

# Chaffee County Land Use Code Update



**Assessment Report**

June 6, 2022

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## INTRODUCTION

The Chaffee County Land Use Code (LUC) is the primary regulatory document that the County uses to ensure quality development and implement the various County plans and policies, including the 2020 Together Chaffee County Comprehensive Plan (2020 Comprehensive Plan). The LUC includes regulations and design standards that address zoning, land uses, building setbacks, building height, parking, landscaping, neighborhood character, and procedures. As such, the County has developed the following as the guiding principles to help focus and guide the LUC Update process.

### Project Description

The LUC Update will be accomplished through a process of diagnosis, collaborative drafting, and public outreach. We begin the process by talking to the community about what is working well and what is not work well with the current regulations and pair those conversations with detailed review of existing master plan documents, such as the 2020 Comprehensive Plan, and the current zoning and subdivision regulations. This analysis will result in an assessment report that will serve as a roadmap for the update process moving forward.

Based on the results of the assessment report, we will break the code into four modules to effectively draft updated sections that can be reviewed in bite sized pieces. We plan to adopt each module individually and then tie the code together into a complete package for adoption of module four. At each step, we will engage the public, key community stakeholders, County staff, and the County's ultimate decision makers - the Planning Commission and Board of County Commissioners to result in a code that is:

- Updated and progressive to reflect sustainability goals, smart growth and the emerging trends in the community;
- Simplified, graphic intense and user friendly;
- Consistent with other relevant standards and policies set forth by the County.

### Overall Process

The assessment of the Land Use Code has taken place in three basic steps:

- ✓ *Listen to the community's goals and values*
- ✓ *Review and assess the Land Use Code against core policy document*
- ✓ *Provide suggestions for the update that ensure the Land Use Code reflects Chaffee County's vision for the future*

Listening to the community was the most important step in the process as it gave the review team the opportunity to hear from the community what was working and what was not with regards to development patterns. Comments from the public have been tracked and compared to help narrow

down specific topics for detailed review within the existing LUC. The full LUC was reviewed in sequence and the comments heard from the community were compared as they related to specific sections of the LUC.

### **Guiding Principles**

At the onset of the project, the consultant team, County Staff and the Board of County Commissioners developed the following series of basic principles that have guided the assessment process and will continue to guide the update process:

**Ensure That the LUC is User-Friendly.** The LUC should be easy to use for the general public, applicants, and administrators. Information should be logically arranged, easy to find, and include language and graphics that are attractive and clear.

**Make the Right Things Easy.** Development that reflects the long-term planning direction of the 2020 Comprehensive Plan should have a clear and concise approval process with standards that align with the desired development patterns.

**Balance Flexibility and Predictability.** The updated LUC should balance the benefits of clear, objective standards with common sense flexibility that is consistent with the development goals of the 2020 Comprehensive Plan. The update process should increase transparency in the application and approval process to provide landowners, applicants, and the public with predictability.

**Engage the Public.** A code is not just a document—it is a process. To ensure long-term success, the LUC should reflect the input of a broad range of stakeholders. The update process should utilize multiple avenues and platforms to engage the public and allow them to participate in shaping the future of their county in a meaningful way.

**Right-Size the Standards and Procedures.** The LUC should not over- or under-deliver. The zoning and subdivision standards should ensure that development reflects the expected level of design as well as the unique needs and market conditions of Chaffee County.

**Preserve and Enhance Local Character.** The 2020 Comprehensive Plan articulates a strong vision for protecting Chaffee County's unique landscapes and heritage. The Code should protect and enhance local cultural, environmental, and historic resources that contribute to the community's shared connection to place.

**Support Agricultural Land Uses.** The LUC should support and incentivize the continuation of working landscapes and agricultural land uses, recognizing how heritage contributes to economic development and broadens awareness of local culture and history.

**Ensure Housing for Locals.** The LUC should allow for and encourage housing for the local workforce by using incentives and development standards to encourage a variety of housing types

and exploring the specific housing recommendations from the 2020 Comprehensive Plan. The LUC Update process will posit innovative approaches that respect the natural and historic context of Chaffee County.

**Encourage Sustainable Development Practices.** The LUC should encourage and incentivize the use of sustainable development practices, site planning techniques, and innovative technologies in all public and private development. This may include but not be limited to adaptive reuse of buildings, water- and fire-wise landscape standards, low-impact design standards for stormwater mitigation, minimized development in hazardous areas, energy efficiency standards, clustered development standards, and increased connectivity for walking and biking.

**Avoid New Nonconformities.** Substantive changes to the zoning district or development standards will likely create new nonconformities. The LUC update should explore standards that reflect the best aspects of current development patterns and eliminate unnecessary and outdated standards to minimize unnecessary nonconformities.

**Provide Enforceable Tools.** At its core, the LUC is a legal document. It provides Chaffee County the authority to regulate and condition development. However, it must be enforceable to serve its intended purpose. The LUC update process should explore tools to improve enforceability such as reporting requirements, compliance plans, and improved notification procedures **in accordance with Colorado land use law.**

## PUBLIC ENGAGEMENT OVERVIEW

### Who We Heard From

As part of initial analysis of the effectiveness and challenges of the current regulations, the County released an online questionnaire hosted on the County's communication and outreach webpage, [togetherchaffeecounty.org](https://togetherchaffeecounty.org). The launch of the website and questionnaire were advertised on the County's social media channels as well as through the local newspaper publications. The questionnaire was live from mid-March through mid-May and received a total of 214 responses. The results of Questionnaire #1 are included in Appendix A for reference.

One on one stakeholder meetings were held From March 15 through the end of April. The opportunity to engage with the consultant group was advertised by way of email, social media and on the project website. A total of 50 community members have been interviewed to date to garner community feedback on the existing land use code. The following groups have been generally represented:

- Developers, builders, business owners, retirees, ranchers, environmentalists, and owners of vacation rentals – all residents both long term and newer to the County
- County planning staff

- Members of the County Planning Commission and Board of County Commissioners

### Outreach Goals

The goal of these interviews was to obtain more specific feedback on the following questions:

- Is the LUC **easy to use**? What revisions could make it more user-friendly?
- What **works well** with the current LUC?
- What are the County's **top three planning and development issues** that need to be addressed in the LUC Update?
- Are there particular **impacts from land uses** such as businesses in the County that need to be addressed (e.g., noise, light, smells, etc.)?
- Are there **types of development** that you would like to see more of or alternately, less of in the County? (single-unit detached housing, multi-unit housing, alternative housing options, industrial, large scale commercial, etc.)
- What types of **zoning issues** (permitted uses, density, lot size, height, setbacks) are most problematic from the public's perspective? From the applicant's perspective?
- What are **3 aspects of design** desired for new development or redevelopment?
- How can the LUC better respond to the needs of neighborhoods, the general public, and applicants?
- Are the County's application and review **processes efficient**? Are there bottlenecks in the review process?
- Are the County's **application processes** transparent, communicative, and effective? How can we communicate better with the public about land use applications? With applicants?
- Are there any standards or **regulations missing** from the current LUC?

### Emerging Priorities

Through a combination of questionnaire results, stakeholder interviews, and initial review of the currently Land Use Code, the following priorities emerged. The rest of this document is organized by these topics and includes detailed analysis of what we heard, how these topics are supported by existing policy, and specific recommendations for addressing each topic within the Use Code.

1. Accessory Dwelling Units
2. Affordable and Inclusive Housing
3. Agricultural Land Preservation
4. Cluster Development
5. Impacts of Mining & Heavy Industry
6. Infrastructure
7. Natural Resource Protection
8. Private Land Camping
9. Procedures & Organization
10. Short Term Rentals
11. Special Events
12. Water Supply
13. Wildland Urban Interface

## ACCESSORY DWELLING UNITS

### Overview

Accessory dwelling units (ADUs) are currently regulated with a one-size fits all approach, and ADUs are not allowed to be used as a short term rental. ADUs come in all shapes, sizes, and contexts. Most communities regulate the maximum size of and ADU and some go beyond to regulate form of ADUs (attached vs. detached) as well as the location of the ADU on a lot. The dimensional and design standards for ADUs could vary by zone district. One example would be to allow larger ADU sizes on larger lots. Although ADU regulations vary across the nation, some are more flexible and practical than others. Chaffee County should consider the best regulations that provide housing variety, reduce high housing costs, and protect the overall character of the valley.

During the first phase of community outreach, stakeholders expressed a desire to allow for greater flexibility with ADUs specifically for larger parcels. Stakeholders also expressed concern about the allowance of detached ADU in environmentally sensitive areas including floodplains, ridgelines, steep slopes, and the wildland-urban interface. However, upon review of the existing language, the existing regulations are fairly flexible when compared to other neighboring communities and providing clarity on the allowances of different ADU types would likely clarify that existing flexibility.

### Recommendations:

- Consider limiting detached ADUs in areas of environmental hazard, including steep slopes, floodplains, and the wildland-urban interface.
- Define the variety of ADUs that can be installed and where attached and detached are permitted per zone district.

## AFFORDABLE & INCLUSIVE HOUSING

### Overview

Provision of affordable and inclusive housing is a major tenet of the 2020 Comprehensive Plan. As such, the LUC should, at a minimum, remove any barriers that would preclude the development of affordable and inclusive housing. The lack of housing that is affordable to the local workforce is a nationwide concern and a significant number of communities have implemented various programs, regulations, and incentives to encourage development of both affordable housing and inclusive housing. Options range from deed restricted low-income housing to attainable workforce housing to affordable senior housing. Encouragement of each of these housing types will be explored through the LUC update process.

Many stakeholders indicated support in providing incentives for affordable housing provision. Incentives can be offered in many forms, including but not limited to: density bonuses, floor area bonuses, streamlined permitting processes, fee reductions, requiring a mix of dwelling unit types for new developments, parking reductions for affordable and attainable housing, and inclusionary zoning. Affordable housing incentives can also be paired with redevelopment and mixed-use

development incentives to encourage development where appropriate. The feasibility and desire of the community to implement any or all of these incentives will be explored through additional public outreach.

Affordable and inclusive housing does not need to be achieved through new development, many communities have seen success in providing additional affordable and inclusive housing through permitting conversion of old hotels to affordable housing, tiny homes, and home sharing/housing co-op allowances in existing residential developments. Conversion of hotels to attainable housing units and tiny home allowances have been successful in other communities, but both require more study and public input in the next phase of the project. Home sharing and housing co-op programs come in a variety of forms but generally have higher staff administration requirements than tiny homes and hotel conversions, as well as require further public input to gauge general interest in developing regulations for permitting home sharing.

#### Comprehensive Plan Guidance:

*Strategy 1.4.I Provide a wide range of housing types accessible to people at all stages of life.*

*Strategy 3.1.A Collaborate regionally to address the affordable housing issues faced by Chaffee County.*

*Strategy 7.1.B Use strategies to incentivize and direct growth to existing towns, such as density bonuses.*

*Strategy 7.1.C Encourage flexible and creative development in the unincorporated center of Nathrop and encourage more pedestrian-oriented development in Johnson Village and infill in the municipalities.*

*Strategy 7.2.F Develop an overlay zone and review process to protect environmentally important lands.*

*Strategy 7.3.H Encourage development in areas that have the ability to provide infrastructure.*

#### Recommendations

- Remove regulatory barriers to provision of affordable housing.
- Explore incentives for affordable housing and mixed-use development.
- Explore permitting conversion hotels for long term residential use in order to provide affordable housing.
- Assess the feasibility of a County-wide inclusionary zoning ordinance for major subdivisions.
- Assess feasibility of home sharing and tiny home regulations.
- Assess the need for additional incentives to encourage development of affordable senior housing near municipalities.
- Explore the possibility of implementing a maximum or minimum number of dwelling units per parcel.

## AGRICULTURAL LAND PRESERVATION

### Overview

Agricultural lands are a key part of the identity of Chaffee County. Article III, the “Right to Ranch” section of the existing ordinance states that:

*“Agriculture is Integral to Chaffee County. Ranching, farming, and all manner of agricultural activities and operations within Chaffee County are integral elements of and necessary for the continued vitality of the County's history, tourism, economy, landscape, open space, water, lifestyle, and culture.”*

Many stakeholders have stated that preserving agricultural land and the right to ranch is a top priority for the county as the land use code changes. The current Right to Ranch code is very good at identifying that the county is focused on maintaining the ability to use one's land for agricultural purposes and should be referenced and upheld throughout the new code in order to maintain continuity and preserve the agricultural uses. That said, Stakeholders did identify a number of challenges that ranchers and other agricultural users are facing as pressures to develop these properties intensify.

One of the most identified concerns was that the maximum residential density as stated in the current code is one dwelling unit per two acres in the Rural, Recreational, and Residential zone districts. These large residential lots take up a large amount of land for a very low number of dwelling units. Agricultural use areas generally depend on a large-scale tracts of land in order to be productive and profitable, and these 2-acre residential lots generally serve as an encroachment rather than an contributor to the surrounding agricultural land. A possible solution to this would be to incentivize cluster developments where conservation easements would allow for agricultural uses on the open space tract while also allowing a more compact residential development. The maximum density of the development could be tied to the size of the conservation tract which would encourage larger conservation easements for agricultural preservation. Another possible solution would be to refine lot size requirements in areas already zoned Residential. Currently this zoning district requires a half-acre minimum lot size. Rather than requiring this minimum lot size, these areas could look at maximum lot sizes coupled with additional buffering requirements for adjacent agricultural lands. This would provide more areas for developers to build nearer to cities where infrastructure is more likely to exist and help ease the demand for housing in Rural and Recreational zones. It would also help more clearly identify areas that are residential and agricultural.

The agricultural activities also require additional land uses to support it. Stakeholders have identified that farms and ranches depend on diverse sources of income to remain economically viable. A revaluation of the land use table is needed in order to easily permit and incentivize additional land uses that can help to preserve open spaces and keep lands in agricultural

production. These additional uses might include farm to table restaurants, wedding venues, or agrotourism.

#### Comprehensive Plan Guidance:

*Strategy 2.2.H Keep working lands working by supporting agricultural economics and helping agricultural operations manage increasing conflicts and costs associated with increasing population and visitation/recreation use.*

*Strategy 6.1.A Provide business support for a vibrant agricultural economic sector through a variety of financial incentives and programs.*

*Strategy 2.2.H Keep working lands working by supporting agricultural economics and helping agricultural operations manage increasing conflicts and costs associated with increasing population and visitation/recreation use.*

#### Recommendations Summary

- Reference and preserve the “Right to Ranch” in the new code.
- Incentivize conservation easements via cluster developments to preserve open space.
- Define more land uses that would help facilitate the preservation of open space and agricultural production such as farm to table restaurants and include them in the land use table.
- Consider maximum lot sizes and buffering requirements in Residential zones in order to incentivize residential development in these areas rather than elsewhere in the county.

## CLUSTER DEVELOPMENT

### Overview

The current code has three types of cluster subdivision: Rural Land Use Cluster, the Rural Open Space Incentive (ROSI), and a Cluster Subdivision. These three types of cluster development offer varying allowable densities, but all require an open space preservation of two thirds of the property. These standards are generally comparable to other types of cluster developments in Colorado. Cluster developments were viewed positively by stakeholders and are generally seen as a good way to help concentrate development in easier to service pockets while helping keep sensitive habitat areas and views intact. While these types of subdivision were seen as far preferential to a standard 2-acre lot development, they are also seen as very underutilized by the development community. Stakeholders respectively stated that more should be done in order to incentivize cluster development.

Currently cluster developments follow the approval process for minor subdivisions. This is less intensive than a major subdivision, however it was still viewed as a laborious process by stakeholders. Modifications to the minor subdivision approval process could help streamline the process, which would make it easier to direct developers to this option. While many sought to incentivize these types of developments, other options could be to require cluster development,

particularly it in more sensitive areas such as the REC zoning district or urban-wildland interface, or conversely require major subdivision processes for less desirable subdivisions that do not meet cluster development criteria.

The existing cluster development ordinance defines what can happen on the conservation tracts as “wildlife habitat, grazing, critical natural areas or similar uses” however only the rural land use cluster allows for crop land usage in the open space tract. While this may make sense on a ROSI tract as they are intended to save water, allowing crop land in cluster subdivisions as well may help preserve productive agricultural lands as well as mountainsides. A potential exploration of the allowed uses in conservation tracts may open the possibility for additional uses that would preserve the open space while maximizing the productivity of the land.

Cluster subdivisions are ideally set up to take advantage of shared resources, however the current cluster subdivision code requires each half acre lot to have its own septic and well. Through permitting shared wells and septic systems, more open space could be preserved, and development costs may be reduced. This was seen as a popular approach by many stakeholders.

The cluster development section is quite concise, some stakeholders still expressed some confusion on what the development standards for such developments were. An inclusion of graphics could help to illustrate these development standards in a clearer way.

#### Comprehensive Plan Guidance:

*Strategy 2.1.B Promote clustering of future tourism-related lodging in the land use code update to minimize impacts on residential or agricultural areas*

*Strategy 2.2.H Keep working lands working by supporting agricultural economics and helping agricultural operations manage increasing conflicts and costs associated with increasing population and visitation/recreation use.*

*Strategy 5.2.E Build and grow in a manner that is resilient to wildfire and other natural hazards.*

*Strategy 7.3.H Encourage development in areas that have the ability to provide infrastructure.*

*Strategy 5.7.W For highest priority habitat areas, adopt a conservation subdivision overlay with appropriate development standards.*

#### Recommendations Summary:

- Streamline minor subdivision process to incentivize cluster development.
- Potentially require cluster development in sensitive areas.
- De-incentivize less desirable development patterns by requiring major subdivision process for developments that do not meet cluster development criteria.
- Reconsider allowable uses in the open space tracts to maximize agricultural land preservation
- Allow shared infrastructure such as wells and septic

## IMPACTS OF MINING & HEAVY INDUSTRY

### Overview

Mining and heavy industry land uses have been identified by stakeholders as being crucial aspects of the local economy by providing much needed job opportunities outside of the tourism, construction, and agricultural sectors. Stakeholders believe that trade schools and similar types of industrial land uses must be prioritized to train a local workforce of electricians, plumbers, carpenters, and other types of professions that provide crucial services for Chaffee County communities. These employment generating land uses are also required to retain the younger generations that need stable employment prospects to support new families and begin putting roots down in the valley. Although stakeholders largely believe that these local industries need to be better nurtured to create new jobs for Chaffee County and to diversify the local economy, they also believe that the impacts of these intensive land uses need to be better mitigated so that they do not have excessive impacts on the County's open space, agricultural heritage, wildlife, and natural resources.

Stakeholders frequently identified mining and gravel pits as types of industrial land uses that require additional development standards to better mitigate dust, noise, and impacts on viewsheds and ridgelines, as well as to ensure that the areas impacted by mining are reclaimed and adapted into usable communities spaces once operations cease. For many of these stakeholders, mining and heavy industry should not be allowed to expand or continue operating if it impacts public lands and open space or agricultural and recreational opportunities throughout the County, and should instead only be located within suitable areas where they are not as impactful on their surroundings. For other stakeholders, the resources obtained from mining and heavy industry should be prioritized as essential for local construction and to create jobs or support businesses, and the opportunity to convert these areas to attractive open space or reservoirs in the future should be viewed as a future benefit for the County.

Currently, the land use code allows commercial mining in all industrial zone districts subject to an administrative review, as well as in commercial, rural, and recreational zone districts subject to a major impact review. Development standards require relatively minor setbacks from excavation activities to property or right-of-way lines, as well as to ditches, streams, and waterways. Additional setbacks for screening and crushing activities are required if located in a rural or recreational zone district. Time restrictions are established for excavation, screening, and crushing activities if located within 1,500 feet of a residence or a commercial structure that provides sleeping accommodations. These setback and time restriction standards should be reevaluated to ensure they are providing adequate protections if mining activities have been approved outside of industrial zone districts or if they are located in industrial zone districts near incompatible types of land uses.

In addition, fencing and reclamation statements are provided through the development standards, but they are vague and provide minimal guidance for decision makers or staff reviewing proposed applications. Road and routing development standards require these intensive land uses to mitigate the impacts of their operations on the County road system and developed areas, but they provide minimal guidance for rejecting unsuitable sites based on the surrounding road infrastructure or surrounding development that would be impacted by proposed haul routes and instead simply encourage the repair of damaged roads and the selection of alternative haul routes.

Stakeholders also identified marijuana related land uses as requiring better development standards and higher quality building designs to mitigate odor impacts on nearby areas. Even though the land use code currently only allows marijuana manufacturing and cultivation land uses within industrial areas, it is inevitable that odors will travel and that the impacts on areas downwind from facilities need to also be considered. According to the development standards, vicinity maps must be provided by applicants to demonstrate separation from specific types land uses that are not appropriate near marijuana manufacturing or cultivation facilities. Additional building design standards should be incorporated as part of the development standards to ensure odors emitted from these land uses do not impact nearby residents or sensitive land uses.

The screening and fencing of industrial and outdoor storage related land uses was another topic frequently mentioned by stakeholders. For a County that prioritizes its views of the surrounding landscape and environment, industrial uses and storage areas often become eyesores that impact the aspects of the valley that residents value the most. Impacts become especially controversial when these land uses are allowed in rural areas, as recreational vehicle or mini-storage facilities are often proposed adjacent to subdivisions or landowners that prioritize their isolation within rural areas.

