M	M	M	M	M	M

SECTION 8. REGULATIONS AND STANDARDS FOR SPECIFIC LAND USE CHANGES

8.1	PURPOSE.....	8-1
8.2	STANDARDS FOR ZONING AMENDMENTS.....	8-1
8.3	STANDARDS FOR ALL ADMINISTRATIVE, CONDITIONAL, MINOR AND SPECIAL USE PERMITS	8-2
8.4	SITE DESIGN STANDARDS FOR ALL USES IN COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS	8-2
8.5	STANDARDS FOR ALL LIGHT INDUSTRIAL USES IN A COMMERCIAL ZONE DISTRICT	8-3
8.6	STANDARDS FOR ALL COMMERCIAL USES IN THE INDUSTRIAL ZONE DISTRICT	8-4
8.7	STANDARDS FOR DEVELOPMENT IN THE HPH ZONE DISTRICT	8-4
8.8	STANDARDS FOR MAJOR FACILITIES OF A PUBLIC UTILITY	8-5
8.9	STANDARDS FOR CENTRAL WATER AND SEWAGE TREATMENT SYSTEMS	8-5
8.10	STANDARDS FOR TELECOMMUNICATION FACILITIES.....	8-7
8.11	STANDARDS FOR SOLID WASTE DISPOSAL SITES.....	8-8
8.12	STANDARDS FOR CAMPGROUNDS	8-8
8.13	STANDARDS FOR BED AND BREAKFASTS	8-8
8.14	STANDARDS FOR LANDING STRIPS AND HELIPORTS/HELIPADS.....	8-9
8.15	STANDARDS FOR GREENHOUSE, NURSERY, OR PRODUCE STAND WITH RETAIL SALES	8-9
8.16	STANDARDS FOR RELIGIOUS LAND USES (CHURCHES OR SIMILAR USES)	8-9
8.17	STANDARDS FOR A HOME INDUSTRY	8-10
8.18	STANDARDS FOR A HOME OCCUPATION.....	8-10
8.19	STANDARDS FOR MOBILE HOME PARKS OR DEVELOPMENTS	8-10
8.20	STANDARDS FOR WIND GENERATORS <80 FEET IN HEIGHT	8-14
8.21	STANDARDS FOR WIND GENERATORS >80 FEET IN HEIGHT	8-14
8.22	STANDARDS FOR TEMPORARY WORKFORCE HOUSING (TWH)	8-14
8.23	STANDARDS FOR PRODUCTION FACILITY, RENEWABLE ENERGY	8-15
8.24	STANDARDS FOR SOLAR ENERGY SYSTEMS	8-15
8.25	STANDARDS FOR VALUE ADDED AGRICULTURE PROCESSING	8-16
8.26	STANDARDS FOR AN AGRITOURISM ENTERPRISE.....	8-16
8.27	STANDARDS FOR A FARM STAND.....	8-17
8.28	STANDARDS FOR RESERVOIRS, NON-AGRICULTURAL GREATER THAN 1 ACRE.....	8-17
8.29	STANDARDS FOR CAMPING – PRIVATE NON-COMMERCIAL	8-17
8.30	STANDARDS FOR CAMPING, EXTENDED, PRIVATE NON-COMMERCIAL	8-17

8.1 Purpose

The following performance standards and mitigation measures apply to certain land use changes allowed by these Regulations to assist in determining the compatibility with the surrounding uses and appropriate mitigation of potentially significant negative impacts. These standards are in addition to the applicable standards in Sections 4, 5, 6, 7 and 9 of these Regulations.

8.2 Standards for Zoning Amendments

8.2.1 Standards for Zoning Amendments – Part 1

In any petition for zoning amendment, the petitioner shall have the burden of showing that all of the following exist:

- A. That the proposed zone change is consistent with the goals and policies of the Master Plan and any applicable sub-area plans.
- B. That the area in question possesses geological, physiological and other environmental conditions compatible with the characteristic of the Zone District requested.

- C. That the advantages of the Zone District requested substantially outweigh the disadvantages to the County and neighboring land occasioned by the amendment.
- D. That the applicable provisions of these Regulations have been met.
- E. That in the case of a zone amendment request that would increase allowable residential, commercial, or industrial density, that adequate facilities such as roads, water and sanitation, fire protection, emergency services and public utilities shall be available to serve the area.

8.2.2 Standards for Zoning Amendments – Part 2

In addition, zoning amendments shall be allowed only after the petitioner demonstrates that rezoning is necessary for one or more of the following reasons:

- A. The existing Zone District is inconsistent with the policies and goals of the applicable Master Plan and any applicable adopted area or community plan; or
- B. The area for which rezoning is requested has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area; or
- C. The proposed rezoning is necessary in order to provide land for a demonstrated community need; or
- D. The existing zone classification currently shown on the Official Zoning Map is an error

8.3 Standards for all Administrative, Conditional, Minor and Special Use Permits

8.3.1 Insurance Requirements

The permittee shall provide liability insurance in compliance with the County's insurance and surety requirements policy then in effect. In addition to the requirements of the policy, the certificate of insurance shall include all permit numbers associated with the activity and permittee shall notify the Routt County Planning Department of any claims made against the policy.