The development standards currently require outdoor storage to be enclosed or to have adequate provisions to conceal those facilities from adjacent property, which again is vague and provides minimal guidance for decision makers or staff reviewing proposed applications. In response to this situation and the frequency of controversial storage related applications identified by stakeholders, better screening and landscaping or fencing standards need to be established within the land use code that incorporate built in flexibility to allow a combination of techniques and multiple options to choose from. Stakeholders believe that opaque fencing, chain link fencing with slats, and water intensive rows of trees should not become the default method for screening such areas, and that options such as grouping trees and shrubs and incorporating building facades as part of the exterior screening of a site should be facilitated in a manner that best fits with the surrounding landscaping. Whether or not an industrial land use should be entirely enclosed should ultimately depend on its compatibility with the surrounding area, as screening and fencing may be considered unnecessary between similar types of industrial uses if industrial areas are well grouped according to their zoning districts. Often, land uses may benefit from some screening but do not need to be

completely hidden from view, and more intensive screening techniques should be prioritized instead for areas near County gateways, scenic corridors, or based on surrounding land uses.

In general, stakeholders believe that more industrial zoning is required throughout the County, but that these areas must be located strategically so as to ensure that related land uses are concentrated and the associated impacts are minimized on surrounding residents, scenic corridors, viewsheds, and ridgelines. These areas should consider including new lighting standards that require time restrictions for light emissions as well as shielding or downcast provisions to ensure excess light pollution is not being created as a result of concentrated industrial uses. These areas should also be able to provide the appropriate road infrastructure for the increased traffic that they will generate.

Most importantly for many stakeholders, these industrial areas should be separated by light industrial and heavy industrial land use classifications, as light industry may be appropriate for urban areas but, in contrast, mining and heavy industry may not be appropriate near populated areas. Currently, the land use code only includes one industrial zone district that does not differentiate between light and heavy industrial uses. Only appropriate land uses should be allowed in proximity to population centers and residences, while the siting of mining and heavy industrial land uses should require more consideration to determine which areas are truly suitable and will minimize impacts. Stakeholders described that industrial land use provisions cannot be one size fits all, and instead must be tailored for particular types of light and heavy uses based on the scale of their impacts and the appropriate level of mitigation. One challenge for this priority will be the fact that residential uses are often established and grandfathered as nonconforming uses within existing, historic industrial areas; therefore, the relationship between adjacent residential and industrial land uses will still need to be considered as part of the updated land use code.

### **Recommendations Summary:**

- Reevaluate mining and extraction use standards to ensure impacts are being mitigated on sensitive areas, surrounding development, and the County road system.
- Include new marijuana use standards to address aspects of building design and better mitigate excessive odor from these facilities.
- Create specific screening and fencing standards for industrial and storage uses that provide flexibility based on adjacent uses and compatibility with the surrounding area.
- Differentiate between light and heavy industrial zone districts, allowing light industrial land uses with appropriate screening, fencing, and mitigation provisions to be located within or near communities and residences.
- Only allow mining and heavy industrial land uses in areas that are suitable and will minimize their impacts, as well as their future benefits once those areas are reclaimed as open space or reservoirs after their operations are decommissioned.
- Clarify that the expense of converting reclaiming mines to high-quality public amenities is recognized as the responsibility of the operator, not the County.

# INFRASTRUCTURE

## Overview

A major priority that emerged from stakeholder discussions was the need for the County to better define its road standards through the Land Use Code, including levels of service for different road classifications that are applied to the entire road system and maintenance provisions to ensure the provision of high-quality roads that can accommodate inevitable new growth and development.

Often, new developments have been approved throughout the County that incorporate private roads rather than public roads that are dedicated to the County. While private roads may be appropriate for single-lot or small subdivisions and the current process may reduce short-term County expenditure on road construction and maintenance, developments approved in this manner also create future problems where inadequate maintenance agreements are put in place by developers and future homeowners or homeowner' associations are required to independently address those conditions once they become untenable. Private roads create issues because residents who receive access from this type of private infrastructure often discourage connectivity due to the resulting increase in vehicle speeds and traffic, sometimes leading them to petition to block these roads from public access even though they are relied upon to provide essential connections throughout the County. Private roads also create opposition towards allowing new subdivisions to be accessed from private infrastructure, especially if the private agreements aren't clear about future access and adjacent development considerations. To address these situations, private road maintenance agreements need to be held to a higher standard so that infrastructure lasts longer.

Alternatively, impact fees need to be collected so that more roads can be dedicated to the County to ensure their continued maintenance and grading in the future. According to stakeholders, requiring new development to provide impact fees for the additional traffic that they will generate and road infrastructure that they will require may be the County's best solution for raising the necessary funds to provide a high quality road network throughout unincorporated areas of the valley and to better plan for the long-term infrastructure requirements of new development. Metro districts may also be considered to provide funding for road infrastructure, although this may be an undesirable concept akin to being governed by a Homeowners Association that potential developers or residents push back against. These longer-term solutions to infrastructure requirements have the potential to make undesirable development patterns less prominent, as they could shift the current paradigm where sprawling development with minimal infrastructure requirements is the default for developers and potential subdividers because it is the cheapest and easiest option that the Code allows.

For many stakeholders, the Land Use Code should be tailored to require matching road and infrastructure (curb, gutter, sidewalk) designs in unincorporated areas that are located near

municipalities and have the opportunity to connect to the existing networks of urban infrastructure. This aspect may require the provision of larger structure setbacks in urban adjacent areas or wider road width dedication standards to ensure that adequate space is created to provide safe sidewalks or multi use paths that encourage people to be outside and support alternative transportation options other than vehicles. Tree lined sidewalks represent a technique to create more comfortable pedestrian areas, although these do represent additional water intensive requirements that may only be suitable for the most urban or concentrated communities throughout Chaffee County.

The connectivity of roads to prevent dead end streets and lollipop cul-de-sacs, as well as multi modal transportation options such as bike lanes or multi use paths adjacent to County roads, were additional priority topics for stakeholders. A requirement for stub roads to facilitate future connectivity should be considered as part of the Land Use Code update, as well as adherence with Intergovernmental Agreements or required Development Agreements that plan for new developments throughout the County to connect to city and town infrastructure immediately after construction or in the future once that potential is available.

Driveways were another frequently mentioned topic, as the width and slope of driveways determine whether fire and emergency vehicles can access isolated properties, especially those that are located on steep topography within the Wildland Urban Interface. The current Land Use Code lacks adequate driveway requirements and relies instead on recommendations; therefore, strict standards need to be established to provide better access to properties. Such requirements should consider a range of factors such as drainage patterns and the potential for snow or ice to impact the property's accessibility. Shared driveways should be required by the Land Use Code to provide additional engineering, as adequate driveway width and curb radii for these shared entrances are essential for providing emergency vehicle turnarounds. In addition to emergency vehicle access, these standards would impact the ability of County residents to hastily evacuate their communities, primarily in the case of an unexpected wildfire. This consideration is also impacted by whether or not the road system provides connectivity and can provide multiple points of escape in case immediate routes are blocked. Ensuring that adequate driveways can be provided for new development will require a closer examination of new development proposals as required by the Land Use Code to ensure all proposed lots are in fact buildable and can be reasonably accessed rather than relying on each individual landowner to find a solution to address a lack of planning at earlier land use entitlement stages.

Right-of-way vacation standards and application procedures were discussed often by stakeholders. Currently, residents and landowners regularly request right-of-way vacations from the County for the purposes of creating larger lots that can then be used for additional animals such as horses or that enable them to further subdivide their properties. Although it may appear that these platted but unused right-of-way areas are suitable to be vacated, these processes often

create additional problems if they are not closely reviewed according to specific criteria, such as preventing future access to undeveloped lots or eliminating railroad right-of-way that may need to be utilized in the future. Alleys represent another frequent subject of right-of-way vacation requests, despite the common understanding that this type of infrastructure adds a lot of value to a built out community that cannot realistically be reclaimed once it is gone.

From this feedback, it is apparent that subdivision design and development review processes need to incorporate requirements to provide traffic studies for the purpose of determining required road improvements based on the impacts of proposed new development. Establishing a traffic study and level of service requirement will help ensure that roads for existing subdivisions and residents that were originally designed for lower traffic capacities are not overburdened by additional development pressure, which has the added benefit of establishing a formal County process to address neighbor concerns, thereby reducing public opposition to new growth and development. Currently, proposed new subdivisions and tourism related commercial uses that may be well suited for sites in the unincorporated County create massive public outrage and encourage local opposition, as County roads as they were originally designed simply cannot handle this proposed new capacity.

In addition, required trail infrastructure needs to be incorporated as part of subdivision design and development review processes so that proposed new projects are required to connect to the County's overall Trails Master Plan. This could include requiring adjacent developments to connect their trail systems rather than allowing them to meet Land Use Code standards by constructing independent, private trails that are located entirely within the boundaries of their project sites. Such a requirement would benefit the entire County, including the tourism economy and permanent residents, by providing the beginning steps towards a regional, interconnected network of non-motorized, mixed use trails that enable people to experience the valley's incredible natural environment outside of their vehicles. If the edges of municipalities and their existing trail systems are able to be connected to important areas of the County via trails, such requirements would also provide benefits for County residents who commute for work to the valley's cities and towns by enabling them to utilize alternative methods of transportation to reach their places of employment.

All proposed trails should be closely reviewed to ensure they are not being built through sensitive wildlife habitats or wildlife management areas. Otherwise, new trails will contribute to habitat fragmentation and push wildlife away from natural areas and towards open space that is being preserved by ranches for their livestock. Rather than allowing impacts on wildlife corridors and the continued encroachment towards these critical areas, trails should be concentrated where residential development already exists and connected to transportation corridors, parks and public open space, or cities and towns. Combined with initiatives or development incentives to provide basic transit and bus, shuttle, or carpooling services for communities throughout the County, these

infrastructure priorities would help to reduce the traffic levels on all County roads, which was frequently mentioned by stakeholders as a growing irritant for local residents.

For ease of access, all road and infrastructure requirements should be concentrated in a single section of the Land Use Code. Currently, these standards are scattered throughout Article 7 and are not easy to access for users who are unfamiliar with the Code's organization. These should be confirmed by developers and reviewed by staff at the beginning of the application process to ensure they are built into proposals at the beginning of the design stages, not shoehorned in at the last minute to meet minimum standards in a manner that encourages developers to oppose what otherwise represents best practices. A prescriptive, predictable process is required to improve the County's road infrastructure and promote better cooperation between developers and the County so that well designed infrastructure is created as a result of new land development in a manner that benefits and connects communities located throughout the valley.

Additional topics mentioned by stakeholders for consideration as part of the Land Use Code update included utility standards such as the height of utility poles and the process for dedicating utility easements, as well as requirements for airports to preserve their surrounding air space in the face of new development pressure. A review process for new telecommunication towers should be established, as well as approval processes for smaller scale telecommunication infrastructure (such as microgrid) to enable this essential infrastructure to be incorporated into existing infrastructure areas such as utility poles or along streets. Streetlights that improve visibility at intersections or assist in locating hidden driveways at night should be a priority for the County that can be incorporated as part of the Land Use Code so that they apply to Public Works projects, as well as reducing fugitive dust emissions from dirt roads.

#### Comprehensive Plan Guidance:

*Strategy 7.3.H Encourage development in areas that have the ability to provide infrastructure.*

*Strategy 4.3.F Prioritize multimodal transportation opportunities and choices to all project developments by integrating bicycle, pedestrian, transit and telework connectivity in developments.*

*Strategy 4.3.H Provide appropriate infrastructure to support economic development.*

*Strategy 4.5.K Maintain and improve public transportation in the Chaffee County through coordinated planning and investments.*

*Strategy 4.6.L Update the development code to achieve transportation goals.*

### Recommendations Summary:

- Better define road standards, including levels of service for different road classifications that are applied to the entire road system and maintenance provisions to ensure the provision of high-quality roads that can accommodate new growth and development.
- Hold private road maintenance agreements to higher standards if allowed. Otherwise, collect impact fees or locate alternative funding sources so that more roads can be dedicated to the County to ensure their continued maintenance and grading in the future.
- Match road and infrastructure (curb, gutter, sidewalk) designs in unincorporated areas that are located near municipalities and have the opportunity to connect to the existing networks of urban infrastructure.
- Incorporate enhanced driveway and access requirements.
- Establish strict right-of-way vacation criteria that enable decision makers to consider long-term impacts of proposals other than immediate benefits for property owners.
- Incorporate subdivision design and development review process requirements to provide traffic studies for the purpose of determining necessary road improvements based on the impacts of proposed new development.
- Incorporate trail infrastructure as part of subdivision design and development review processes so that proposed new projects are required to connect to the County's overall Trails Master Plan.
- Enhance community wide connectivity to promote a trail system that provides a range of benefits for residents and visitors while ensuring new trails do not impact wildlife habitat or corridors.
- Reorganize all road and infrastructure requirements so that they are concentrated in a single section of the Land Use Code and are able to be easily located.

## NATURAL RESOURCE PROTECTION

### Overview

Chaffee County has unique and convenient access to a host of natural resources which is the County's largest asset for economic development. Finding a balance between development needs and the conservation and protection of natural areas, wildlife, and scenic views has surfaced as a top priority for both the code update process as further supported by the comprehensive plan. The comprehensive plan suggests adding a number of overlay districts, to address the needed resource management currently not generally present in the current code.

The current code does contain a flood plain overlay district but otherwise falls short with regards to many tools that can be used to protect these prized resources. Regulations for the floodplain overlay district focus on keeping structures out of the floodplain as well as mitigation for any encroachments into volume capacity of waterways. This district is regulated in 3 different articles of the existing code, (1.1.10, 2.6.4., 7.7.1.) Consolidation of these requirements into a single section for the floodplain overlay district would be easier to use. While the floodplain overlay district does

limit structures within the floodplain, it does not contain significant protections for vegetation, wildlife habitat, and viewscales. Stakeholders and the Comprehensive Plan have identified the need for the new code to introduce additional standards for development in riparian areas, in particular along the Arkansas River and its tributaries. A new overlay district or an expansion of the floodplain overlay district could establish standards such as minimum setbacks from waterways, prohibition of removal of wetlands without mitigation, limiting fencing that hinders wildlife migration, and encouraging bank stabilization and habitat protection through native vegetation protections.

The need to protect wildlife migration corridors, native habitats, and in particular lower elevation winter habitat has been expressed by many community members. Protecting pockets of habitat is an important strategy in maintaining the wildlife population, but they are far less effective if they are not connected. Poor connections also create conflict with wildlife and roadways, creating potential hazards. The current code does require livestock easements for new development, however these easements are merely access focused and do not take into account the preservation of habitat. The comprehensive plan suggests creation of a natural resources overlay to help map and protect these corridors, and habitats for protection in the long term.

The stunning scenery found in Chaffee County is one of the county's biggest natural assets. Stakeholders asked for protections of these views. The existing code does reference protecting viewscales from scenic byways and suggests limiting ridgeline development, however the standards are fragmented and typically suggested, rather than required. The comprehensive plan identifies the need for a "Scenic Resource Overlay District." The establishment of this district would allow minimum standards to be applied to for development in highly scenic areas to preserve the viewscale. These standards might include limitations on height based on surrounding tree lines, design standards for colors and materials that allow structures to blend in with the landscape, prohibition on ridgeline development, and limitations on vegetation removal.

Many municipalities and counties in Colorado have also adopted transfer of development rights (TDR) programs to encourage property owners to voluntarily transfer density out of areas of high natural resource value, or in hazardous areas like floodplains and the wildland urban interface. Chaffee County has the opportunity to explore the possibility of developing a county-wide TDR program to transfer density out of these hazardous and natural resource-rich areas and into areas where services and infrastructure are more developed to support development.

## Comprehensive Plan Guidance:

*Strategy 2.2.G Protect Chaffee County's iconic viewsheds and Scenic Byways designation.*

*Strategy 2.2.H Keep working lands working by supporting agricultural economics and helping agricultural operations manage increasing conflicts and costs associated with increasing population and visitation/recreation use.*

*Strategy 5.2.E Build and grow in a manner that is resilient to wildfire and other natural hazards.*

*Strategy 5.6.O Protect vegetation that enhances infiltration of precipitation for groundwater recharge and erosion prevention.*

*Strategy 5.6.P Ensure erosion and stormwater standards adequately protect water quality and functions of groundwater recharge.*

*Strategy 5.6.Q Adopt development standards, based on best management practices, that reliably protect the Arkansas River and its tributaries.*

*Strategy 7.2.F Develop an overlay zone and review process to protect environmentally important lands.*

*Strategy 7.3.H Encourage development in areas that have the ability to provide infrastructure.*

## Recommendations Summary:

- Consolidate standards for the Floodplain Overlay District into a single section for more ease of use.
- Develop waterway buffer standards.
- Require stormwater management to protect water quality.
- Codify ridgeline and viewshed standards.
- Consider an overlay district for significant waterways on the Arkansas River.
- Establish a natural resource overlay district with standards to encourage a connected network of wildlife habitat.
- Establish scenic resource overlay district to preserve views in areas of outstanding natural beauty.
- Create enforcement mechanisms for relevant external referral agency comments or enshrine in code as best practices.
- Incorporate wildlife friendly fencing standards.
- Explore the possibility of implementing a transfer of development rights program.

## PRIVATE LAND CAMPING

### Overview

One of the most discussed topics in the code update process to date has been the preservation of productive agricultural land. This in tandem with the need to provide housing for seasonal workers and to reduce the impacts of dispersed camping have led the County to discussions to allow for camping on private properties.

Traditional RV style campgrounds have evolved and new glamping resorts have become popular, however these more commercial camping operations are seen on commercial property and not always on private lands. The current code defines a campground as: *“a parcel of land in single ownership (non-subdivided), that has been developed for occupancy by guest-owned tents and recreational vehicles on a temporary basis for recreational purposes.”* The code does then get more specific about various types of campgrounds in the land use table. It splits camping activities into four categories:

- Campground- RV park and / or tent sites
- Campground- Seasonal Employee
- Campground- Semi-Primitive or Primitive
- Camping on Vacant Private Property

Minimum standards for commercial campgrounds such as special limits, sanitation facilities, and setbacks do not apply to private, non-commercial camping. The current code permits camping on private land for up to two weeks on vacant or improved properties. If camping exceeds two weeks, a permit is needed. This permit is administrative in nature and is good for up to three months and can be extended continually as long the following conditions are met:

- 1- Approval of the subdivision homeowners association (if applicable)
- 2- Camping shall only be permitted in a hard-sided vehicle such as an RV or fifth-wheel.
- 3- The property owner shall provide a narrative detailing the method for obtaining potable water supply, wastewater treatment, and trash removal.
- 4- Requests for renewal shall be considered only following review of the above conditions

These limited conditions would prohibit a rancher or landowner from having a seasonal campground without meeting all the conditions of a commercial grade campsite. While the established standards for campsites are important, Stakeholders stressed the importance for landowners, particularly large agricultural lands and ranches to be able to diversify their incomes by providing camping opportunities. Allowing for further flexibility by establishing additional standards for what is permissible on private lands. Possible things consider when revising these standards include minimum lot sizes or setbacks, residential adjacency mitigation, fire prevention, sanitation and water needs, parking, and refuse collection. These regulations might be tiered or grouped into different types as appropriate since a diverse range of desired campgrounds could

be accommodated such as glamping, RV, and primitive. Stakeholders also identified the need for keeping review of such applications as an administrative process as long as minimum criteria is met.

### Recommendations

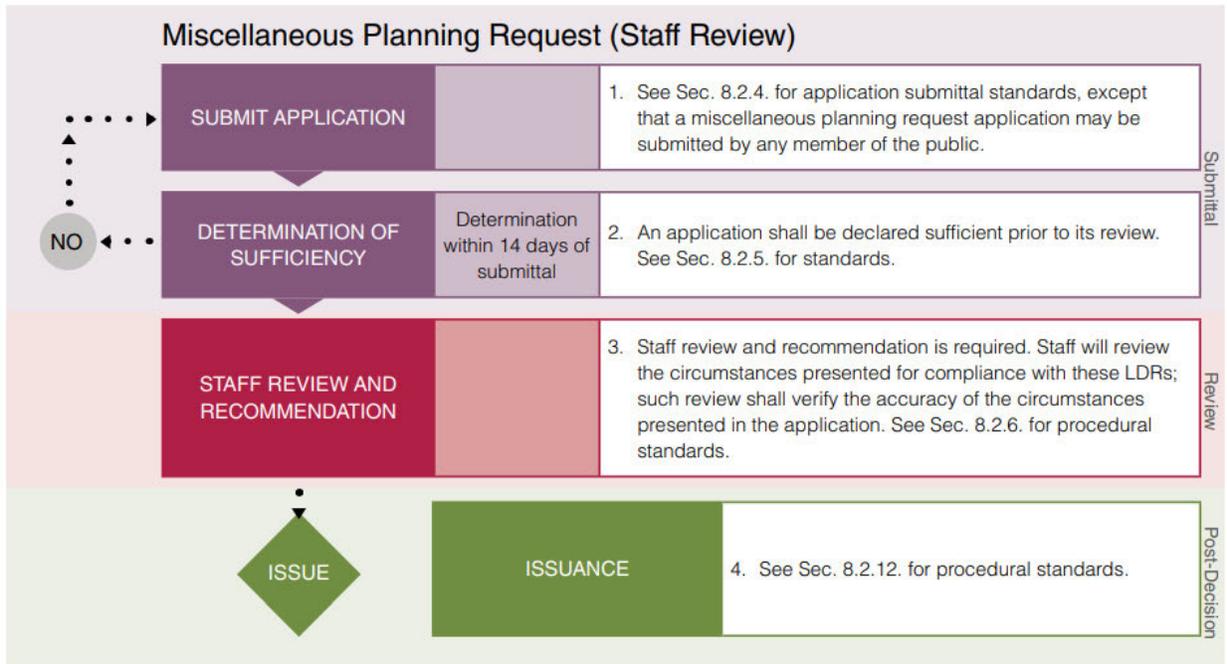
- Develop standards for private land camping to include minimum lot size, maximum density of campsites, buffers, and sanitation disposal requirements.
- Consider a multiple tiered system for a variety of campground types.
- Build an administrative approval process for campgrounds that meet certain criteria.
- Ensure permits have conditions and can be revoked based on excessive environmental or neighbor impacts.
- Consider required mitigation standards and associated inspections (fire risks, waste disposal, water supply, etc.).
- Incorporate an agritourism component that can provide additional economic opportunities for agricultural operators.

## PROCEDURES & ORGANIZATION

### Overview

Chaffee County currently houses the approval procedures for applications in Article IV, Application Review and Procedures. This chapter is presented to the public on the Counties' website in a PDF format, which is split by the various article numbers. When discussing the code and the general usability of it with stakeholders some mentioned this format was a bit challenging as it was not easily searchable. This may be addressed by presenting the code as a single document, where one can search the entire code rather than open each individual article to find the correct section. Other stakeholders raised the issue that some article titles and other headings were sometimes unclear. For instance, Article VII is simply titled "Standards". Inclusion of more description language may help the navigability of the document.

Stakeholders expressed that they generally thought the language of the code was improved from previous codes and had a good degree of understandability for developers and industry professionals, however we did hear from several stakeholders that the current code is still difficult for non-industry professionals to decipher. A possible solution for this may be look at simplifying language whenever possible. Another recommendation would be to include a definitions section where technical terms may be better explained. The use of hyperlinks could aid in quickly finding referenced sections and definitions. Additionally, more graphics, charts, and tables would aid in being able to quickly pull desired information from the code. For instance, in Article IV, the Application and Review Procedures, the inclusion of flow charts or a process table would be helpful in deciphering what process a given project would follow.



Process chart from the Teton County, WY development code.

Stakeholders felt that the current code offers little incentivization for the types of development the county would like to see. Many stated the process for minor and major subdivisions are still quite similar in the current code, which minimized the desire to meet any criteria that would qualify for a minor subdivision review. Offering an administrative approval for projects that meet minimum criteria would be a way to incentivize desired development.

Article IV does outline what types of documents are needed for a specific application, however many stakeholders expressed that they thought that those lists were not descriptive enough. They felt that in many cases they were going to a public hearing and then being asked for additional documents at that the decision-making stage rather than having it beforehand. Many of the stakeholders expressed an interest in inclusions of additional information such as FAQ's or checklists to determine what sort of materials are needed. While some codes treat these sorts of items as supplementary materials, they could possibly be included in each section to maximize the legibility of the code.

The current process for traffic and water studies were another commonly flagged item by stakeholders. In the case of traffic, thresholds are currently defined by the percentage of what the expected increase in traffic will bring. In some circumstances, splitting one lot into two would increase the expected traffic 50% and would trigger a traffic study under current criteria. A potential solution would be to introduce exemptions for projects under a certain number of lots.

### Recommendations Summary:

- Combine the various code articles into one unified document for easier searching
- Use more descriptive titles for sections and headings
- Simplify jargon and include a definitions section to better define terms for non-industry professionals.
- Use hyperlinks to aid navigability
- Include more charts, graphics, and tables when describing processes and standards
- Use administrative approvals for projects that meet certain criteria to incentivize the development the county wants to see
- Simplify minor approvals process to be more distinct from major approvals process
- Include document checklists to avoid requiring additional items at decision making stage
- Allow exemptions from some studies like traffic or water for projects under a certain size

## SHORT TERM RENTALS

### Overview

The County put a cap in place on short term rentals (STR) in October 2021 and is currently tracking data to assess the impacts. Currently STRs are regulated with a one-size fits all approach, and ADUs are not allowed to be used as a STR. Comments from stakeholders indicate that there is a desire for more flexibility with STRs, similar to ADUs.

Through the outreach process, stakeholders indicated a desire to allow for more flexibility with both STRs and ADUs specifically for larger and agricultural parcels. There is a strong desire to provide as many economic opportunities for agricultural operators as possible to allow them to continue to farm and ranch the land. Some support was expressed to allow for short term rental of ADUs large lots, but the County should consider the impact of allowing short term rentals in more agricultural areas versus in more developed residential areas or in a “resort zone”. In addition, stakeholders indicated a strong desire to ensure short term rentals are primarily operated by local residents to provide for a secondary income source, not by out-of-town investors. Stakeholders also expressed concern about the allowance of STR and ADU in environmentally sensitive areas including floodplains, steep slopes, and the wildland-urban interface.

### Recommendations:

- Assess feasibility of implementing resort zoning to limit location of short-term rentals.
- Consider limiting short-term rentals in areas of environmental hazard, including steep slopes, floodplains, and the wildland-urban interface.
- Review short-term rental regulations from Salida, Buena Vista, and other incorporated communities for synergies and conflicting standards.
- Consider implementing an owner-occupancy requirement or long-term rental requirement prior to short-term rental of both primary and accessory structures.
- Revise the renewal due date for short term rental applications to align with the property tax declaration date.

- Consider implementing a cap by area, overlay, or zone district rather than the overall County cap.
- Consider recategorizing STR as a commercial accessory use rather than a residential use.

## SPECIAL EVENTS

### Overview

Special events have been identified as a crucial tool to help property owners gain revenue while keeping their properties largely undeveloped and rural in character. The current code has two different definitions of what constitutes a special event. Currently Article XV defines a special event as:

*Those events that are temporary, are held no more than once per calendar year, and are held for a public or commercial purpose. Examples of Special Events include but are not limited to: bicycle or vehicle races or rides; foot race or walk; gatherings of private groups for fundraising or other activities.*

However, Article IV of the code gives a far more detailed definition of what constitutes a special event:

*Special Events are those events that are: (a) infrequent (no more than three Special Events may be held in a single calendar year on a given property), (b) have a duration of no more than 10 days, and (c) are open to the public or held for a commercial purpose or fundraising. If more than three events are proposed on a given property during a single calendar year or the event exceeds ten days, the event does not qualify as a Special Event and the event is subject to the requirements in Table 2.2, the Use Matrix. A private event conducted at a private residence, that is not for a commercial purpose or fundraising and that is reasonably considered to be a private event (such as graduation parties, holiday family gatherings, weddings, funerals, and picnics) is not considered to be a Special Event and shall not require a Special Event Permit. Examples of Special Events include but are not limited to: bicycle or vehicle races or rides; foot race or walk; carnivals; circuses; concerts, etc., and gatherings of private groups for fundraising or other activities.*

While these two definitions are not necessarily incongruent, it does leave some room for varying interpretations and possible conflict. Unifying these definitions in the new code would close opportunity for these varying interpretations and eliminate any potential conflicts.

The current ordinance only requires a Special Event Permits for events over 500 persons, however the ordinance also asks that applicants submit a no-fee permit application if you are expecting between 250-499 people. No permit is needed for events under 250 people. For events that do require permits, the current process allows for administrative approval by the planning director, but does permit the director to refer a case to the Board of County Commissioners. The threshold of what can be administratively approved and what requires Board approval currently comes down

to what the code calls “significant impact” to surrounding lands. The code also allows for other agencies to review the applications. This leaves lots of room for interpretation and is difficult for applicants to determine what process they need for their event. An applicant handbook could be considered as a part of the revised code to more easily identify event requirements and the required approval processes. Stakeholders have identified a desire to maximize the ability for administrative approval in order to streamline the permitting process as much as possible.

The current code only permits events up to 10 days in length, however it does not account for things like annual events. Currently an annual event would require a new special event permit each year. Additionally, a property may host no more than three special events each year. Some stakeholders have identified this event cap as too restrictive. Increasing the number of events should be considered based on the scale and intensity of the events.

Some concerns have been raised that the current special event process exempts weddings. Rural wedding venues have become an increasingly popular land use in recent years. Currently a wedding or event venue is not listed as an individual use but falls under “Church, Educational, Religious, and Community Facilities” in the schedule of uses. This categorization coupled with the exemption of weddings from the special event permit process essentially permits a wedding venue anywhere with no regulation if it is fewer than 250 persons. Adding a new use to the table if uses such as “wedding/ event center” would allow more careful targeting of where a commercial wedding or similar event venue would be appropriate.

The current code has provisions that account for minimum standards of various event components such as temporary structures, parking, electrical facilities, toilets, and trash disposal however, it defaults to state and local ordinances when it comes to noise. Stakeholders have identified noise as a primary concern for many properties surrounding special event uses as well as wedding venues. One option to address these concerns would be the inclusion of performance standards for noise. These standards may include maximum decibel levels at the property line and/or additional setbacks for events using amplified music.

### **Recommendations Summary**

- Create a single definition of what constitutes a Special Event.
- Consider an increased limit on number of special event applications based on scale/intensity of events.
- Develop a process for multi-year approval permits with requirements for improvements such as toilets and hard surface parking. These multi year permits could be subject to corrections with action plans to ensure they remain compatible with adjacent land uses.
- Consider a tiered approach to special event permitting with clear identification of thresholds that determine the approval process (event size, type, noise, etc).
- Develop a special events handbook which clearly identifies permit types, event requirements and approval processes.

- Add a new use for wedding / event venue to the schedule of uses to better determine what zones are most appropriate.
- Add performance standards for noise such as decibel level maximums and additional setbacks for amplified music.

## WATER SUPPLY

### Overview

Water supply issues were prioritized throughout stakeholder discussions with a focus on improving the Land Use Code's subdivision design and approval processes. Undesirable development patterns currently allowed by the Code have had major impacts on water supply, as an increase in the number of minimum two-acre sized lots throughout the County inevitably requires drilling many more water wells than would otherwise be required for larger lots or clustered development patterns that are able to utilize shared community wells. An influx of new residents into an area subsequently impacts their future neighbor's ability to drill their own wells, especially those that end up being the last new landowners to develop within a new subdivision. As a worst-case scenario, if homes are built on fractured hydrology and a well cannot be drilled at all or if a well subsequently dries, then homeowners are forced to rely on cistern systems, which represents a possibility that most new residents are not aware of before purchasing property in the County.

In addition, stakeholders emphasized that the "buy and dry" phenomenon is having a major impact on the local water supply as well as on the local wildlife that rely on the valley's natural water sources. "Buy and dry" involves water rights from the valley being sold to front range communities, resulting in water being diverted or transported outside of the County rather than being retained. In response to this increasing threat to the County's water supply, many stakeholders believed that the Land Use Code should ensure that water rights are not transferred outside of the County, as it is a limited, lifegiving resource from this valley that is essential for enabling continued growth and development throughout the County. In addition, a similar perspective shared by stakeholders was that the water rights that have been historically utilized for agricultural purposes should not be allowed to be incorporated as municipal services to the greatest extent possible, as livestock ranching is already much more prevalent than growing crops in the region because of the limited availability of water rights for irrigated agriculture. In contrast, other stakeholders viewed the control of their own water as a property right that landowners should have sole discretion over whether to sell or not, especially because the sale of such rights often represents a profitable opportunity that enables them to remain on their land and continue preserving the open space that the County values.

These conflicting views shared by stakeholders frame water as either an essential resource to be preserved by the County or as a commodity to be bought and sold in accordance with any other type of landowner property right. Regardless of this perspective, it is undeniable that most of the

agricultural land that contains the valley's remaining water rights, as well as the aquifers that provide the source for municipal water services, are located throughout the unincorporated County. Stakeholders believed that these areas need to be protected by the Land Use Code, as they are being impacted by surrounding development and a changing climate that are both reducing the available water supply, thereby concentrating pollution and reducing groundwater recharge in those areas. An example of protections for these crucial areas for the County's water supply include the 1041 regulations that give local governments additional authority for planning decisions related to areas or activities of statewide, which have helped ensure that in Chaffee County, the land that experiences a "buy and dry" situation is properly revegetated to prevent weeds and invasive species from taking over these areas. After water is removed from an area where it has historically been located, water consumptive weeds often take over riparian areas, which leads to the degradation of wildlife habitat and subsequently spreads to other agricultural, rural, and riparian areas. In contrast, natural vegetation like willow trees are water consumptive, but they provide additional benefits by being part of the native ecosystem as compared to ornamental plants utilized by landowners as manicured landscaping that also spreads and has additional impacts, much like invasive species. This represents one type of best practice that can be implemented through the Land Use Code to protect the County's current and future water supply while providing a range of additional benefits for the surrounding ecosystem.

Another aspect within agricultural and rural areas that can be utilized to protect the County's water supply involves the irrigation ditches that support local agricultural production. Stakeholders emphasized that ditches must be protected against encroachment from new residential development and need to be allowed to continue flowing without obstruction, as they effectively retain water that seeps into the ground and eventually helps sustain the aquifer levels. Due to the importance of irrigation ditches for agricultural lands as well as the entire County's water supply, the Land Use Code should establish requirements for assigning ditch easements as part of Limited and Major Impact Reviews as well as through the subdivision approval process in general. Any newly created ditch easement requirements should be closely examined to ensure they are wide enough to accommodate access and maintenance by local ranchers and landowners. Meanwhile, additional setbacks should be considered to prevent new residents from building homes or other structures in close proximity to those ditches.

Stakeholders recognized that much of the agricultural land that needs to be protected has the potential to be developed in the future. In response, the Land Use Code should encourage locating higher-density residential development close enough to municipalities to ensure that new subdivisions can connect to municipal water and sewer systems, thereby reducing the number of future water wells that will need to be drilled throughout the County. Promoting growth near municipalities would accomplish additional stakeholder priorities such as preventing additional sprawl throughout rural areas and improving the expansion and maintenance of existing water and sewer services by providing them with additional customers. To promote these desired

development patterns, the Land Use Code should create a new zone district that is tailored for higher density residential development near municipalities where subdivisions are required to connect to existing water and sewer infrastructure. Municipal service boundaries and intergovernmental agreements between municipalities and the County should be considered when determining whether an area is appropriate for this new zone district and higher-density development, and any strategy that can be pursued to expedite those outlying properties to connect to city or town infrastructure will benefit the water supply for the entire County. Higher density, clustered development patterns should still be promoted throughout the larger County to accomplish other sustainability and planning objectives, but the Land Use Code should require these proposals to be closely examined to ensure the longevity of their shared water systems and ensure that there are provisions to maintain and repair those systems if they fail.

Stakeholders also emphasized enhanced water adequacy and supply standards through the subdivision approval process, which are currently lacking in the Land Use Code. Water studies and reports should be required to provide recent data and findings, rather than allowing applicants to submit outdated studies that no longer reflect current conditions. Specific requirements need to be implemented for water supply systems as well as consistent timeframes for water supplies that are proposed to serve a new subdivision that are based on an established set of factors for demonstrating water adequacy. Without prescriptive requirements and an established process, inconsistent hydrology findings between County engineers and developer engineers will complicate the land use approval and public hearing processes. Rather than relieving public concerns, these confusing situations that are characterized by dueling hydrology studies and reports will continue creating conflict rather than addressing the situation thoughtfully. Water conservation standards should also be promoted as part of good subdivision design, as developers may be able to demonstrate a longer-term water supply by establishing how their projects will take additional steps to conserve the water utilized by residents. One important consideration for water conservation should be promoting native vegetation and xeriscape landscape standards as compared to water intensive landscaping.

Water augmentation represents an additional strategy proposed by stakeholders to guarantee future water supply for the County. Currently, the Land Use Code requires divisions of land to provide an augmentation certificate, other augmentation plan, or proof of adequate water to create new lots, although a Heritage Water Subdivision Exemption also allows landowners to avoid the requirement of obtaining an augmentation certificate for an existing exempt well. Stakeholders highlighted that water augmentation techniques often do not ensure that water is replaced in the same location as it was originally taken from, but they do ensure that water supply is augmented elsewhere within the region. Meanwhile, water wells that are drilled can create a cone of depression in the groundwater that exacerbates the conditions of fractured aquifers and impacts future water supply for neighboring properties. As a result, existing well owners are experiencing their water wells drying up as new development is approved nearby.

To address localized impacts on the water supply, groundwater recharge standards are also an important aspect of ensuring that water is not solely augmented downstream where it will not benefit the County as senior water rights continue to be diverted from nearby waterways. These types of standards should be required through the subdivision review process to offset water wells that are drilled as a result of new development. Rather than simply facilitating additional development and the ability to drill new water wells through water augmentation, subdivision and groundwater recharge standards are required to ensure that there is water located where new development is approved and that in the future water will be present where existing development is already located. For some stakeholders that share these views, protecting water rights throughout the County is not as important addressing the localized impacts of new development through Land Use Code standards and better brokering beneficial water augmentation agreements.

Mapping efforts and geographic information system data layers will be essential for understanding how water supply and groundwater recharge rates vary throughout the County. This spatial understanding would allow the Land Use Code to establish targeted, area specific regulations and requirements rather than one size fits all prescriptions. These efforts should be utilized to protect from overdevelopment the hydrology of the highest priority areas where aquifers are located by delineating watersheds and the boundaries of sensitive areas. Better controlling new development in these areas will reduce impacts on water supply as well as wildlife habitat and water supply, and analyzing undeveloped lands to prioritize which pieces are most crucial for the local water supply will provide a more strategic approach for preserving these natural resources. Examples of these high priority areas include source water and water basins that feed into municipal systems and infiltration galleries. Intergovernmental Agreements are currently being drafted for these priority areas that have been identified as being crucial for municipal water supplies to ensure that city and town governments have an opportunity to provide review comments on new development proposals in these unincorporated areas. The processes created by these agreements need to be incorporated as part of the Land Use Code's application procedures. Related provisions to reduce pollution and fuel storage, as well as higher standards for residential treatment systems and septic systems should also be incorporated throughout these areas to protect water quality, which in turn protects the County's water supply. State statutes allow municipalities to adopt an overlay into a County area outside of their boundaries for the purpose of protecting water quality, which could provide a model for the County to address impacts in these same high priority areas through unique density, setback, or other types of standards.

Whether impacts are caused by "buy and dry", new development that requires additional water wells to be drilled, climate change, or a combination of these factors, stakeholders believe that water supply will become a major issue for the County and its communities unless new regulations are incorporated into the Land Use Code before the impacts become irreversible.

## Comprehensive Plan Guidance:

*Goal 2.1 ...maintain healthy forests, waters, wildlife and working lands.*

*Strategy 2.1.A. Adopt the Recreation in Balance (RIB) program and its efforts to maintain healthy forests, waters, and wildlife in balance with outdoor recreation.*

*Strategy 5.1.I Ensure new development has a sufficient and sustainable water supply.*

*Strategy 5.1.J Promote water conservation and efficiency in new development, redevelopment and County facilities.*

*Strategy 5.6.P Ensure erosion and stormwater standards adequately protect water quality and functions of groundwater recharge.*

### Recommendations Summary:

- Reevaluate water consumptive development patterns that are allowed by the Land Use Code and require drilling numerous new water wells to accommodate new growth and development.
- Require easement dedications for irrigation ditches and provide additional standards to protect their viability while ensuring the ability to access and maintain these areas.
- Create a new zone district that is tailored for higher density residential development near municipalities where subdivisions are required to connect to existing water and sewer infrastructure.
- Ensure that higher density, clustered development patterns throughout the larger County include provisions to ensure the longevity of their shared water systems and ensure that those systems can be maintained and repaired if they fail.
- Enhance water adequacy and supply standards through the subdivision approval process.
- Include new water conservation and groundwater recharge standards to assist in offsetting water wells that are drilled as a result of new development.
- Promote mapping efforts and geographic information system data layers that demonstrate how water supply and groundwater recharge rates vary throughout the County. Use this information to establish targeted, area specific regulations and requirements or an overlay district that can protect these sensitive areas from overdevelopment. Incorporate Intergovernmental Agreement processes that require municipalities to review development proposals in high priority areas that impact their water supplies.

## WILDLAND URBAN INTERFACE

### Overview

The transitional zone between wilderness and land developed by human activity where the built environment meets the natural environment is known as the Wildland Urban Interface (WUI). Stakeholders emphasized the unique challenges facing these WUI areas throughout Chaffee

County, especially in terms of the catastrophic wildfire risk that residents of western states and mountain communities have observed with increasing frequency in recent history. In response to continued pressure to allow new development in these areas and increased demand for camping and recreational uses throughout public lands, stakeholders prioritized establishing wildfire mitigation and Firewise standards to require “home hardening” and defensible space techniques as part of the planning and design of new subdivisions. Such standards would assist in protecting residents and responding firefighters by better preparing communities for natural or human caused disasters in these unique areas. Overall, stakeholders believed that if new development in the WUI is not limited by the County, at the very least it must be controlled and risks must be mitigated through the land use code.