8.3.2 Dwelling Units

Employee housing or other dwelling units may be approved as part of an Administrative, Conditional, or Special Use Permit provided the total number of Dwelling Units on the parcel does not exceed the total allowed in Sections 4 and 5 of these Regulations for the applicable Zone District. Additional Dwelling Units approved in-lieu of Secondary Dwelling Units may be detached Dwelling Units but they shall not result in an increase in the total square footage of all the Secondary, employee or other Dwelling Units on the parcel. A development agreement that limits the total number of Dwelling Units in accordance with these Regulations is required for any Administrative, Conditional, or Special Use Permit that includes employee housing or other Dwelling Units.

8.4 Site Design Standards for all uses in Commercial and Industrial Zone Districts

8.4.1 Setbacks

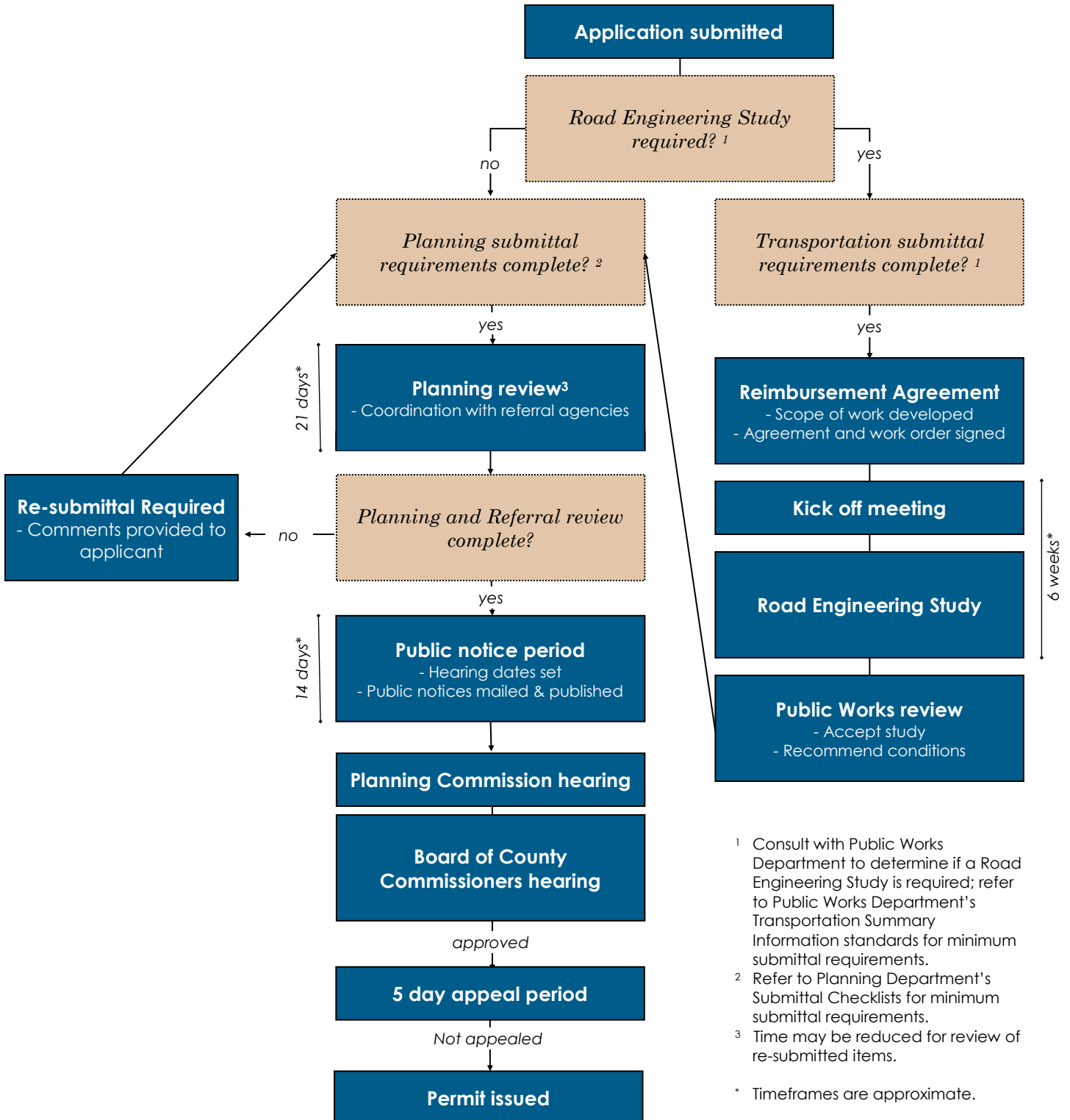
Setbacks for buildings and other structures will be designed to ensure the following:

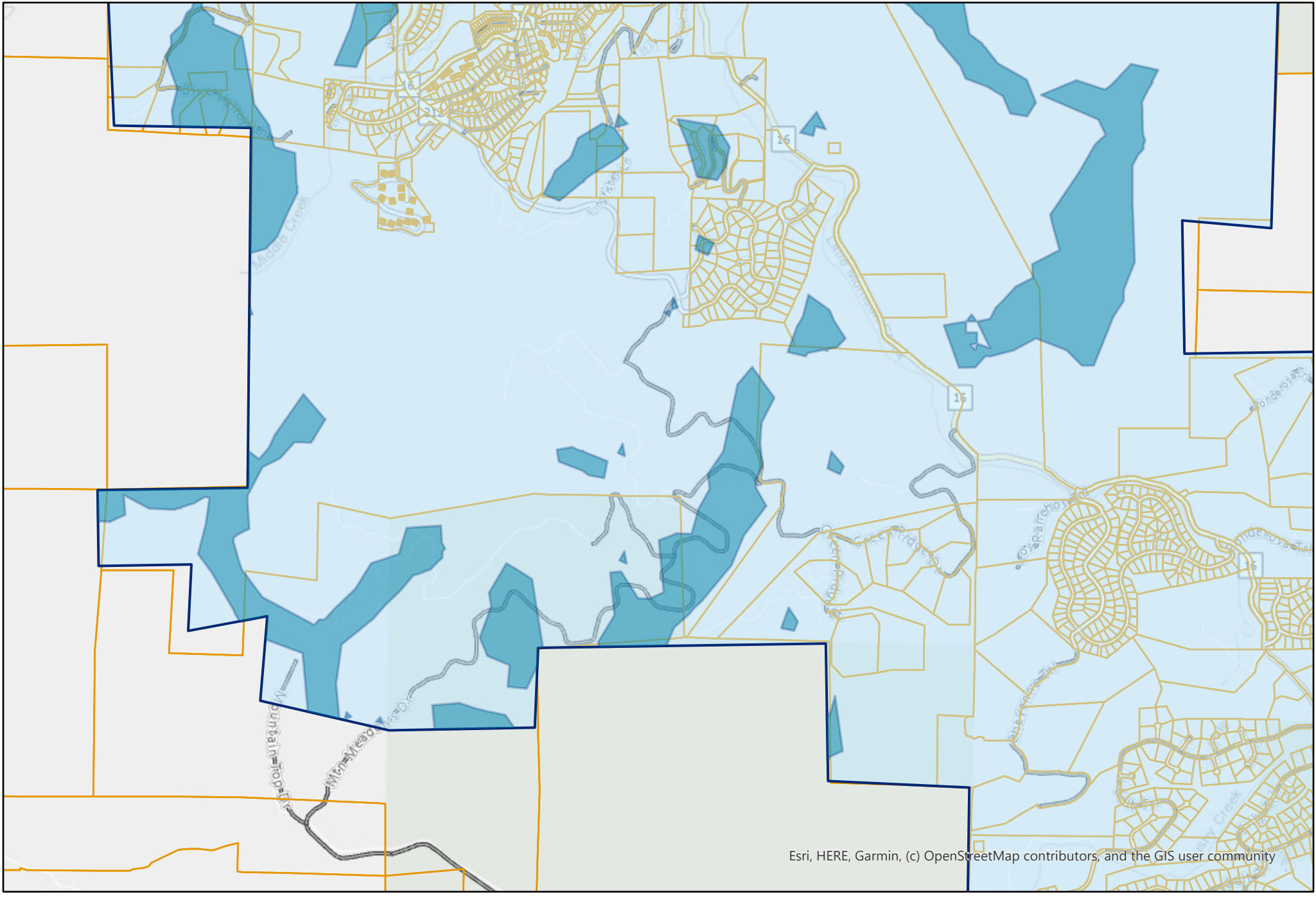


ROUTT COUNTY

PLANNING DEPARTMENT
136 6th Street, Suite 200
Steamboat Springs, CO 80477
Ph: (970) 879-2704

REVIEW PROCESS SPECIAL USE PERMITS





Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



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Planning

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- | | |
|-----------------------|---------------------|
| Skylines | Primary Public Road |
| Skyline Focus Area | Local Public Road |
| Rouff County Boundary | Private |
| Parcels | |

Road Centerlines