Incorporating non-combustible building materials including roofing, siding, and decking; screening on all vents and gutters; vegetation and weed management; and defensible spaces located around every residence as part of WUI construction standards were all identified by stakeholders as appropriate mitigation strategies and adaptive building techniques that the land use code should require for new development in these areas. In addition, stricter density limitations, larger setbacks from natural areas or adjacent structures, maximum square footage requirements to lessen the loss of property if destroyed, and updated access and egress standards were all identified as potential types of land development standards that should strictly dictate what type of development and the intensity of new construction that should be allowed in these areas. Stakeholders recommended that graphics should be incorporated into the land use code to visually depict these mitigation techniques and assist prospective developers in better understanding unique WUI and Firewise requirements.

Currently, the land use code requires demonstrating fire protection standards through a subdivision fire protection plan that includes a designated water supply for fire protection services from a source separate from the domestic supply, adequate primary and secondary access points to escape fire entrapment, and fire lanes adequate to allow passage of firefighting equipment through a subdivision fire protection plan. In addition, driveway standards for firefighter and emergency vehicle access as well as fire safety provisions for campgrounds and recreational vehicles are considered by the current land use code.

Clustered development could be promoted or required in these areas, as it represents a best practice in WUI areas and increases the ease of providing defensible space around an entire community rather than individual homes on larger lots. Unique clustered development standards should be established to ensure those encouraged development patterns are not increasing wildfire risk and instead represent best practices for WUI areas. In addition, Homeowners Associations for communities in these transitional areas should be required to communicate regularly with the fire protection district, public land managers, and County officials to better understand natural hazard risks and evolving best practices for fire protection. Such a requirement

could build on the current subdivision fire protection standards by requiring a more involved process for developing a subdivision fire protection plan that is initiated by the developer and adapted by the Homeowners Association as a living plan that is continuously updated. Establishing such a requirement as a condition of approval for new subdivisions or as a covenant for Homeowners Associations would not only better educate those future residents about the risks of living in the WUI, but also ensure that a plan for managing risks at the subdivision level is developed in a manner that better connects to the County's land use code and community wide hazard plan as well as the land management organizations in those areas.

Before wildfire mitigation and Firewise standards can be established in the WUI, the most sensitive and severely at-risk areas must first be identified by the County. Once identified, the information should be made publicly available through mapping and geographic information system data layers. This widespread and easily accessible information would increase awareness of the WUI and make possible the establishment of special overlays or standards that only apply to these spatially designated areas. As a form of public education, these efforts would help to better inform current and future residents of the inevitable risks in relocating to these areas. They would also immediately identify the additional factors and costs for developers who are seeking to gain approval for new construction in these areas. By enabling the implementation of targeted, area specific development standards that must be met through the permitting process, these efforts would help ensure appropriate mitigation efforts are incorporated as part of the beginning stages of planning and design while better identifying which WUI areas may be suitable for new construction and which areas are not suitable for any new construction. The goal would be to facilitate these discussions and reviews before substantial investments are made by developers that promote undesirable development patterns that unintentionally put people and communities at risk.

In addition to wildfire risks, other types hazards in WUI areas include unstable geology and rockslides. Currently, the land use code does not consistently require geologic reports and studies to be provided as part of new subdivision applications. Instead, these hazards often are not identified until new landowners are applying for building permits and are required to provide their own expensive studies or reports that identify an unexpected need to incorporate mitigation techniques as part of their site design and home construction. This information should be required and reviewed early on in the subdivision review process with specific requirements and thresholds so that the information can be considered by developers while designing the subdivision layout and demonstrating that each lot can accommodate a developable building envelope, as well as by decision makers before approving new subdivisions with potentially undevelopable lots or unexpected natural hazards.

## Comprehensive Plan Guidance:

*Strategy 5.1.A Implement the Chaffee County Community Wildfire Protection Plan led by the Envision Forest Health Council - an existing collaborative connecting 21 agencies and organizations.*

*Strategy 5.2.E Build and grow in a manner that is resilient to wildfire and other natural hazards.*

## Recommendations Summary:

- Establish wildfire mitigation and Firewise standards to require “home hardening” and defensible space techniques as part of the planning and design of new subdivisions.
- Ensure unique clustered development standards are tailored for WUI areas and represent best practices for mitigating wildfire risk.
- Consider requirements for Homeowners Associations to update fire protection plans by communicating regularly with fire protection districts, public land managers, and County officials.
- Identify the most sensitive and severely at-risk WUI areas and make the information publicly available through mapping and geographic information system data layers. Develop targeted, area specific development standards where new construction is identified as being appropriate and prevent new construction in areas the most at risk areas.
- Require subdivision applications to provide studies and reports for additional types of hazards in the WUI at the beginning of the review process. Require developers to fund the cost of studies and reports rather than new landowners, and require subdivision proposals to demonstrate that their layout provides each new lot with a potential building envelope that considers best practices and land use code requirements for wildfire and other natural hazard risks.

## CONCLUSION

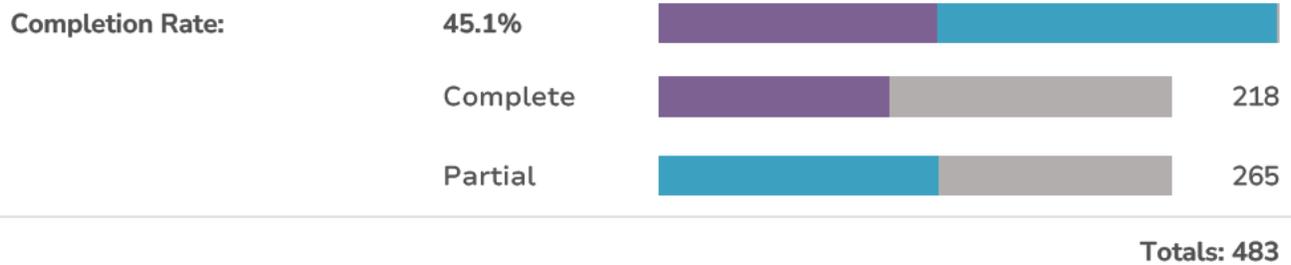
In conclusion, there are aspects of the current code that are working well such as the right to farm section and there are many sections that need to be updated do result in the desired development patterns for the County. Some of the existing code sections could be reorganized to be more user friendly and consolidated into a single document for searchability. Graphics and tables could be incorporated to further enhance the readability of the regulations contained within the Land Use Code.

It is suggested that the recommendations herein be incorporated in a series of modules. The first module will include Agritourism and Private Camping, ADUs, STRs, ROW vacation, Special Events, and WUI standards as they relate to driveway access. Module two will address subdivision standards and potentially look at addressing the water supply recommendations. Module three will likely address application procedures, zone districts and permitted uses leaving development standards and an overall consolidation for module four.

# APPENDIX A – QUESTIONNAIRE SUMMARY

# Report for Chaffee County LUC Rewrite Questionnaire

## Response Counts



## How familiar are you with the Land Use Code

Value	Percent	Responses
Very Familiar	20.5%	48
Somewhat Familiar	56.8%	133
Not Familiar	22.6%	53
		<b>Totals: 234</b>

## Is it organized well and easy to use?

Value	Percent	Responses
Yes	47.7%	82
No	52.3%	90
		<b>Totals: 172</b>

## Please Explain

### ResponseID Response

16	My family has been building single family and multi family homes in Chaffee County, with an emphasis on work force housing. We hoped to build on the edge of the city / county interface, but it was very complicated to satisfy both Salida and Chaffee County expectations. Also I have seen projects approved with lots of special considerations that went against the code and I have seen other projects killed when they asked for special considerations. The current code seems to be arbitrary in important areas and makes it difficult to complete unconventional projects, many of which would have provided work force housing. The current code seems to encourage large lots and does not seem to encourage denser development near municipal boundaries.
18	Too many separate documents to search through when trying to just see if a subdivision will be legal or not. Need to consolidate
20	Broken up in way that is difficult to follow. Subdivisions are in one place but standards are in different places and the standards do not apply for each subdivision. Not PDF'ed so it isn't searchable.
31	It's difficult for a voter to get a global sense of the various zoning designations, what they allow for, where they apply, and why they always seem to get changed anytime a developer proposes a charge,
36	Specifically for the Special Events section, the current code is ambiguous in important ways with too many areas not defined well, and the paragraphs are not organized to be easily interpreted.
38	A well functioning website would be helpful.
41	Too many rules
47	It has been patched with amendments. One must be aware that there are several sections of the document from which to get answers, not just one or two. That makes for frustration and annoyance.
48	Commercial operations are being allowed to move in to areas zoned residential.
49	I think it's difficult to follow a flow for applicants. For others, I think it's indexed reasonably well.
52	Too many options for subjective interpretation. Not enough latitude for planners to make informed decisions
60	The county website is VERY hard to navigate so even finding the LUC is a challenge. I think the language in the code is sometimes confusing in addition to being too wordy. I find myself losing track of where I am because it is hard to read. I have to keep going back and starting over.

## ResponseID Response

62	Too complex for the average citizen
63	outdated and is not consistent with desires of the community.
69	It does not allow for review by staff for important areas like transportation and connectivity, Heritage and wild life corridors until after the sketch plan has been drawn.
80	Topics such as cluster developments, view shed guidelines, etc are mentioned in multiple sections. Guidance is vague and inadequate for today's impacts.
83	I've had to look around a lot to find, for example, uses permitted in a Residential Zone.
93	It is not linear. You need to go from article to article to to get different pieces of the process
97	The code is hard to decipher and does not include a cut-and-dry process for land use.
99	Should be one document, not many articles.
106	I don't think it currently is consistent with the new Comprehensive plan, and so guidance is conflicting and confusing, and favors development that does not reflect the goals of the comprehensive plan.
108	way to many unclear definitions like Agro Tourism which is current hot topic. Ranchers say it was intended to could host riding trips from ranches up into the mountains vs. campgrounds and cabins with outfitter offices and river activities dressed up as Agro tourism with less than an acre of actual agriculture on a 40 acre site.
111	Sections have been changed or added over the years and consistency is an issue, as well as organization of the document.
115	There's a lot of room as it's written for inconsistencies & prejudices. That needs to stop.
128	The general public cannot comprehend the multiple aspects of LUC and the staff do not assist with clarification because they likewise cannot follow the broad strokes of how it is applied. Favoritism and case-by-case mood swings by those leading the department makes for unfair application of the code.
136	Since somewhat familiar, I can't go either way and to move through the survey you HAVE to answer

## ResponseID Response

143	It is not easy to access, the TOC is not hyperlinked, and any past "interpretations" of the code are not documented or easily available.
144	Too much duplication
145	Keep the old town feel and NOT allow the huge houses currently being built
147	If it was used properly but I don't see that happening.
150	Each section is organized however it contains many contradictions.
153	The code is over complicated and could be simplified. This is a conventional sprawl code and need to be modernized. As codes move towards being more mixed-use nationally, there is no need to make so few things allowed in residential, for example. Also, missing middle housing and compact, walkable clusters are not encouraged. This code favors large lot, residential development that requires driving to everything and will devour our open spaces and agricultural lands. The outcome of this code will not implement the Envision Chaffee County Plan. We need a code that allows creativity to achieve affordability and preserve open spaces.
162	Nearly all criteria are vague as to actual meaning although what was intended was flexibility. It ended up confusing, ambiguous and difficult to administer instead of more flexible and user friendly as was intended.
169	Difficult to search and find information in the code through the County website. The zoning map is hard to use
196	It can be easier to understand by outline, language and simplicity
203	REDUNDANT IN MANY AREAS PAGES NOT INDEXED FOR EASE OF USE MANY ITEMS LEFT TO INTERPRETATION BY PLANNERS AND THEN MIS-INTERPRETED
205	Website is antiquated and not optimized for mobile. Information is not organized in a searchable way
233	It needs to be in easy to understand language with examples. There needs to be an easy to understand timeline of any changes.
239	It currently is outdated and does not reflect Chaffee County
245	It's not easy to find
249	It's not always easy to determine which provisions apply to which areas. Definitions aren't always clear.

## ResponseID Response

251 It can be difficult to find specific elements without having to run searches (online). If you don't have an online copy, it's harder. If you're not familiar with LUCs in general, it's hard to figure out what section you might need. I'm not a land expert, and it's difficult for me to navigate this code. Webinars and training sessions would be nice.

264 It would be nice if the documents were hyperlinked and searchable.

267 References in one part of the Code to a different part of the Code make it difficult to flip back and forth to ensure a complete and accurate understanding.

287 It seems like if your Jed Shelby and have millions you can do whatever you want!

303 10 years ago, when I was about to move here, I tried to determine if I could have 2 pygmy goats on my property I tried to find out online. When that did not work, I attempted to contact the county but got no response. I would like to see the code more accessible, and more understandable.

318 An itemized list on the website for specific types of projects that link to all information related to that type of project would be ideal. To some degree, this is present, but it takes a lot of searching to get to specific regulations.

320 A land use code can't be organized and easy to use when the county doesn't follow its own code. The only code that exists in this valley is the code of the west. Basically do whatever you want on your property...especially if you fall under the counties good ole boys favorite right to ranch rules.

321 1041 regs are carved out of the overall land use code when it should all work in concert. The articles of the land use code don't seem to be organized in any particular way. And it's never clear when something is the law and when it's a recommendation.

335 it is old and fails to recognize the changing needs of the communities and counties.

350 County staff have trouble utilizing it, so it must not be well organized.

351 Seemingly contradictory information with opaque terminology

352 Putting a commercial business into a residential rural neighborhood....what part of it makes this right?

360 Could organize all requirements and applications by zoning district.

## ResponseID Response

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364	to many areas where you can quote another LUC item to override another. they are in conflict with each other and allows for massive loophole interpretation by staff and applicant
368	vague, open to interpretation by everyone and easy to allow for approvals because it's so vague. Also extremely outdated and doesn't align with current residents' feedback that was captured in the tax payer-funded research.
380	The luc needs to be simplified. Residential homes greater than 2 acres, less than 2 acres...allowing additional residential units on single family parcels would be very beneficial to the housing community. Make it acceptable and easier for residents to build additional dwelling units on their properties.
382	It is very open ended and allows interpretation by the Planning Staff and developers. References are made to multiple locations by staff reports for topics like visual impact.
389	For Example: if I want to know if Multifamily housing is allowed in a certain zone is unclear
390	The current Land Use Code does not support the ideals of the current Comp Code.
392	It looks like it was done on a typewriter.
422	Difficult to locate various items
426	The zoned areas make no sense in one side of town a condo is allowed but a block down the road a tiny home or affordable single wide is not, it makes it impossible to live realistically with the current zoning
442	it is easy to use if you understand it
456	This could all be its own searchable website, with easy to navigate categories. Downloading a pdf of each section is clunky and ridiculous.
483	It is ridiculously vague and out of date, thus leaving the P n Z and the BOCC little choice but to approve controversial development. The language regarding cluster developments (which many developers are now trying to apply for) is spectacularly vague and not at all aligned with the vision of the comp plan.

## What would make the Land Use Code easier for a variety of users to understand?

More graphics and tables		48.2%	106
Add online resources		47.3%	104
Simplify and modernize language		69.1%	152
Other - Write In		21.4%	47
None of the above		4.5%	10

### Other - Write In

Count

A "clickable" online document, where you can click the table of contents, definitions, references etc. and it will send you to that location in the code. 1

A plain text description of how the land use code works, how it's enforced, how it's changed, and how to determine what zoning applies to which areas. Also the IGA with the city is confusing. It seems like it's a one way street for the city to annex and expand. There is no community give and take in this process. 1

A scoring/grading "matirx" 1

Able to scan main points 1

Add simplified language guidance but leave the LUC in regulation language 1

Allow on-line word searches to find topics 1

Be clear, when you say 2 acres per well and septic, does that mean the site must be 2 acres or does the entire development including roads just need to adhere to that. 1

Be very clear to new landowners what is acceptable uses for each zone. 1

Better Organized 1

Better indexing to find what you're seeking; better maps to show which provisions apply where 1

Better organization 1

Break down into useful sections, include an FAQ, make this accessible to home and business owners 1

Totals 47

Other - Write In	Count
Codefied and put online in a searchable format like most city and county governments have	1
Consistent definitions between County and State	1
Continue to hire/educate people in positions of leadership so they can understand as they do not seem to have a good grasp, nor to they value the staff who do know what they are talking about.	1
Coordinate LUC provisions with private conservation covenants	1
Focus on Low Impact Development	1
Follow the codes you've put in place. Allow every land owner an opportunity to have the regulations followed by everyone so we can all enjoy our space.	1
Have clear examples to show what outcomes people can expect.	1
I don't know	1
Improve internal consistency of provisions. Provide overall guiding vision for the LUC and design provisions to support that vision. organization of the LUC, eliminate inconsistent provisions. All regulations tied to any particular land use change application	1
Include expectations from Town and steps for business or property owners to achieve projects that are defined within code.	1
It should reflect current issues such lack of affordable housing.	1
Keep all references to a topic in one spot.	1
Less words, less processes.	1
Make it searchable	1
Opening overview with detail following.	1
Recognition of the fact that the public are not idiots and are not trying to pull something on the county.	1
Searchability	1
The Planning Staff to quit interpreting the code.	1
Totals	47

Other - Write In	Count
The current graphic regarding acreage amounts and density for development is very confusing to read and understand.	1
Use examples that a homeowner can relate to	1
and be specific vs generalize thinking it covers all potential issues	1
be more specific and not leave it open to interpretation	1
better definitions of terms, etc	1
clearer definitions along with examples and illustrations may help	1
define again Smart Growth to meet 2020 Comp Plan	1
document any local interpretations of the code in writing	1
don't know	1
improve organization of topics	1
it doesn't need to be easier	1
just feels like it hasn't been seriously modified in a long time	1
re-write it to compliment the comprehensive plan	1
reorganize sections	1
scrap the whole thing and start over! It's EXTREMELY disappointing that it's essentially going to be 2.5 years from the time the comp plan was approved until the updated LUC is finalized. Given that amount of time and taxpayer money spent on this the new LUC should be best in class!	1
searchable pdf	1
zoning maps at better scale	1
Totals	47

## What works well in the current Land Use Code?

Is comprehensive and easy to use		11.7%	23
Contains regulations that are flexible for many types of development		16.8%	33
Respects and protects private property rights		29.6%	58
Other - Write In		17.9%	35
None of the above		45.4%	89

### Other - Write In

### Count

Consistent definitions with State regulations	1
Difficult to know what can be build and what kinds of questions will be asked by planning & zoning dept.	1
Does not respect and protect private property rights.	1
Don't know	1
Don't know enough to answer	1
Favors commercial development over private land owners	1
Fill In developement	1
I am not confident that the current structure is clear in terms of its alignment with the community vision.	1
I appreciate the areas that allow for simplified permitting	1
I think the county needs to meaningfully revise the IGA with the city. All projects in the proposed higher density areas should be presented to both city and county residents through the IGA processs and county residents need more say. Private property rights to a peaceable environment (one that existed before all these projects were proposed) needti	1
Is too developer friendly. We are suppose to trust the Staff and Planning commission to protect the public.	1
<b>Totals</b>	<b>35</b>

Other - Write In	Count
It does not seem very flexible when addressing aspects that are not specifically detailed. It serves to be very inflexible in modifications or acceptance of ideas or practices that are allowed to certain areas of the County and not in others. Doesn't seem consistent in addressing similar issues that should have a uniform response County-wide.	1
It is NONE OF THE ABOVE because it is neither comprehensive nor clear, thus....creates too much ambiguity that allows developers to run roughshod over a BOCC that is afraid of getting sued, after a planning commission has kicked a development to them that they don't feel good about but also don't want to get sued. It protects private property rights of developers who are flipping properties and making a mint while flipping the bird to adjacent property owners and the good of the community as a whole!	1
It really is very comprehensive, which is real important to not leave a lot of questions or loopholes.	1
It's fairly comprehensive, though not very easy to use	1
It's very complex and not easy to understand for most users	1
Its out of date and needs updating ASAP	1
Not turning into summit county	1
Somewhat comprehensive, silent on some issues so we do not have to "deal" with those issues.	1
The code protects property rights for the ag business far greater than the residents.	1
Ultimately people are unable to build what they wish on their own property without asking for permission...	1
Unfamiliar with it	1
awkward question. The second two are generally accurate, but are not necessarily "working well". Needs to be some consideration for balancing common and public goods with private rights.	1
considers impcats well, just does not have requirments for fully mitigating all impacts	1
don't know	1
drives development to single family residences	1
Totals	35

Other - Write In	Count
for Special Events, see Q.1 above	1
full of loopholes that tie the hands of the P and Z from making the decisions they want to make but can not due to the non specific definitions of intnet.	1
not sure of intent and protecting environment andprotecting our beautiful views,and protecting rights off those who have lived here for years	1
nothing. it's outdated	1
the basics are fine	1
too flexible - allows county and applicants to do what they want.	1
too many loop holes. whenthis luc was written it was intended to deal with specific issues and now is interpreted due to poor word smithing to be a catch all generaliation creating conflict and interpetations that vary from one application to another. case in point is the outfitter at Apire using the intent that was specific to large ranchers as per Nacy Roberts wo helped write the exception for ranchers who could run horserides into mountians from their ranches and not a half acre garden being enough to claim and gain permit for Agro tourism when it is truly a tourist rafting, skiing commercial Glamping resort.resort	1
unknown	1
use table	1
Totals	35

## What doesn't work well in the current Land Use Code?

Is confusing and outdated		40.8%	86
The code is not enforceable		30.3%	64
Regulations do not encourage quality development		47.4%	100
Regulations do not provide flexibility to landowners		28.4%	60
Regulations do not adequately respect or protect private property rights		33.2%	70
Is not aligned with the 2020 Comprehensive Plan		47.4%	100
None of the above		1.9%	4
Other - Write In		25.6%	54

### Other - Write In

### Count

All of them	1
Are we using Envision's Vision or something else (if there is one). I am not sure of the alignment.	1
Current code is a waste of time, since p & z amd bldg dept do whatever they want regardless of the code - reform needs to happen in p & Z, the code and bldg dept.	1
Does not allow for innovative sustainable development. Conservation subdivison, cottage courts, cluster development	1
Does not allow thoughtful development.	1
Does not comply with current sound environmental standards	1
Does not connect at all to decisions made by Salida and BV	1
Does not hold development responsible for infrastructure impacts, i.e. employee housing, traffic, water, sewer, preservation of rural lifestyle with dedicated open space and trails.	1
Does not protect viewsheds and open space.	1
Favors developers; buildings allowed too high, took away ALL my sun and view	1
Totals	54

Other - Write In	Count
It desperately needs updating to keep up with the explosion of growth in the County. Fewer opportunities for applicants to obtain waivers of regulations. What is the point of having a code if waivers can be granted easily or by paying \$\$\$. The BIG elephant in the room is that it does NOT align with the 2020 Comp Plan, and by the time this LUC is updated, it will be time to update the Comp Plan, and then update the LUC, etc.	1
It is abused for unintended purposes by the development groups. See heritage water sub exemptions which are approved then given waivers when re-subdivided. .	1
It is not upheld by appointed and elected boards reviewing development proposals.	1
It needs to align with the Comp plan!	1
It should slow down the growth in this town more. Growth will happen but the cart is way before the horse here.	1
Lighting for new developments needs to be addressed	1
MUST address affordable housing rather than just developer maximizing profits (greed).	1
Need more affordable options	1
Non conforming uses should not be allowed. Respect existing property owners, neighbors	1
Not qualified to answer	1
Not specific enough when considering water use/conservation	1
Not sure but confusing to read	1
P&Z disregard the code when making decisions	1
People seem to be unhappy with the built results under the current Land Use Code.	1
Regulations do not sufficiently protect the environment and/or ensure affordable housing for LOCAL residents.	1
Sometimes I feel like a chump for following the code so diligently, when I see others that either disregard it or are completely ignorant of it.	1
The County severely lacks enforcement resources.	1
The code is not consistently enforceable.	1
Totals	54

Other - Write In	Count
The current code allows such abuses as the Nestle/Blue Triton water mining obscenity. Some county officials are obviously corrupt.	1
The initial desire for everything to be voluntary or suggested has created the lowest quality development	1
The regulations do not respect the rights of adjacent landowners who will bear all the external costs of the developments and a decline in the quality of life in the county	1
There are no affordable housing requirements for planned developments in rural areas. Concerned that code will not be strong enough to ensure proper well and waste water management in planned developments in rural areas.	1
There are not enough provisions for energy efficiency and renewable energy in building codes	1
There are too many loopholes. There is nothing to address affordable housing.	1
There seems to be a gaping hole of determining ecological impact. A lot of this seems like permits granted or not is casually determined by whoever is in charge of issuing permits at the time. Seeing new developments go in that don't follow these rules. Not seeing any real accountability for rent control or protections for working residents	1
This county is in desperate need of a code enforcer! Trashy codes make trashy properties.	1
Too focused on private property at the expense of the community	1
Unfamiliar W/Code	1
When you pay for a business license and they can't even plow your streets	1
While small subdivisions and builds are fine, I'd like to see more of a process around large subdivisions. Additionally, building in affordable housing measure is critical to the valley's future.	1
a few caveats....point 2...it's enforceable, but not enforced. When it comes to hydrology studies and septic/well contamination there is little teeth to the LUC either in the planning/approval or the post construction stage.	1
annexations are complex; it's hard to build affordably	1
concerned of motives and over development	1
Totals	54

Other - Write In	Count
current code allows too much density; need more ridgeline protection; need viewshed protection for our scenic byway; insist on earth-tone buildings	1
definitions are not coordinated, e.g. "outfitting facility" and "kennel"; are the exclusive of one another, or can a given parcel be defined by both?	1
density is discouraged	1
does not adequately account for water	1
does not include private property camping regulations	1
enforceable, but not enforced	1
has created havoc and allows for the frenzie of marginal developments that would not even come close to the 2020 Comprehensive Plans intent nor goals. The County is under duress and should suspend any new or not approved applications until the code is updated officially to meet the approved 2020 comprehensive plan which should be the law of the county by now in 2022	1
it is not strategic and it does not recognize long-term development	1
supprisingly is more inline with 2020 Comp Plan, but the mostly "one size fits all" approach doesnt line up w Comp Plan	1
this survey has used two different descriptions of "protect Private property rights - question 3 allows agreement with current land use code while question 4 asks about "adequately" protect private property right --- my response to question 3 would be different if it also used the adjective "adequately".	1
unknown	1
Totals	54

## Are any of the County's Land Use application processes inefficient or unclear?

Yes		32.4%	69
No		6.1%	13
Unsure		61.5%	131

Totals: 213

## Which ones? How would you improve them?

### Count Response

1	All of them
1	Short term rental and special event permits. STR-Address ADU's, increase cost of permits so they pay for themselves and address the reduced long term rental market. Make problems associated with STR's addressable by law/code enforcement. I.e. parking, trash, noise, outdoor fire pits. Special event permits-structure the price to cover their cost to the county. Come up with a corresponding sound ordinance. Limit locations of large events with amplified sound.
1	Subdividing land
1	I believe that inefficiency is due to the fact that "developers" have used staff to prepare and finalize the application. Many applications come in unfinished and applicants rely on staff to walk them through the process. When staff suggests how to proceed and those suggestions are not accepted by PC or the Board, they blame staff for those issues. This prior reliance on staff worked in the past when you had smaller and more simple subdivisions. However, the market/development has changed that more complicated parcels of land are being developed (larger subdivisions, water questions, road questions, natural disaster risk, flood plains, steep slopes etc), which requires more staff time to process. Ultimately our code does not have clarity in developing in these "marginal" areas which then requires more review and time from staff and in the public hearing process.
1	The public is often unclear about the process. Don't understand differences in sketch plan and subsequent stages nor what is approved by PC and what by BoCC for example

## Count Response

1 Review agencies see the development projects at the preliminary plat phase. This is AFTER developers have gone through sketch plan phase and after they have spent tens of thousands of dollars with their consultants. They are unwilling—of course—to make any changes recommended by the review agencies. These review agencies should see the plans at the sketch plan phase to save developers money and angst and to allow for amendments needed for the community to develop they way it has been envisioned by the Comprehensive Plan.

1 Developers are not held to regulations. Do not give developers open ended opportunities

1 I live in rural Chaffee County. The code refers property owners to like UAWCD to get details about adding an ADU on the property. It would be helpful to have cost ranges for a second well, septic, and separate electrical. Of course this would change in years, but an approximate for estimating.

1 Redundant process without matrix approvals

1 I will email you a list...this is LONG

1 Code is too convoluted to allow for streamlined development process.

1 The sketch plan phase requires very little accountability to code requirements. It allows proposals to "get their nose in the tent." Once in, it is hard to deny projects. Proposals with high impact on County infrastructure should be required to meet a high bar of mitigating impacts, providing significant community benefit, etc. in order to pass the sketch plan phase. Mitigating impacts should include employee housing offsets, road and trail improvements, dedicated open space designations and wildlife corridors.

1 Have to ask planning staff for interpretation.

1 Major Subdivision, Cluster Subdivision, Transfer of Development Rights, Water adequacy studies. These need to be worked through in a real example scenario

1 Honestly, all application processes within the Town of BV need to be improved. I am a business owner and property owner attempting to bring my building up to code and it has been so difficult. The application process is anything but clear. Expectations and processes need to be set, adhered to, and publicized.

1 Traffic studies. P&Z staff makes up rules regarding the studies because the language is so vague. The rules they make up benefit both the staff and the developers.

1 Because it is unenforcable, projects that are clearly not in the land use code get approved anyway.

## Count Response

1 The ability of non applicants to have fair and equal time to express their concern at P and Z and Bocc hearings. The process of hearings is totally bias to the applicant.

1 What studies need to be done, especially regarding real water availability.

1 Special Event Applications Need updated with more specific information on how to be approved/complete

1 Its inefficient because the current land use code does not align with the goals of the county. There needs to be a moratorium on developments more than 5 lots until the LUC can be updated.

1 Please update Section by section at a time. Do not wait to update LUC all at once. Why? Because it will take too long. There are too many loopholes presently thus why all the submissions to Planning.

1 Review how the code was intended vs applied. The modern developers do not maintain the heart of our county and poor code requires the BOCC/ planning board to make decisions that "follow"code but are not the intention of the code. There doesn't appear to be oversight for the actions of the building dept which leads to the unequal application of code as per the mood of the heads of dept. Complaints cannot be made as retaliation in the form of non-assistance and slow-down in processing are common for any future interactions.

1 The process seems to involve many people offering differing directions.

1 Not allow the GOOD I'M BOYS CLUB dictate who can get their way

1 All that are never applied

1 Water requirements, traffic study requirements, uses of rural zoned land.

1 There are no timelines that require the county to respond in a timely manner. If they do exist, the county does not follow them. More administrative reviews would reduce the power of the NIMBYs, which is a major problem.

1 All of them

1 TO MUCH LEFT TO PLANNERS INTERPRETATION NO GUIDANCE AS TO SUBMITTAL REQUIREMENTS VERY INCONSISTENT. IT TAKES TOO LONG TO GET PROJECTS ONTO MEETING AGENDAS. COUNTY DOES NOT FOLLOW IT'S OWN RULES FOR GETTING STAFF REPORTS OR AGENCY COMMENTS TO APPLICANTS AND THEIR REPRESENTATIVES IN THE TIME FRAME STATED IN THE LAND USE CODE.

1 Board of Adjustment - change to LUC made it confusing as to when can submit appeals

**Count Response**

1 More than 1 ADU should be allowed. I'm fine with the STR restriction, but I should be able to build more than 1 ADU for LTR for workforce housing.

1 I would have to have the Guidelines in front of me and go thru them very slowly to demonstrate the inconsistent nature of their interpretation. I have been subject to different interpretations and inconsistency.

1 STRs; need a central hub for this

1 Generally, there are areas that don't have great definitions. ADU's are listed, but not defined...so what counts as an ADU? Just an example, there are other similar instances.

1 There is no really ability to construct off-grid affordable homes without being engrossed in red tape. I'm all for protecting neighbors from potential physical danger, but aside from this, people should be able to do what they want with their own property.

1 Right to ranch code. There are actual rules to the state adopted code that Chaffee has repeatedly ignored. In fact, they even ignore their own land use rules in favor of the backyard ag business.

1 the 1041 permit is unclear about what applies to municipal projects. It was determined during the Nestle hearings that a "need" for a project as stated in the 1041 regs only applies to municipal projects.

1 I can only judge by the outcome. Allowing a corporation to take our water and put it in little plastic bottles is not a good outcome. N'est-ce pas?

1 I would have to spend many hours and days reviewing the very long LUC in order to answer this question. Only the very experienced County planning commissioners could otherwise answer this question. This question is the main one that the consultants are supposed to try to answer.

1 What are definitions of key items like agro tourism, outfitting, campground, Water issues need to be addressed in the upcoming LUC or we will run out of water in the county.

1 no deadlines for applicants, those that are even mentioned are not enforced by county staff. Applicants are hand held through the process while impacted residents are ignored or held to strict deadlines, rules. Applicants should be held to strict deadlines and if the application is incomplete, it should be rejected. If it's inaccurate, that is what should be voted on instead of giving unlimited time and chances to modify.

1 An applicant can spend months and thousands of dollars being told by staff how to apply, only to have P&Z just say no. They staff has no idea what P&Z will do and the code is lax enough to let them do what they want.

**Count Response**

1	It gives too much flexibility to Staff and PC to try out new ideas to the detriment of exiting landowners.
1	Seems like whatever you do you need to meet to determine if It can be done
1	The Land Use Code needs to be modified to conform to the ideals of the Comp Plan
1	Checklists or charts for how to submit applications; clear requirements on the applications and timelines for meetings with County staff.
1	Applying for a variance is to complicated and the grounds for being granted one should reflect current circumstances
1	All of them
1	They are long and redundant. Community Meeting could replace Sketch Plan review. Sketch Plan review has gone beyond its intent and has become a preliminary plan review. A "grading matrix" could be used to reduce the review time of applications of some applications that have clear community benefit (and therefore a high score in in the grading matrix due to the community benefit of affordable housing, conserving irrigated farm, on central water/sewer. etc.) A certain score could even make some applications Administrative Decisions.
1	There needs to be a higher bar to clear at the "sketch plan" phase. I literally see cocktail napkin sketches on plats. This is a joke. Worked fine 20 years ago, I suppose, but in this day and age with technology that we have and as big as we have become the application packet needs to be comprehensive, with A LOT more pre-engineering, hydrology and traffic studies, view corridor overlays, etc.

**What is the current Land Use Code missing?**

Value	Percent	Responses
Design Guidelines 	36.5%	72
Clear Definitions 	44.2%	87
Uniform Standards 	48.7%	96
Other - Write In 	37.1%	73
None of the above 	8.1%	16

Other - Write In	Count
1. Restrictions on flagpole annexation. 2. Complete bar to development within the Airport Overlay except for Public Safety 3. Global variance for Public Safety infrastructure: Police/Fire/EMS	1
A "grading matrix" is missing. Also, thte one size fits all does not allow flxibility based on the context of the spefific location.	1
Accountability. Firm restrictions on what housing should be built and what shouldn't. Why all these damn condos for visitors and nothing realistic for working people?	1
Adequate provisions to address proliferation of short-term rentals and lack of housing for local workers	1
Affordable housing and allowances for RV and Tiny Homes	1
Affordable housing incentives or requirements	1
Affordable housing requirements for planned developments in rural areas.	1
Affordable housing, smart growth for rural/non urban areas	1
As mentioned it is out of date	1
COnsideration for shortages of water - cannot rely upon UAWCD solely because there is limited accounting for how much water is available for such small lots. Needs lots sizes to match water availability.	1
Certainty - lacks the spedificty that could provide applicants reasonable assurance of what to expect from deciders	1
Clear graphics to show what the impact of development will look like so neighbors can understand the proposal.	1
Connectivity with the plans/codes for the county's municipalities, especially in the designated growth zones.	1
Consistency and thorough knowledge by Planners, Commissions and Build Dept	1
Definitions don't even include PUD or RR from zoning. Those keys should be on zoning map	1
Development standards for subdivisions and zoning that are clear and fair	1
Each case should notnhave to be arbitrate. The code should be easy enough to understand what is allowed and what is not allowed.	1
Totals	71

Other - Write In	Count
Enforcement	1
Enforcement mechanisms	1
Environment, sustainability, character of architecture, rights of current owners and neighbors, lack of open space or green space on lots and in general	1
Far more de-regulation	1
Flexibility for good design. Common sense and simple processes.	1
I've mentioned a lot above, but elaborating on the above.....100% need design guidelines/standards for large subdivisions and ESPECIALLY cluster subdivisions. Right now there's a development being proposed out in the county with 70 lots all jammed together. Cluster doesn't mean 1 giant cluster necessarily. Sometimes smaller clusters with the same number of lots accomplishes more than one large one (sensible project phasing, clustering of well and septic/less risk of cross contamination, visually more appealing, better preservation of wildlife corridors, dispersion of traffic onto multiple roads vs. 1, etc., etc.)	1
It is unclear what public hearings are exparte and require newspaper notices. For example, public hearing regarding BlueTriton's annual reports. Exparte or not? Require public notice in newspaper or not?	1
It would be great to see an example of y	1
Keep rural lands rural Minimum lot sizes should be raised back to at least 10 acres in unincorporated areas.	1
Multimodal review and options	1
Not Familiar W/Code	1
Opportunity for administrative approvals	1
People that care less about the money	1
Private land camping for rural and agricultural landowners	1
Protections for land/open space, water, wildlife, and recreation	1
Put limits on size of housing.	1
Rationale	1
Totals	71

Other - Write In	Count
Strong protections for natural/environmental concerns (wildlife corridors, water quality, forest health)	1
Strong standars on Water in developments and effect on neighboring and area existing land and home owners.	1
Sustainability criteria and protection for rural character	1
The land code is favored way to much toward developers we don't need more apartments we need ways for current and future generations who I actually want to live here make it affordable and worth it to buy a home. No one can afford a 400k double wide at 38k a year the jobs are available realistic homes need to be top priority if you want to keep good infrastructure and not just have a bunch of Airbnb's	1
The planning and zoning department should listen to every legitimate complaint and investigate it...not just ignore people.	1
The zoning regulations are currently riddled with loopholes which nullify the intent of the zoning of an area. Thus there is really no zoning. Also water concerns need to be addressed in code due the the climate change and the increasing arid conditions of Chaffee County. we likley do not have enough water for a population boom that is coming with all the new developments.	1
There needs to be clauses that address short term rentals.	1
This county needs code enforcement officers.	1
Tiny homes	1
Too many orders	1
Too much interpretation allowed. Example Density transfer has been approved to transfer open space.	1
Uniform application of clear and specific code which is materially specific to the current county situations	1
Unsure	1
Unsure - is this for the general public?	1
Updates for residential solar panels.	1
Workforce housing mitigation offsets, updated water regulation and contamination guidelines, road and bike lane improvements, clear view protection guidelines	1
Totals	71

Other - Write In	Count
addition of lighting ordinances for new building in poncha springs and chaffee county to protect skyviewing & for better saftety & lower electricity use	1
adequate fire protection	1
affordable housing requirements for each development or impact fees that go to the Chaffee Housing Authority to develop affordable housing	1
alignment with new Comp Plan	1
any kind of consideration for our changing climate	1
emphasis on needs to conserve the natural resources of Chaffee County	1
enforcement	1
enough clarity that applicants know what to expect	1
examples, illustrations	1
fairness for community members to really have a say in land use	1
flexibility for platted areas such as Nathorp	1
forward-thinking, i.e., 10-20 yrs. ahead, e.g., water availability, water protection, aquifer protection, protection of drinking water and gold medal (fishing) on the Arkansas River waterfrom OWTS's on < 2 ac lots like what is being considered for Timber Creek	1
lighting requirements to protect dark skies in chaffee county	1
private land camping allows rural and agricultural landowners the option to host small-scale sustainable camping on private property	1
protection of the land from being developed in a sprawling manner - lack of protection of open space and vistas	1
protections for the environment, conservation of open spaces with development	1
restriction on rural development and fees fro developers to pay for managing growth	1
see No.'s 9 & 10	1
simple permitting processes for private land camping	1
Totals	71

Other - Write In	Count
specific water use/conservation	1
sprawl of \$\$\$, second homes	1
Totals	71

### Are the development standards creating a cost burden on development in Chaffee County?

Value	Percent	Responses
Yes 	33.2%	70
No 	31.8%	67
Unsure 	35.1%	74
<b>Totals: 211</b>		

### Explain

ResponseID	Response
16	Full width roads for a handful of homes, inflexibility with multiple small structures sharing well and septic services
31	Rapid growth always overwhelms communities with more costs, from traffic to road maintenance, crime, noise and light pollution, and depletion of water resources, developers are not required to clearly mitigate these costs to the community
38	Incentivize high density development and green construction.
41	I'm guessing
42	Increased use of roads, and developers aren't paying for it. Needing new roads and paths, and developers are not required to plan for any of this. In addition, they should be required to pay for connection to city water and sewer when within a small radius.

## ResponseID Response

47 When the appointed and elected boards are not supporting the work of their advisory boards by accepting their recommendations, there is a cost associated with NOT following the Comprehensive Plan and "letting" developers "get away with" not following the LUC and/or the Comprehensive Plan. The community will NOT develop the way the public said it wanted it to develop, creating all sorts of issues: Lack of confidence in government, exacerbating the developer/citizen conflict, not seeing the "community vision" for the County being developed, etc. You cannot undo bad development decisions by appointed and elected boards, and it makes future developers think they can "get away with" not following requirements, as well. This in turn makes the LUC useless and meaningless.

52 Workarounds to avoid onerous or foolish regulations create expense and poorer developments

69 Standards should be clear enough to allow for staff to move process forward without multiple hearings, if development is consistent with citizens ideals for county(comp Plan)

80 Development causes stress on County infrastructure, i.e. water, traffic, rural character, affordable employee housing. There should be ways to scale the impacts with the size of the development and hold development responsible for a fair share of infrastructure improvements. Chaffee County is significantly behind other Colorado Counties in holding development responsible for infrastructure improvements.

90 No flexibility for platted areas such as Nathrop.

97 The process of working with the Town of BV on any permitting is lengthy. The cost of all projects is raised when the length of time between application to permit approval/work start is extensive.

106 Subdivisions that are not located adjacent to already developed areas put a burden on the county to provide services to them. Efficient transportation between developments is more difficult in this case as well. Also, damage to wildlife populations and open space/rural landscapes causes mitigation costs and loss of quality of life to county residents.

108 due to the loopholes and the sudden rush to develop under the current codes Chaffee County will be seeing increased burdens in infrastructure like roads, fire protection, emergency services that are not being factored into the development process. as a developer there is no cost burden as no requirements that are in our way.

125 The current set of outdated codes are allowing garbage development. Please reconsider the blanket 2 acre lots across the county. Trade that for 5acre in the county and 1 acre or smaller next to the towns.

136 No explanation needed

## ResponseID Response

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145 Big development is raping Chaffee county

153 The path of least resistance is large lots which are expensive. Creative sewer and water solutions are required for smaller lots without public infrastructure. The solutions should be recommended for cluster developments, for example. The process is nearly impossible for anyone that is not a professional developer with deep pockets. The result is less projects are built and housing supply is limited.

191 Land that is suitable for housing and commercial development close to the core Cities (Poncha Springs, Salida, Buena Vista) is a very limited quantity. Requiring excessive parking and difficult utility arrangements is expensive and wastes a valuable resource.

203 UN-NECESSARY REQUIREMENTS FOR REPORTS AND STUDIES ON SOME PROJECTS WHEN NOT NEEDED BUT REQUIRED BY THE CODE, NOT BEING ENFORCED CONSISTENTLY PRESENTLY. UN NEEDED REPORTS ARE COSTING DEVELOPERS TIME AND MONEY WHICH IS THEN PASSED ON THE CONSUMERS.

219 The current code lacks requirements for affordable housing, trail connectivity, multi-modal transportation, and conservation elements, to name a few. This creates a pathway for unfettered growth and development without considering the available land (our most-finite resource) and the impacts of development on both that land and the county as a whole.

225 Most zoning regulations increase the cost of using a piece of property. We need to make sure that any new codes or regulations do not further limit low income and first time home owners from being able to become homeowners and continue to live in Chaffee County.

237 Developer have to invest significant dollars to go through a review process without clear guidance on what qualifies as an acceptable development plan. Planning Commission decisions appear ad hoc in nature on which plans are approved or denied

239 County staff is overwhelmed as applicants are currently seeking to build before a change in regulations

## ResponseID Response

251 The more development, the more we who live and work here and have lived here and worked here for years have to pay. Careless development prices us all out of the county, it destroys the rural character of the land, disrupts wildlife, disrupts the river, and will force the county to pay more for infrastructure that doesn't exist to accommodate hundreds more people. Also, even though the LUC has some guidelines about certain land remaining rural, county officials just seem to ignore them and allow massive development in rural/residential areas, thus running roughshod over people who do live here year round and invest in the community.

272 There is a fine line to be walked. No one really wants a development next to them, but real estate values are so high local workforce housing is an issue. Making it harder to develop isn't going to help that issue either. It is also not the responsibility of large landowners to provide open space and it's ecosystem services in perpetuity (unless that's what the owner wants.) Most ranching/farming families in the area need the potential development value of their property for debt service. Additionally for a lot of them it's their entire retirement fund. But they don't want running dogs and complaining neighbors next door either.

273 It shouldn't cost \$400-\$500 per square foot for residential housing development.

287 Born and raised here! This is no summit county not pretty Buena vista! Everything is done for greed. Blue collar class take the brunt end of it.

288 Developers absolutely should bear the cost of their impact on county resources. It is the cost of doing business. If they say it's too much of a burden, I'd say they are being greedy.

293 Our community is losing affordable options to developers which is a cost to the community. Water and environmental concerns seem to take a back seat which will end up costing the community.

302 In unincorporated areas, there should be a modified approach to development, and not necessarily to treating all areas the same, but to allow flexibility to projects that pursue solving housing issues without detrimental effects to the environment and not allow projects that are completely detrimental to all issues. Allowing positive growth without negative consequences.

304 Ex-commissioner David Potts once boasted, "We have the same building codes as Denver!" Why?, I ask.

315 Businesses in need of industrial zoning really struggle to find adequate locations.

**ResponseID    Response**

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318            Without allowing for diversity in construction concerning what people choose to call home on private property... we are regulating people's ability to live here out of existence. Putting self-contained-sustainable tiny homes and off grid homes aside for a moment: Even for a modest-sized home build the permits themselves are 3-4K to begin with. Additionally, not allowing things like centralized composting systems, rainwater collection (a state issue I'm aware) and easy processes to include independent solar power systems with multiple structures on one property are increasing the costs of housing and people who would love to build these mutually beneficial structures (lower rent for locals) are generally unable to do so because of zoning and codes.

323            Allow tiny homes/adus

327            concerned about water usage, blocking views, over development, stressing our resources, and quality of life.

340            Public hearings

364            loopholes are breaking the zoning regions as established in the current outdated LUC and will be corrected if done right with 2020 plan. By the way the 2020 plan is 2 yrs old now and not one line of new LUC has yet to be developed . And now we have rampant development happening in the county using the current out of date codes and every one P and Z Staff and BOCC claim their hands are tied by the current code I call BS on them all as the code does give clear definition to the character of the Zones and should be adhered to regardless of the other loop holes . Also BOCC MUST PUT A MORATORIUM ON ANY NEW DEVELOPMENTS UNTIL NEW LUC IS DEVELOPED. This would help keep county from paying for mistakes they are currently allowing in willy nilly development and things like road improvements and water management can happen in the natural course not as a panic move with new developments creating new and future unplanned for costs.

380            The county needs to be more accommodating to building to ensure the housing crisis doesn't get any worse. California has had enormous issues with housing because of its statewide zoning regulations that inhibit building. It's simple supply and demand. By allowing more building and a more accommodating land use code we can increase housing which will reduce rent costs.

403            We are in a housing crisis and there are not good options

404            Need more options to allow use of tiny homes for primary dwelling.

415            If we want to lower cost of housing we need to cut down on codes, regulation, excess.

**ResponseID    Response**

426                    Yes the cost of a half acre is insane and acquiring a permit to build entertainment is such a hassle, the cost alone makes it not worth it, there is no incentives in Chaffee County for a middle class person to build a home and stay, the town will be starving for long term workers in the next 3-5 years because of this. If we allow current zoning which is for out of state developers and not our own people it will make it worse. People are more likely to stay with home ownership rather than living in an apartment throwing away rent money

440                    I think the County Building Department and Planning Department could use some more money to hire more employees so that there is a shorter wait time on items that require review or on questions.

447                    TOO MANY PEOPLE WITH THEIR OWN IDEAS. TOO MANY AIR BNB'S, WE NEED LOW HOUSING. WE ARE OF AN OLDER GENERATION

458                    Raises prices of everything else

475                    Lack of affordable housing and weak guidelines for vrbos.

483                    This question is a joke, right? The LACK of development standards, outdated code and powerless BOCC are allowing developers to rob us blind and creating future liabilities! I know numerous developers who won't think about doing a project in Salida because it has 21st century standards. The running joke is that "I'll go out to the county where nobody gives a [REDACTED] and I'll get a rubber stamp approval!" The county is the wild west. There is no provision for inclusionary housing in the county (Salida just went to 1 on 6 at an average of 140% AMI, NO MORE fees in lieu). Major subdivisions should be expected to either directly improve impacted roadways or pay a fee that goes to county road maintenance and improvement. And lord knows what's going to happen when the lawsuits start flowing because of septic/well cross contamination for allowing too many 2 acre lots (or even worse, smaller "clustered" lots that are on well and septic).

Are the development standards resulting in the desired development patterns in Chaffee County (for example cluster subdivisions where housing is built close together with common open space vs dispersed development where homes are more spread out)?

Yes		10.4%	22
No		57.8%	122
Unsure		31.8%	67

### Explain

ResponseID	Response
51	Residential homes developers want no regulation, and the ability to offer any type of build they want, without regard for all-county water and other services. Cluster subdivisions are new to Chaffee, but the rest of the world has lived with them for years. It enables some protection of open space, along with more cost-effective design of housing developments to make them walkable, close to transit, etc. Dispersed development cannot be at the cost of standard housing for the majority of people. "That was then, this is now."
108	new plans seem to be using 1 acre sites vs. 2 and if the rural nature of the county is to be preserved the old 5 acre rule would protect that. on edge of town cluster could work but then a new edge of town is created. The Comp plan deals with this so should the code.
136	Too many building permits in general being given
180	The current standards allow for development with incentives for "percieved more urban" development if desired by the property owners. They rights and desire of others should continue to be limited "AT TTE PROPERTY LINE"
272	Yes and No. There are both developments proceeding in the county right now.
287	Well when we do have. Fire those houses will burn down quick. Live here for the views and open space now we live in crappy Denver.
288	A controlled mixture will add affordable housing.
327	Growth is so rapid and concerned of losing why many of us came here- for the beauty, wildlife, quiet, a quality of life, it all seems threatened by the demand for housing and growth, and the dollar to be made.

**ResponseID Response**

335	this needs to be within reason. Cluster wells and cluster septic should be incorporated. Too many straws in the ground is wasteful, expensive, and short-sighted
380	Allow more people to do what they want with their land. Whether that is sell it or parcel it off to be built into neighborhoods.
384	Are the rules that regulate what kind of building and development is or isnt allowed in a given area.
453	Clustered housing will be less of a draw on resources because it doesn't have to run so spread out.
481	While the standards generally align with the communities priorities for new building we need to add zoning/land use ordinances & requirements for outdoor lighting. This is important to protect the wildlife as well as the rural feel of the county. It would also reduce electricity usage, and provide safety to the people who will be living in these new developments. This is an important topic which should not be overlooked, especially because it could be easily included in new zoning regulations as well as in a lighting ordinance for the county. It would not take much time or effort on the county's behalf to do this. Here is some info about how easily this could be done and why it is important. <a href="https://www.darksky.org/our-work/lighting/public-policy/mlo/">https://www.darksky.org/our-work/lighting/public-policy/mlo/</a>

What are the large topics that need to be prioritized in the update process?

**ResponseID Response**

13	Less density in development. Too many wells being drilled and septic allowed. Add affordable housing requirements.
16	Make it easier to have higher density near municipalities, make it harder to subdivide into a million tow acre lots in rural county areas, keep the county the county and push development to city margins
18	Cluster subdivision in rural areas

## ResponseID Response

20	I believe that people will call out the LUC and building code as one of the reasons for increased cost of building homes. However, it isn't, the LUC fees have not changed and the requirements (are being enforced now) for development are not huge. The driving cost of development is the cost of land and labor. Ultimately, these factors push new lots and builds to the second home market (large homes on large lots) and are not attainable for 99% of the work-force in the County. -design guidelines that allows for density bonuses, shared wells, septics. -preserve open space -workforce housing -regulating STR and impact to county and neighborhoods
21	Reasonable cost housing development
24	Maintains open space. Discourage large estates.
31	People moved here for dispersed housing, not crammed, cookie cutter condo developments that overwhelm the county resources and detract from the quality of life. Higher density housing has never and I mean never produced more affordable housing in mountain communities. Once you can subdivide and stack 20 or more residences per acre, everything goes up exponentially. If you want affordable housing then you need deed restricted lots
34	Overlay zones to protect natural resources and areas of value, such as large open spaces. Reduction of 1 acre or 2 acre minimum lot sizes in rural areas of the county. Wildfire protection regulations and mitigation requirements.
35	LUC needs to align with visioning documents (comp plan) and other plans.
36	Special Events Subdivision Development regulations
38	Affordable housing that has less of an environmental impact.
41	Allow trailer park type development in the county adjacent to city infrastructure and encourage cooperation between county and city for shared services
42	Affordable housing Appropriate scale of cluster subdivisions, especially in non urban areas Water and septic in non urban areas
43	water protect natural resurces housing/density vs sprawl
47	Please codify the Comp Plan within the LUC to make sure the two documents are coordinated. Do some "future thinking" with the LUC to allow for roads, trails, telecommunications, to be thought through before developments are finalized.
48	Protection for homeowners in rural areas.
50	Continued rural residential development - citizens don't want it

**ResponseID    Response**

51	It would help to consider property owners outside of the municipalities who have enough land, and would like to add a smaller residence (ADU or other) on the property without an upfront cost that is prohibitive. Times have changed and I would like to allow a tiny home or trailer to permanently reside on my property, but the upfront cost for another well, second septic, and separate electrical is off-putting. I'm not trying to make money, just help the situation and I have the space to do it but only a small personal residence.
52	No incentive to cluster or create density
55	The current plan is actually no plan at all. You can build what ever, where ever you want with no regard.
60	Find ways to make development pay for itself rather than pushing the burden on to the current residents. Finds ways to end the exploitation (buy up) of the county land by second home owners, STR corporations, etc.
62	We need less county construction and housing.
63	Density is encouraged to go to the municipalities but a) continues unabated in areas surrounding municipalities - stresses all infrastructure in municipalities without consideration of these stresses. Also, requires municipalities to have enough resources, which is not a conversation. Needs collaborative discussions and accounting for resources and pressures on municipalities.
66	1. Density for rural zone that makes cluster subdivisions the best option 2. Development standards that protect natural resources (riparian and wetland protection standards, wildlife mitigation standards for keystone species, limits to disturbance, tree preservation) 3. hazard mitigation that prohibits fill in the floodway and floodplain and prohibits essential services, etc in floodplain 4. fire standards for WUI - currently the mitigation is subsidized for homeowners. That is fine, but new development should pay its own way for WUI mitigation. 5. urban development standards for municipal growth areas consistent between city/county for denser development and commerical development standards 6. Right to ranch with larger setbacks for ditches 7. Scenic viewshed protection standards for foreground, mid, and background with specific mitigation standards. 8. updated open space dedication with a fee in liue set to market and connection to specific priorities for: open space and trails plans, wildlife habitat, floodplain, riparian habitat, wetlands, 9. road standards and methods to deal with subdivisions all on private roads - connectivity standards, criteria for where sidewalks needed if close to town, ingress/egress in WUI/not in WUI...roads are a hot mess
69	Zoning, river corridor protection (riparian), wildlife corridor protection, Attainable housing carveouts within developments, connectivity to transportation corridors and public transportation, water protection

**ResponseID    Response**

80	A lot more work needs to be done to successfully implement successful cluster developments in rural Chaffee County. Presently, the emphasis is on gaining the open space into perpetuity which is a big benefit. However, it is currently coming at the expense of poorly designed, over dense clusters of housing that looks like a stacked, sprawling, suburban neighborhood. It creates the possibility of water/well contamination, elimination of view corridors, wildlife corridors and increases wildfire hazards. Cluster development can be well done, but it needs thoughtful design, buffers, and landscaping.
83	It looks like land can be subdivided and re subdivided as long as monimum lot size is 2 acres.
87	There needs to be more clarity about how the County will work with municipalities related to zoning changes. The joint Regional Planning entity has not been fully operationalized.
90	Denser developments need to be encouraged to maintain open space
93	The current module 1 priority list is a good place to start
95	There needs to be more clarity about the ability of developers to create businesses in rural zoned areas. There appears to be little protection for existing landowners when a business decides to move in like Aspire Tours
97	Clear processes. Code that includes the growth happening in our town. Code that acknowledges and respects the desires of property owners.
99	Clarify topics. Stop staff from overreaching in their interpretation of the LUC.
102	What problem is the questionnaire designed to answer? What problem are you trying to solve? The question outlined in the survey is what is and is not working well. What is the vision? We need to know the vision to understand if it is working or not working. I can go through individual examples of what is being done and ask, why was this development approved.
106	Balanced development that preserves open space and clusters housing subdivisions. Efficient transportation Sustainable building practices, waste reduction Protection of wildlife populations, corridors and rural landscapes. Wildfire protection including building standards to protect homes against wildfire Energy Efficiency and renewable energy requirements on new development
107	minimum lot size in rural areas is a big issue (density in rural areas) and was one of the biggest criticisms at the comprehensive plan meetings, having a higher priority of protecting irrigated land areas.

**ResponseID    Response**

108	Clarity of the intent of the code. This will eliminate loop holes or loopholes being perceived. Clear definition of terms. Reference Agro tourism? what is that what was the intent and how can a garden serve as agro tourism as is the case being discussed now.
111	Protection for rural character Water availability 2-acres lots in the county (density should be in the cities and nodes)
115	No short term rentals, no more than 1 residential structure per property, no subdivisions within 5,000 feet of the border of any state or county park (Frantz Lake, for example)
117	Every decision should be through a community identity filter and I'm not sure that I'd established.
124	Minimize sprawl, protect water tables, align with transportation corridors, protect viewscales and aim for Dark Sky designation through lighting standards.
125	Cluster development is a good idea if it takes place near the towns, and the water is on municipal water/sewer.
126	1). Transparency to the public 2) Public input 3) Weight the look/impact of cluster development in the name of preserving open space. 4) Consider adjacent property owners.
128	Requirements which speak to maintaining the feel of our rural area while providing sustainable growth. Right now the plethora of subdivisions are putting in a style of houses which are discordant with our area. They are too close together, too industrial, priced outside of local attainability and put in using too many special exemptions and work around arounds due to loopholes and interpretation. Education of newer staff in leadership positions ( non-BOCC) should be required prior to hiring them and continuing education should be required once new LUC is created. Make code which cannot give a " friend's deal" to anyone. Real estate developers who are demanding to be directly involved should not be given undue voice over the rest of the citizens.
135	P&Z is more interested in appeasing developers than protecting the integrity of our way of life. They ignore public sentiment, and bend over backwards to allow growth that is incompatible with surrounding property.
136	Limit building permits, limit vacation rentals/must be a resident for more than 6 months (verifying would be optimal!). Our county does not have the water or resources to keep sprawling
143	water conservation, affordable development, shared well and septic, annexation procedures

**ResponseID    Response**

144	Special event planning Alternate building standards vs. typical family dwellings
145	Keep distance from houses being built to ensure they are not being built right next to each other resulting in being able to view into neighbors homes within an arms reach
147	Private property rights
149	Clear definition of Rural Clear regulations concerning water and wells Clearly stating water and ditch rigjts
150	Developments going in without adequate roads to support them. No thinking ahead with # of wells and septic systems in a small land area. Commercial businesses in already established residential rural neighborhoods. Fire Safety (fees instead of cisterns) Building design (height) impacts on existing neighbors. Thinking ahead to protect the character of Chaffee County.
153	Rather than large lot minimums, if there were lot size maximums, open space would actually be saved. Maker clustering very compelling. The easiest thing a person can do is 2 acre lots. People say go to 5 or 10 acres but farmland will be devoured quicker, people will have to drive further and it is just as ugly. Instead if you do a maximum lot of say 5,000SF plus 50% or more open space, you can build as many houses as you want. No minimum lot size is justified and will help achieve the goals of the Envision Plan.
155	Protecting open spaces outside of municipal boundaries while encouraging greater density closer to (or preferably within) City limits. Transfers of development rights could be encouraged more, and the County should do more to assist the municipalities to provide affordable housing and/or incentivize it from developers within City limits.
161	Having the code match the aspirations of the new comp plan!!! Preservation of open spaces and green belts with development!!!
163	Open Space / Density of Housing Units / Trail Access / Development Needs To In To Existing Development.
168	Development sprawl Open space
169	Need to align with the 2020 Comp Plan and prevent massive sprawl. Also, infrastructure (streets, connectivity to other transportation routes, trail connectivity) should be required at the time of development.
173	rural subdivision are the scourge of the county. Create incentives for density and disincentivize subdivision

**ResponseID    Response**

175	I feel that allowing the development of so many 25' narrow lots has created a lot of ugly housing in town. It works OK when the area has been developed with good design standards and some open park areas like in South Main. But when individuals have had free reign in building homes on narrow lots, all we've gotten are big ugly homes built so they can fit as many vacation rental units in as possible. Some examples include 449 - 477 California St. and the south side of the 400 block of Arkansas. I realize that affordable housing is a big issue here. But allowing so many narrow, small lots to be developed has not helped. I think the only people buying and building on these lots are speculators and investors anyways, These homes have become vacation homes and short term rentals, not primary homes for locals.
178	Reduction in building height in all residential zonings in order to protect solar access for existing homes. 35 feet is unnecessarily tall, and encourages big box buildings that are unaffordable by design.
180	ROADS ---- All development should include adequate road connections including BICYCLE LANE WIDTHS AND THE GRANTING of adjacent property to the adjacent roadway ROW - as a requirement of development-- that will be the only time the roadway ROW could be widened without large later costs.
187	1. Keep rural Chaffee County rural. Do not mix high density cluster housing with property on acreage. 2. Go back to 4 or 5 acre minimum lot sizes in rural areas.
189	Needs to be clear, easily understood, with an eye to what Chaffee County will be in 50 years
190	Sustaining land use diversity Integrating land use with BLM & Forest Service lands to protect environment Establish some method of balance between open space and development density
191	The public needs to better understand the likely outcomes from any building decision. Whether it is the 60 houses near Frantz lake, the apartment building that shaded a neighbor's backyard or the recently approved 5' variance on a 35' high structure in downtown Salida, there are a lot of letters to the Mountain Mail expressing disappointment. Since people can't IMAGINE what the result will look like, there needs to be some real world boundary poles (or similar) set up before projects are approved. Now, they only feel like they can complain about the built results AFTER the fact when it is too late. This is tricky, because as an architect, I want to know, as of right, what I can or can not build on a parcel. I am OK with a certain amount of public feedback as a design critique; however, if the property is zoned for a use, then that should not be part of the discussion. More conversation on the topic is needed. In addition, climate refugees are going to be part of the long term future since Chaffee County is a relative safe haven from many natural disasters. Fire is an obvious exception.

**ResponseID    Response**

193	The County's philosophy going forward. Will the County be a gatekeeper to development, or will it, through its Plan, be a facilitator?
194	LUC is not enforced. County is currently rubber stamping whatever the developers want.
195	LUC must provide for occasional review to address climate change.
196	Adherence to primary tenets of the Comp Plan Rural and Ag designations should reflect larger parcels that provide more open space, protect free ranging wildlife, water resources, etc. Get rid of the 2 acre development throughout the county, anywhere, reflecting no distinction for rural or ag lands or development for growth within town boundaries vs. in the county rural lands
198	Preserve open space, and the character of the County. Minimize traffic, sound, and light pollution. Preserve our water and other natural resources.
202	The County has identified that we need to ensure a sustainable tourism economy while taking pressure off public lands and maintaining our rural character. Private-land camping will meet all three needs and is a creative solution to multiple problems. Private land camping allows rural and agricultural landowners the option to host small-scale sustainable camping on private property. This will divert camping from public lands, allow agriculturalists to benefit from the outdoor recreation economy, support local tourism, and provide alternatives for seasonal workers who need short-term affordable lodging. Please address private-land camping as a solution to tourism growth and pressures on "community values" regarding public lands and agriculture.
203	BE CAREFUL WITH DENSITY REQUIREMENTS. 2 ACRE LOTS ARE NOT A BAD THING AND ARE THE STANDARD FOR A REASON. REDUCING SUPPLY BY DECREASING DENSITY ALONG WITH THE DEMAND FOR PROPERTY HERE WILL ONLY CONTRIBUTE TO THE UN AFFORDABILITY OF PROPERTY IN THE COUNTY.
205	Moving toward the comprehensive plan. Enforcing standards that are put in place
208	Preventing investors from owning all the homes and apartments here. Only Chaffee County residents should be able to provide short term rentals.
213	Infrastructure Density
219	1. Conservation of wildlife, water, views, and public land. 2. Strongly tying the code to the 2020 Comprehensive Plan. 3. Giving the county the ability to enforce its code. 4. Clear language.

**ResponseID    Response**

220	Private land camping that allows rural and agricultural landowners the option to host small-scale sustainable camping on private property. With increased drought we need to survive too. It will divert camping from public lands, , help mitigate risks of wildfires, and offer more personalized camping experiences such as hipcamp.
225	reducing sprawl by clustering new subdivisions is a good idea but we also need to keep in mind keeping a certain amount of affordable housing for the working class. Since the implementation of the current land use code home cost has increased dramatically across the county and now homeownership is unobtainable for much of the working class. Any new housing project needs to have a percentage of its finished product geared toward low income families and we also need to find a way to limit or discourage second homeownership, seasonal occupancy, and short term rentals in the county as all of these make it harder for the working class to live where they work. Chaffee County is following the trends of other resort communities in Colorado where the working class can no longer afford to live in the community in which they work. We need to find a better way to keep our mountain communities accessible to more than just the wealthy upper class.
226	1. Water 2. Water 3. Water 4. density in rural zones
233	Affordable housing, rentals and homes and restrictions that require them to stay that way or be adjusted with inflation/deflation. We won't have a community if nobody can afford to live here and provide the service jobs - teachers, firefighters, police, corrections, restaurants, tourism.
235	Development in the core of Salida that takes into and protects existing homes. Keeping open space outside the city is happening at the expense of the character and eventually the life style of those of us in the inner city. We are making all the concessions. A spring tourist just approached a longtime downtown business owner saying 'you can't see the mountains down here anymore.' Nor can I in the middle of town.
237	Preserving property owners rights and enforcing code violations
239	Keep the city the city and county the county. Build near city/Town limits. Affordable housing with deed restrictions. Infrastructure ie Poncha and water treatment capacity
240	Limit growth...Chaffee County is valuable because if it's lower population to public land ratio. Limit development so there isn't irreparable damage from unregulated growth. Condos and multi level complexes should be banned. Our community infrastructure needs to be protected - our health care facilities and educational resources are designed to work in rural low populated areas. We must stop building in a way that allows more people to live here, it is draining our public resources and destroying our public lands.

**ResponseID    Response**

245	Not respecting a persons private land. The county frequently overruns a persons rights.
246	Private ownership rights to use property without zoning changes after ownership
249	Processes that: limit sprawl, protect/provide adequate water resources for residents into the future, provide housing that the workers needed to maintain our community (teachers, firefighters, EMTs, retail/restaurant workers) can afford, and limit exceptions that threaten the protections the LUC is supposedly meant to provide
251	If land is zoned rural, leave it rural and stop granting all kinds of exceptions to whatever developer comes along. Development. Stop it. Do it smartly or not at all. Also, disallow HOAs. This is just a sneaky way for county officials to get out of having to invest anything in developments and it allows developers to do whatever they want because they can just say "oh, sorry, it's an HOA and it's not my problem." If you're going to approve every development that comes along, then stop it with HOAs. Take responsibility for inviting all these people in and be responsible for water and emergency access and oversight of that development. HOAs create fiefdoms within a community, and they serve as hierarchical mini-governments that do not have to answer to you, the county. Stop allowing developments to be HOAs. Affordable housing. .I'm sorry. \$700K houses in developments by Frantz Lake are not affordable housing. If you want to maintain the infrastructure here, then make it affordable to live here to work that infrastructure. This county is going to be Breckenridge in 10 years, with little diversity because the only people here will be rich and white. You're embedding a caste system because county officials are irresponsible with development and with really addressing infrastructure issues.
257	making sure not to lose the character of the town and why people come here to begin with; sprawl; cement
267	Do not allow subdivisions such as Timber Creek where the developer wants to put OWTS's on lots < 2 ac. Re: same subdivision, Do NOT allow sale/purchase of 'airspace' [Really!?!] rather than putting a bldg. height restriction in the LUC that canNOT under any circumstances be waived/circumvented as was done (per my understanding) by a property owner on W. Sackett that allowed the owner to build above the height limit for \$1,000?!? or some other nominal amount when their house is now pending for sale for \$1.9M. A nominal amount to pay to circumvent an LUC reg is nothing to someone who has the money and wants to do whatever s/he/they want to do. This does not protect the neighbors who also have property rights.

**ResponseID    Response**

272	Incentives to cluster develop with open space. I also think it needs to be in code no running dogs, blowing trash. It would be good to include ditch setbacks on plat maps. (Maybe already is?) It would be appreciated to include right to ranch language. The ag community is small and it would go a long ways with good will, that the county's people want them here, not just the open space, viewscapes, and ecosystem services they provide.
273	1. Flagpole Annexation by municipalities. 2. Water Conservation. 3. Increase ADU allowance for LTR. 4. Please read Missing Middle Housing. Higher density developments can be achieved while maintaining the mass, scale, and walkability of SFH neighborhood clusters. 4. Preservation of open space.
276	make sure future development pays its own way including utilities and roads. Chaffee County doesn't have the money to do it for them. Be careful of charity organizations that pay no taxes
283	Decrease housing density in the county; Ensure each development considers trails; Require passive solar and make this a checkoff on county plan review; County should have a plan for development limits that protect our water table;
287	When you pay for a business license your street gets plowed!
288	Water resources, Road improvement, Recreational bike paths. Sewer and water reclamation.
290	Business owners should have more input
292	low density and single family dwellings
293	-Affordability -Multi-generational connection and comunity -green space and nature (don't bulldoze all the trees) -Size- everything is so small for such an outrageous price and out families are needing bigger options for reasonable prices. -We need easy access with trails to the downtown area for walking and biking that connect all developments
297	Increasing density to avoid the sprawl
298	Zoning regulations should prioritize affordable housing through preserving and creating opportunities for affordable rental and homeownership in our community.
299	Water. Open space. Affordability/attainable.
302	Again - more time and thought are needed

**ResponseID    Response**

303	Encourage dense building in towns, not rural areas. Open space has been proven to be a highly held value of Chaffee County citizens.. Random lot annexation in semi-rural areas is counter to sound environmental principles. Protect water sources! We are drying up. Promote easements with incentives. I hope these ate in the purview of land use code.
304	Simplification Event restrictions on land owners like Jed Selby are unfair and possibly illegal. No adjustments made for not-for-profit events.
305	Affordable Housing Environmental sustainable Standards
310	Preservation of open space, natural resources, wildlife, and recreation areas. The code needs to require better-planned and better-researched development applications.
311	Slowing growth to a manageable level for this town. More affordable housing. Let's build for the community that lives here year round, the working class.
314	Affordable housing, retaining small subdivision exemptions, large subdivision process needs to be more detailed. Vacation houses should be less incentivized.
315	Lack of adequate industrial and recreational zoning for new businesses. Proximity of subdivisions to wildfire danger zones (idea: have developers pay to mitigate around them before approving them or require a buffer zone around edges of subdivisions).
317	Need to enable and manage development that will not outstrip existing resources, that will minimize or eliminate altogether undesirable externalities, and preserve traditional uses and environmental conditions that make the county a desirable place to live.
318	De-regulate zoning standards except for those that protect from physical harm to neighbors. Allow for true protection of property rights, it is a constitutional mandate to do so. I apologize for being so blunt, but I have spoken with MANY residents who feel similarly but feel they have no voice or recourse to stop the intrusion of regulation over personal property rights. I don't believe anyone is meaning direct harm, but this is the sentiment about increased regulation that I hear quite often.
320	This county will face significant growing pains within the next ten years due to the number of people moving here. With change, the administration will have to do a better job serving everyone in the county. Not just the old boys who still want dirt roads You'll need a plan and code enforcement

**ResponseID    Response**

321	Commercial operations removing our most precious natural resource, water. "Beneficial use" in the 1041 regs was defined before drought from climate change, before there was even the concept of pumping, trucking, and packaging water in plastic bottles. It flies in the face of sustainability.
327	This town does not turn into another Aspen or Vail.
331	?
335	affordable, workforce housing options. Are we really trying to find safe parking for people living in their cars? Sheese....
336	Minimum lot size needs to be increased from 2 to 5 acres.
337	Consideration of Climate Change in 1041 and all permits.
339	Water mining and rampant development
340	Only low density.
346	Matching geographical and geological mapping of the physical quantity of water available to development approvals.
347	Planned developments in rural areas should be required to provide affordable housing. Water availability and septic systems for rural planned developments should be thoroughly vetted prior to approval.
350	Low Impact Development Sustainability
351	Permitted overall size of developments (e.g., 50 - 65 lots) way out of scale with rural character of Chaffee County. There is nothing that I know of in the current LUC that addresses this.
352	Some of the clusters are ugly and don't "FIT" the neighborhood.
359	Protection of rural and agricultural lands. Protection of irrigation ditches Minimum lot size in rural areas needs to be larger.
360	Compatibility with the 2020 Comprehensive Plan. Compatibility with the intent of the zoning district. Adequate fire protection, not payment in lieu. Means of enforcement of condition placed on application approval.
364	Moratorium needs to be done till the newLUC match the new (now 2yr old) Comp plan document that was actually well done with input from all groups in the county.

**ResponseID    Response**

367                    Preservation of rural lands by decreasing density, encouraging density transfers, clarifying and strengthening development standards to maintain open vistas

368                    Finish it! Or STOP approving applications until it is complete. WE paid for a consultant to develop the Comprehensive Plan and yet the county is STILL approving applications based on outdated LUC. Define the application and approval process and hold county staff accountable to enforce those processes. Require county commissioners to only allow conditions that they plan to enforce. If it cannot be enforced, they should reject the application. Adding conditions just to get something approved and off their plate with no accountability by the county shows lack of respect to the taxpayers.

369                    Affordable Housing & Tiny Homes: zoning that welcomes affordable and tiny homes on city lots and county lots. Small housing is the future, we need to welcome it and diversity in housing generally.

372                    Effect of new development on existing homeowners. Character of existing neighborhoods. Loss of views

375                    What good is a code if staff and P&Z are at odds and bldg dept just goes its own way? the whole process needs revision. A new code will be ignored by entrenched interests.

380                    Allowing additional dwelling units to be built on residentially zoned parcels. Adjusting the short term rental legislation to be more accommodating. Home owners should be able to rent out their homes as they see fit.

381                    Affordable housing, open space

382                    Consider existing property owners rights. New development is unduly burdening the county infrastructure like roads and workforce housing. New development is not "paying its way."

384                    Lighting. What makes chaffee county desirable is our "rural mountain town feel. The ability to live in a beautiful town with forest and nature surrounding our homes and community. Because the zoning resolution does not currently incorporate dark sky friendly lighting regulations and requirements for homes or businesses we are polluting the night sky at a very rapid rate. By including simple & effective lighting regulations that are easy to meet we can make sure we dont ruin our dark nighttime skies which provide stargazing opportunities which contribute significantly to our small mountain town vibe which draws so many outdoor enthusiasts to come enjoy chaffee County and the beautiful nature which it has to offer. Darksky.org offers straightforward lighting policies which are realistic and Would be Easy to implement into our plan.

**ResponseID    Response**

386	Quality vs maximizing density. Assurance that water quality and availability are considered in approval of density. Insuring that high density is approved in appropriate areas.
389	What areas within the County do you want growth and where in the County do you want to limit growth( eg to encourage open space & view sheds)
390	<p>Clearly, Chaffee County has an issue with affordability and I know I state the obvious. What is the answer? Not any one thing, but the need for a commitment to find the laundry list of answers and legislate them. Here are some:</p> <ol style="list-style-type: none"> <li>1. Let's start by making bold changes to the County Land Use Code - NOW - ones that conform with the ideals expressed in the Comprehensive Plan drafted with significant citizen input. As I understand, consultants have been hired to draft this County Land Use Code, but that draft is 12 (?), 18 (?), 24 (?) months away. Make necessary changes to the County Land Use Code to address growth, STRs, and sprawl. OR, place a moritorium on the approval of subdivisions in the County.</li> <li>2. Mandate affordable homes in county subdivisions, increase density that makes such a policy financially feasible for developers, mandate open space or conservation easements in developments to prevent home sprawl (whether the rural lot size is 2, 5, or 10 acres - it is all sprawl).</li> <li>3. Get a significant, annual, continual funding source for the Chaffee Housing Authority (CHA) that goes to the development of affordable housing, whether the CHA builds it's own units or partners with other public or private entities. I suggest a mil levy on homes in Chaffee County and other means - see below. The CHA needs multi-millions of dollars every year folks, not hundreds of thousands of dollars every year.</li> <li>4. If part-time homeowners can be subject to an "impact" tax legally, do so. If not, lobby the Colorado State Legislature to make such a tax legal.</li> <li>5. Incentivise owners now renting their properties as STRs to lease long term.</li> <li>6. Further limit STRs, especially in the County. If municipalities are not willing to take action to address this crisis, they are last in line to get help from the County or CHA.</li> <li>7. Fund the enforcement of these policies with enforcement personnel (if you can find them - they will have a difficult time finding housing they can afford).</li> <li>8. Incentivise the building of rentals (example: breaks on tap fees, lessen parking requirements, others from those smarter than I am on this topic) AND, require 12.5% of those units to be affordable between 60-120% area median income. AND, place enforceable restrictions on these affordable units.</li> <li>9. Do a nexus study to determine the housing impact of businesses in the County and pass an impact tax on those businesses that goes to the Chaffee Housing Authority to develop affordable housing.</li> </ol>
391	This is great! I would love to see more plain language and maybe examples of when the land use code would be applicable. I am also concerned with the over-developing in Salida
394	<ol style="list-style-type: none"> <li>1. Protection of open spaces, vistas and prevention of sprawl</li> <li>2. Creation of specific areas for affordable housing</li> <li>3. Consistency with 2020 Comprehensive plan</li> </ol>

**ResponseID    Response**

395                    Lighting requirements need to be a part of the new zoning guidelines as well as for new developments. Dark sky friendly lighting should be included as this will help protect the beautiful night sky in chaffee county. dark sky friendly lighting is also more energy efficient, reduces crime rates and is still affordable. There are very easy guidelines which many other communities in colorado have already implemented into their zoning regulations, city ordinances, and/or development guidelines which have proven to be successful. We too can incorporate requirements for dark sky friendly lighting into our land use code to protect the charm and beauty of Chaffee County from being lost to big-city problems like light pollution - this is an important step and needs to be included in the land use code so that we can allow for responsible development and growth of Chaffee County. If we include dark sky lighting requirements we can also use this as another "attraction" to bring more tourism and revenue to our county just as other dark sky communities in colorado have done. You can get more info on dark sky communities in colorado here: <https://idacolorado.xyz/our-work/public-policy/>

397                    Limit growth and commercial developments in the rural parts of the county. Dispersed development Protect scenic byways Help farmers and ranchers keep their land

403                    Workforce housing that is affordable

404                    More options for tiny homes, allowing either smaller sq ft on permanent foundation or zoning options to allow use of tracts for year round residential in trailer built tinys.

415                    Balancing the need for more affordable housing to encouraging TOO much growth with cheaper condensed housing.

417                    Short term rental guidelines and refs need to be updated. Allow Chaffee residents to have short term rentals whenever. No wait lists for residents.

422                    Actually Enforcing the Laws

424                    Workforce housing please!! If thats not priority 1, this town will be ruined.

426                    Cluster housing is terrible for the eco system as well as natural run off. Everything has to be diverted and taken away from its natural flow. People come to Colorado especially Chaffee for the Mountain View's not seeing a bunch of roof tops

**ResponseID    Response**

428	I feel the codes need to consider when personal property rights carryover and cause harm or conflict between neighbors. For example, I have a neighbor that's allowed to fire hundreds of rounds of ammunition every week with no complaints. That's acceptable and not a hardship to people's quality of living not to mention the veterans who suffer from such noise? The code of the west attitude only benefits those who don't care about being neighborly.
431	Affordable housing
434	Private land owner camping. Ranchers need to survive too!
437	Protect our water. Limit large cluster development
440	Residential solar panels, STRs.
441	Allow more corporate businesses to come in to create more stable jobs so residents do not have to travel to find year round jobs.
442	water, infrastructure, affordable housing - really affordable. and regulations for huge subdivisions - land use.
447	Lower housing prices. I have my ex living with me. Because he can't afford to buy a house.
453	Access to housing Allowing people to develop or farm and Ranch Access to public lands and enforcement of those lands
454	Development incentives and streamlining
456	Clear chain of accountability. Equitable housing considerations. Restrictions on non-critical housing units being built and funding and support for sustainable housing that is based on f/t work and real county minimum wages. Protections that have professional, ecological review built into approval. Just because land could be mined or used commercially and is within the law doesn't mean we need to allow it! I would like to see a residents' review process for high impact projects that is representative of renters and landowners that have a stake in the county's future. A moratorium on new building that isn't affordable rental housing. Green spaces and affordable housing blocks owned by the city or non profit to serve the interests of wildlife and quality of life for all, not the highest bidder.
457	Climate change considerations
458	Clustered development is designed to maximize profits. The skinny homes that are being developed in 2x 3x per lot is making the town less appealing, and maximizing the profits of the land owners.

**ResponseID    Response**

459	Affordable housing and resource conservation
461	When I look at the development around the county I would say A LOT. Since I haven't read the LUC we are lacking creativity. Why aren't developers required to include more solar or south facing designs, reduced water consumption in yards. The Scanga development is a mess, too many individual wells and septics. Poncha looks like a monolithic condo factory. Heavy density is a plus in town, keep cluster developments, not so many WELLS and private Septic systems. Pinon Hills is an antiquated model for development.
464	1) Environmental protections, ESPECIALLY water usage (no grass! xeriscape with local plants! no personal sprinklers/irrigation systems!) 2) affordability for the people who actually live and work in Chaffee County - no more million dollar second homes for those who drive up our property taxes but don't contribute to local income 3) no more cluster developments with matching houses, they are UGLY
465	Water and helping business thrive.
468	High density affordable housing
470	-Multiple zoning overlays, more zone districts, sub-area plans, etc -Less "one-size-fits all" (ie. more types of campgrounds, more types of special event permits, more types of conservation subdivisions, etc) -Legalize alternative housing options like RVs by creating an administrative review process for a permit to ensure that sewage is being handled properly.
473	1. Keeping the rural parts of the county rural. Now that minimum lot size is two acres, houses and developments are mushrooming out in the county. Where is the water going to come from? Where are the elk and pronghorn going to go when their previous open lands are all divided up by fences (for dogs and horses) around two acre lots? 2. Second homes that sit empty for months out of the year, reducing the inventory of existing houses for people who want to live here year round. 3. Short term rentals - again sucking up existing housing inventory for people needing housing.
475	Protecting natural resources; affordable housing including apartment buildings; rural density to protect landscape and adequate resources, including water; parking for all; less focus on tourism;
478	Zoning needs to reflect Comprehensive Plan goals with rural and ag area with greater acreage limits, i.e 2 acre development completely overlaying Chaffee County need to go away. Important water and wildlife habitat resources need to protected at a meaningful scale and design
480	private land camping for landowners, and clustering development with more density and less 5 acre parcels.

**ResponseID    Response**

481            Housing & development. As a subtopic to this outdoor lighting requirements need to be included & addressed. The lighting is not a priority but it is an important detail which should not be overlooked. It could be included easily and would help the new development in our county align with the envision chaffee county plan and priorities in many ways. please review the following info: <https://www.darksky.org/our-work/lighting/public-policy/mlo/>

483            First of all, question 8 was a little unclear, but if it should read "are the CURRENT development standards resulting..." then the answer is clearly no. 2 acre lots in close proximity with all kinds of different architectural standards looks gross. Honestly, tract housing in suburbia looks better. I believe density in the Ag zone should go back to 5 acres anyway, but if not there needs to be a provision that if clustered and/or 2 acre lots the developer needs to build the homes or at the very least cohesive architectural and landscaping standards need to be in place. If five acres, sure, build whatever you want, have stinky animals, whatever. I said it before, but it would be a joke if affordable/inclusionary housing has been identified as the number one issue in the comp plan survey/recent Salida survey but there's no provision for it in the county. And it has to be for built inventory/not vacant development lots. Developers need to develop, not just subdivide lots.

**What is your primary goal for the updated Land Use Code?**

**ResponseID    Response**

13            Keep the county land free from massive development

15            Correspond with the comp plan Chaffee Common Ground.

16            Keep the county rural and push development towards city interfaces

18            Easy to use and must be CLEAR

20            To meet the goals of the Comprehensive Plan, which is a shared vision of how future growth in the County should look like.

21            To make sure that open space is preserved

24            Maintain an environment that resembles Chaffee County's past when possible.

**ResponseID    Response**

31	More focus on county residents way of life, less focus on high density development, more focus on developers fully paying the costs including mitigating external costs that detract from the quality of life, More focus on meaningful deed restricted lots that make the real estate affordable for true middle income families
34	To codify the values expressed in the Comprehensive Paln.
35	Update regulations related to wildfire, especially for firefighter safety and to ensure that new development (homes, roads, driveways, etc.) are built to modern best practices.
36	new Special Events section
38	For growth in Salida to be sustainable and affordable for our community's teachers, nurses, and other necessary workers.
41	Allow low income housing to develop. Current practices are keeping low income people from living in county.
42	Smart growth that aligns with 2020 plan and provides for safe transportation, water, and considers future growth in an area where subdivisions are being proposed
43	implement the aspirations of the 2020 Comp Plan
47	Please have the LUC set up to follow and implement the Comprehensive Plan.
48	Protection for homeowners in rural zones.
50	smart development on small lots around existing communities.
51	Ensure developers cannot buy up all available land for huge custom homes for second homeowners. MOST IMPORTANTLY, control VRBOs and esp. "corporate landlords" who have venture capital to make fast cash offers that push people who want to live and work here out of the market.
52	Administrative approvals and incentives for preferred development
55	Keep the rural areas rural.
60	Stop the over development of our county.
62	Reduce land use for housing

**ResponseID    Response**

63	Balance the drive for property rights and come-what-may attitude regarding water availability with sensible development patterns that must be in place to restrict some "property rights"
66	Fair, clear, predictable and accomplishes the goals of the comp plan and its vision for Chaffee County
69	To allow for development with the visions stated in the comp plan and streamline process for developments that align with the comp plan.
80	I am opposed to waiting and doing a code revision all at once. It will take years to accomplish and the County will suffer in the meantime. Code updates should be ongoing. Prioritize the parts that need to be addressed and start the process ASAP. Development codes are dynamic and should always be subject to revisions as needed to keep up with the growth of the community.
83	It should be easily understood.
84	Preservation of open space, affordable housing creation and encourage sustainable development
87	Ensure fair treatment for private land owners in areas where new urban developments encroach upon existing rural properties.
90	Allow greater density and flexibility
93	A more linear format that would follow an application process from beginning to end
95	To keep commercial development where it belongs in commercial areas and to preserve the rural-character of rural areas
97	To be able to complete a project in Chaffee County in a timely and effective manner.
99	Keep city in the city and country in the country. No commercial developments on rural zoned land.
102	To align with the Community vision. I am not confident a wide enough cross section was considered during the original process, and I understand the process was rushed. I am also not confident that the end result of the current plan is being considered in decision making.
106	To see responsible, sustainable development codes that are forward thinking, energy efficient, fire-wise and respectful of open space, wildlife and rural landscapes, and that preserve Chaffee County quality of life for those who value these things and for future generations.

**ResponseID    Response**

107	That it reflect the priorities of residents here, and not be subject to the whim of whoever happens to sit on the planning commission or county commissioners.
108	To protect the zoning areas as defined in the 2020 comp plan (and in history the plans of the day) To protect the rights of the land owner to be allowed use in the zone as designated but not at the expense of the adjacent landowners rights to enjoy their property. an example of loop hole abuse is rural zone allow poorly defined commercial development in the zone since the loop hole is present with a truly undefined term. So a commercial enterprise can be placed in the middle of a rural/residential zone just because of the use of one word. (agrotourism)
111	Adding sustainability criteria Easy to use Clear protection of rural character (we don't want to look like Summit or Vail county) Protect open space
113	zoning to protect open spaces
115	Restrict growth!
117	Sustainability
124	Make most efficient use of available land, update setbacks, density and other provisions to get more, flexible housing options and reduce their cost to develop. Do NOT yield to developers who whine they are losing money when their only motivation is to maximize profit and spin the property.
125	Stop the gross suburbanization from BV to Salida. Im all for growth and development but lets grow the towns. Soon it will be one giant suburb if proper actions are not taken.
126	1). Transparency to the public 2) Public input 3) Weight the look/impact of cluster development in the name of preserving open space. 4) Consider adjacent property owners.
128	Bring it into line with current needs. Remove loopholes that give unintended application. Create a clear, published, and easily accessible version to the public. Remove the possibility of "one rule for me, another for you."
135	Tighter protection of residential areas from encroaching commercial, industrial, and retail development.
136	Easier to read understand. A set number of permits ( wells, building, vacation rentals). Commissioners can alter and amend too easily! Realize we are at maximum density!
144	Allowable alternative housing instead of the typical 60's family housing designs

ResponseID	Response
145	LESS DEVELOPMENT
147	Private property rights
149	Open land protection Equal housing opportunities
150	A clear plan for growth that supports the Comprehension Plan. LUCs that do no contradict each other. A plan that protects our water. A plan that considers infrastucture.
153	Preserve open space and ag lands, allow for flexibility of missing middle housing, allow more uses, remove special event restrictions to help Chaffee County increase its business opportunities and the median income which is less than the state average. Help bring down housing costs.
155	Protecting open spaces outside of municipal boundaries while encouraging greater density closer to (or preferably within) City limits. Transfers of development rights could be encouraged more, and the County should do more to assist the municipalities to provide affordable housing and/or incentivize it from developers within City limits.
161	To see it match the new comp plan and be enforceable!
163	Fair, Efficient, Effective & Environmentally Minded
168	To manage growth by keeping it closer to existing development
169	Prevent massive sprawl development. Get water capacity and allocation closely aligned with land development
173	To maintain the rural and small town character of the county. It has been said that residents let small developments over time, that end up being a huge change, happen without heavy objection but would riot if they could see what it will look like in 20 years. That's where were at right now. Not enough objection and preservation of character while developers can do whatever they want and don't appropriately pay taxes and fees on maintaining what we have now.
175	I'd like to see development on narrow lots go away, except when they are being developed within a PUD with design standards and common spaces. Whole entire blocks of all 25' lots have become an eyesore in town. I like to say "Buena Vista ... good view, ugly houses" ☹️
178	Protection for existing neighborhoods from becoming souless second homes andVRBOs, with no affordable housing for the workforce.
180	MINIMAL CHANGE without listening to the "newbies"

ResponseID	Response
187	Plan for the future to preserve the rural settings.
189	Stop random exemptions and catering to developers.
190	Anticipate and support emerging development, environmental and social needs within the County, while protecting social and land use diversity
191	I want the public and building professionals to have a shared understanding of what the Land Use Code allows and under what circumstances so as Chaffee County gets built up over the coming decades, the pattern is equitable, healthy and sustainable.
193	Less room in the permitting process for seemingly arbitrary and/or inconsistent interpretations and applications of the Code by the County.
195	Balancing, now and in the foreseeable future, the interests of three communities a) agricultural b) residents, and c) non-resident owners.
196	Accurately reflect values of the Comp Plan and consistent with Envision Chaffee County goals and to get rid of 2 acre development anywhere, and to have planning commission members who support the Comp Plan majority values
198	See answer to #9
203	Ease of Use. Don't leave items up for interpretation, but allow the planning director discretion on submittal requirement concerning reports and studies based on the characteristics of the property being subdivided. Let the stake holders (landowners) have a say in final decisions by reaching out to them.
205	To move toward the comprehensive plan To enforce it uniformly and reduce exceptions/variances
208	To maintain Salida's small town atmosphere.
213	Control density
219	For the people who make decisions in the Chaffee County government to realize that their decisions have long-term impacts on the place we all call home, and we're running out of time to prevent the whole damn thing from being overtaken by developments that will cost the taxpayers monetarily for decades to come while simultaneously ruining anything and everything that makes Chaffee County special.
220	I run an animal sanctuary on our farm and want to do hipcamp. Families live it here, the peace, the safety, the atmosphere. It helps buy the feed and sustain our farm operations.

**ResponseID    Response**

225            I am a Colorado native who could not afford to stay in the community in which I was raised. This was due to high real-estate prices, land use and building restrictions that were prohibitive for someone who was trying to build on there own in a small budget and a overall shortage of housing due to a high amount of short term rental and seasonal second homowners. I was fourtionate enough to be abe to move to Chaffee county and buy my first home but now prices have raised enough that I could no longer afford to do this and I know others are also feeling this increase in housing.

226            More specific policy and regulation on water use. Clarification on density regulations (cluster, etc.)

233            Codes that are not in conflict, easy to understand, enforceable, mirrors the desire of the comp plan, gives developers CLEAR guidelines of what is possible where. I've always wondered why someone would buy property with an idea in mind and then have it shot down by P&Z or commissioners or the public. Is there no way to get an approval before buying something?

237            Revert to a larger minimum lot size in rural areas. 2 acres is too small to preserve rural landscape and too large to affect affordable housing

239            Slow development of homes the average working person can't afford. People who work here should be able to live here. Address short term rentals and how they impact housing shortages.

240            No more commercial zoning, no more multi story complexes, no more fitting as many people as possible into small spaces. Let's preserve this beautiful county by limiting growth.

245            Unsure other than nobody seems to know what the issues are and how it effects our neighbors, and ourselves.

246            Rights for private owners, make easier for people to know what the issues are regarding zoning changes, such as what are the issues right now, even if it doesn't personally effect your property at this time

249            To protect and preserve the Chaffee County we love

251            Mine? See above. I'd like more responsible development, a concentration on sustainable, affordable housing, and no more of these ticky-tacky mcmansions sprouting up all over the county taking resources, driving up the cost of housing and everything else, built in areas that are more susceptible to wildfires which make them a potential drain on resources should those fires come. And I'd like to keep the county rural. I don't want another Vail or Breckenridge in Chaffee County but that's pretty much what seems to be happening.

257            For the city to do the right thing for its citizens not investors

**ResponseID    Response**

267	For development to align with the Comp Plan. No waivers of regs. Proof of 100 yr. water supply, like the City of Tucson (or maybe it was Pima County) did about 22 years ago. Not that anyone could 'prove' a 100-yr. water supply, but at least it was a start for developers to think about it. Honestly, they don't care; they won't be here. Harder doesn't live here. Follow the money.
272	Encouraging smart, clustered development.
273	1. Responsible development for Chaffee County balancing community needs, economic development, and environmental conservation.
276	to allow change, just don't try to make me pay for your growth
283	Reduce housing density in the County
287	To be able to afford to live here.
288	Looking at what has worked and what hasn't in other rapidly growing mountain communities. We cannot afford to make mistakes.
292	alleys are jammed with cars because of the ADU's established views are being blocked by development in the older established neighborhoods.
293	-Affordability -Bigger options -Divison parks and community green space -no HOAs
297	Keeping open space
299	Easier to use and understand. Easier to enforce fairly.
302	Personally to be allowed to do what has been allowed in numerous areas and projects within the County with consistent and similar interpretation of the Code by ALL PARTIES
303	Protection of water for county residents' use. Protection of open space. And actual code enforcement. Slow down the rampant growth by easing up on the constant promotion. We are on the map now and we are growing faster than our infrastructure - roads, water, etc. can keep up with.
304	I would like to see the Routt county plan development plan implemented: ONLY developments that touch existing municipalities are even considered. Makes for density and efficient expansion of services.
305	Smart planning and development that will enhance our community: strengthen social fabric, support networks, general resiliency, and long-term economic stability for the government and the individuals and families that live here.

**ResponseID Response**

310	to come away with an easy-to-use code that focuses necessary growth in to manageable areas and decreases the negative impacts of unrelenting and expansive development on the natural resources and amenities
311	Protect the small community I raised my children in from becoming a place they could never afford and wouldn't want to live in.
314	update to provide better development standards, increase affordable housing, fireproof/wise building practices, conservation/greenspace incentives, and make it less desirable to own vacation homes
315	Create an easy to navigate document for property owners, so they're able to determine what are allowed uses.
317	Manage competing interests in a fair and reasonable manner. Balance property rights with other equities.
318	To allow people to do what they want with their property and have the local government relinquish nearly all control over what people may do with their own property.
321	To create an enforceable framework for development that preserves the things that drew us here in the first place - open space, recreation, wildlife, natural environment, agriculture, small business, community - while providing the flexibility for every land owner/user to be creative.
331	?
335	Maintain the rural feel of the county. Density can be a good thing..."the missing middle" should be applied.
336	Limit urban sprawl (and prevent large subdivisions not close to existing population centers).
337	To prevent future water mining projects, such as BlueTriton.
339	Sustainable living (not growth!).
340	Allow use by right creative development solutions. Current code is setup for only larger lot single family.
346	Produce a LUC that puts into place, over time, the vision of the kind of County residents say they want to live in. Housing development concentrated around the towns. Open land and unobstructed viewsapes to be preserved in the unincorporated areas. Water resources identified, monitored, conserved for a future of highly unpredictable, but certainly drier future.

## ResponseID Response

347	I would like the LUC to be forward-thinking and to focus on making the county a place where people raise families, start businesses, farm, ranch, and come to recreate rather than a place where people build second homes and only stay for a few days or weeks at a time.
351	Lower, less dense rates of development, unless we want to end up looking like Eagle, Pitkin, or Summit Counties.
352	Listen to the community...
359	Clear definitions so there is not so much subjective interpretation
360	Compatibility with the 2020 Comprehensive plan.
364	To foster controlled Development that successfully drives the agenda of the 2020 Comp Plan.
367	See #9. Development should occur in established cities and population centers, not spread out into existing ranch land.
368	Follow the Comprehensive plan and FINISH IT!! Clear definition of codes, deadlines and process that reduces potential for county staff, engineers, legal or commissioners to allow deviation based on their relationship with the applicants and give them authority to enforce such codes, deadlines and process.
369	Incentivize affordable housing for homeownership. Incentivize smaller housing including tiny homes. Incentivize high-performance (well insulated & energy efficient) building as possible.
372	Does it need to be used? Can the area support this new growth? Water? Parking? Are there enough resources? Just because it's there doesn't mean it needs to be developed
375	I'd like to know clear requirements ahead of time that I can use to plan, and then not have to be dragged through months of hearings, even though I met all the requirements.
380	Changing the 2021 short term rental policy to be more favoring to home owners in Chaffee county. Dwelling units should be allowed to be rented out short term, long term, or however the land owner sees fit. Don't make land owners the enemy. They can be the solution to the housing crisis. More regulations are not better and have never benefited the county.
382	1) To represent the property rights of existing property owners and the public. 2) ensure that new development off sets its' impacts.

**ResponseID    Response**

384	To include lighting regulations similar to those of other "dark sky" communities in order to preserve our unspoiled views of the stars and night sky here in chaffee county. Including Such regulations would provide numerous benefits to our county and show not be overlooked. Lighting can so easily make or break the entire feel of a subdivision, or park, or any kind of development which is why it is crucial to incorporate dark sky friendly lighting policies in our zoning resolution.
386	Requiring development to contribute to infrastructure. Path connections, road improvements etc. need when density increases in rural areas
389	Since the County is growing rapidly where do we want to densify and encourage Multifamily housing?
390	Prevent sprawl through the County.
392	Protect the natural resources of Chaffee County and require development ONLY in the areas specifically identified as suitable for development.
394	Protection of open spaces, vistas and prevention of sprawl
395	My biggest concern is lighting policies. I feel very strongly that we need to implement dark sky lighting requirements into the new zoning and building requirements. This is crucial to maintaining the charm and beauty of chaffee county's "rural" feel which is what currently attracts many of the outdoor enthusiasts to visit and/or move to chaffee county. We need to make sure that we include important aspects such as dark sky lighting requirements into the new land use code so that we do not lose our small town feel to big-city problems like light pollution. Some basic guidelines which should be included into the land use code & new zoning requirements can be found here: <a href="https://idacolorado.xyz/our-work/public-policy/">https://idacolorado.xyz/our-work/public-policy/</a>
397	FYI, Question #8 doesn't make sense. Slow or stop growth in the county and limit size of housing. It's not sustainable. 30% of construction waste ends up in our landfill (confirmed fact).
417	I need to be able to make a living!
422	Slow down growth of Developments and focus on housing for lower income people. Ex: waitresses, cooks, bus people and any others earning only Minimum Wage
426	To have a better and more fair building opportunity for middle and lower class families we have enough growth from outside the state coming in, it's time to take care of the locals rather than investors pockets who front even reside in Chaffee

**ResponseID Response**

428	I would love to see the county hire a code inspector so the citizens have an avenue to resolve disputes.
431	To encourage development that allows people to afford to live here and discourages buying up all the homes for vacation rentals.
434	That Chaffee enables private land owners to host a few campers. It will benefit the economy, help prevent wildfires, welcome guests in a safe, private setting, and help landowners who are affected by drought.
440	Limiting/regulating STRs.
442	clear and understandable, and real world solutions
447	Lower cost
448	Give private landowners more control over what they wish to build on their land and fewer regulations that restrict types of housing and amenities that a landowner may place on their land.
453	To limit government overreach unless absolutely necessary
454	Ease of use
456	Real accountability. Public input written into the process. A clear set of guidelines that draws a hard line for what is sustainable, and prioritizes people and green space protections.
458	Equality
459	Affordable housing and resource conservation
461	So my developer friends will quit bitching about how bad the LUC is. I can no longer afford to buy or build here so I just hope new developments can be built with good planning, and some creativity.
464	To make life better for everyone who (and everything that) lives, works and plays in our beautiful county.
465	Continue In-fill in Town and improve and extend main street to allow more business.
468	High density affordable housing

**ResponseID    Response**

470                      Keep the authenticity of Chaffee County intact.. it is seemingly "illegal" to not be able to afford housing in places that are desirable for second home owners.. thankfully it is not that way yet. Home businesses, mixed-uses in all zones, and alternative housing options make it possible for people to be resourceful and afford to live here as costs are driven up by many factors.

473                      Keeping rural lands rural. We purposely moved "out in the county" because we didn't want to live in town or have many neighbors and we enjoy wildlife and nature. Just this month, there are three new houses going in within line of sight from our house, let alone the 6 or 7 houses going in on the East end of CR 280 and the 5 or 6 or 7 going in on CR 270 between the road to Brown's Greek and the Gum Ranch.

475                      Clarity; fairness; monitor growth; preservation of our historical and rural small town character and natural resources

478                      Get rid of 2 acre development throughout the county.

481                      to include lighting ordinances which would be dark sky friendly - dark sky friendly lighting is important to reduce crime, cut back on electricity costs, preserve the rural environment of chaffee county, protect birds & wildlife - its basic, easy, and the reward would be immense.

**What are the best ways to reach the community?**

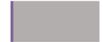
Value		Percent	Responses
Facebook/Social media		61.1%	129
County website		41.2%	87
Direct mailings to physical addresses of all property owners		50.7%	107
Direct emails		57.3%	121
In-person events		52.1%	110
Online questionnaires		43.6%	92

## Which option best describes your relationship to Chaffee County?

Value	Percent	Responses
Resident/ Home Owner	90.1%	191
Employee/County Staff	6.6%	14
Business Owner	24.1%	51
Elected Official/Planning Commissioner	1.9%	4
Agricultural Producer/Rancher	6.1%	13
Member of a Non-profit Organization	18.4%	39
Land Surveyor/Engineer/Land Use Planner/Landscape Architect	2.4%	5
Real Estate Agent or Investor	4.7%	10
Developer/Builder	5.2%	11
Service Provider	3.3%	7
Tourism/Hospitality Sector	4.2%	9
Retiree	18.4%	39
Other - Write In	6.6%	14

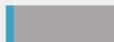
<b>Other - Write In</b>	<b>Count</b>
Active in city government	1
Architect	1
Disabled	1
Have a family property in a conservation easement	1
Homeowner and multi family property manager	1
Media host	1
Resident/renter	1
Town employee	1
Volunteer	1
community activist	1
employed in the county, work and live here full-time	1
real estate appraiser	1
renter of 600 sf ADU near dwntn; affordable housing; in-fill; ideal for one person	1
we own long term rental house as well in town along with our home in the county on the river for 25 yrs	1
<b>Totals</b>	<b>14</b>

## How long have you lived in Chaffee County?

Value		Percent	Responses
Seasonal/Part-time Resident		2.9%	6
Less than 2 years		8.6%	18
2-5 years		15.3%	32
5-10 years		25.8%	54
10-15 years		11.0%	23
15 years		29.2%	61
Born & Raised		4.3%	9
Multiple Generations		2.9%	6

Totals: 209

## How old are you?

Value		Percent	Responses
Under 25 years old		0.5%	1
25-34 years old		6.8%	14
35-44 years old		16.0%	33
45-54 years old		17.0%	35
55-64 years old		24.3%	50
65 years old		35.4%	73

Totals: 206