



## **Master Plan Update**

### **Update and Organizational Discussion on Scoping for the Master Plan Update Process**

**Planning Commission August 15, 2019**

#### **Recent Discussion**

At the request of the Chairman, this is a follow up to the initial discussions with Planning Commission on a Master Plan update, last discussed on June 6<sup>th</sup> and followed up with a Presentation by the Department of Local Affairs (DOLA) on July 12<sup>th</sup>. As you are aware, an AD HOC committee was appointed by the BCC to help coordinate and organize the update process. Minutes from those discussions are attached.

The purpose of this discussion is to provide a status update and continue to gather input on amendment items from Planning Commission as we move through the process. For those who were unable to make the meeting of the 12<sup>th</sup>, I will send the DOLA presentation via email. We will also discuss and prioritize items that have been identified needing review in the plan and all are encouraged if not done so already, to read the plan in preparation of the meeting.

#### **Phase One: Background**

A follow up to the Joint Meeting discussion was scheduled April 18<sup>th</sup> with the intent to gather input from Planning Commission to help determine the areas of focus for an update of the Master Plan as Phase One of the process. At that time, Planning Commission wasn't clear on the intent or goal of the discussion and requested that the discussion be rescheduled.

The goal is to identify elements in the Plan that are in need of update or would be included in the scoping/update list for the discussions with the community. To help create this list, staff presented the status of action items in the plan (attached) and a list of possible amendment items that was compiled by staff and Planning Commission as a starting point. For the purpose of this discussion, staff wants to refine this list with your input on what should stay, be revised, deleted, or included as additional elements. Next steps would be use it to help plan the process for an update. Essentially the list is the basis for the who, what, where and how to accomplish each item.

#### **Discussion of possible amendment items:**

The following list summarizes the items either not currently addressed in the Master Plan or that should be revisited suggested by Planning Commission, Staff and community input.

1. Analyze policies that guide locals and workforce housing in the unincorporated County.  
**Staff Comment:** These policies should be reviewed every five years to evaluate existing community goals, assess current programs and resources, and identify needs and gaps in provisions for affordable housing. The goals and objectives should accurately reflect the community vision and align with strategic initiatives set by the County.
2. Include demographics and growth trends.  
**Staff Comment:** While such information is available on the State Demographer's website, currently there is no demographic information or growth trend information in the plan used to support the goals, policies or action items. Staff acknowledges that current demographics and growth trends need to be assessed to answer the questions: Where is the appropriate location for future growth and development in the County? Is development within the designated Growth Centers and Stagecoach enough to support current trends? Are there other areas such as the Steamboat II Metro District area, Phippsburg, and Milner that may be good options to consider for growth? Also, how does the availability of water impact growth (see no.13).
3. Describe appropriate intensity of use to avoid the commercialization of the A/F zone.  
**Staff Comment:** Historically, land uses such as short-term rentals, workforce housing, and some recreational operations have been viewed as the commercialization of land in the Agricultural/Forestry zone district, and not consistent with the adopted Master Plan. Over the past few years, staff has heard community comments that the County should do more to address certain problems while maintaining the Plan's overall vision of protecting the rural character.
4. Include parameters to address the cumulative impacts of development and multiple land uses.  
**Staff Comment:** The 2003 Plan offers little mention of the cumulative impacts associated with the increasing number of approved permits in rural Routt County. Policies that ensure a more consistent evaluation of acceptable intensities and cumulative impacts of all land uses could be given more emphasis.
5. Update wildlife information to reflect the current conditions.  
**Staff Comment:** Routt County's open lands and critical wildlife habitats are paramount to the health and identity of the County. Policies that protect and manage our resources are addressed in the Plan but should be reviewed for effectiveness, as development pressures potentially threaten these resources.
6. Address recreation and tourism pressures.  
**Staff Comment:** Increasing pressures from a growing population and tourism industry may challenge the applicability of certain policies in the plan. The County has identified certain land uses outlined in the regulations on the Uses by Zone District Chart that may be considered appropriate outside of Growth Centers through use permits. Staff acknowledges the important role that recreation and tourism play in the economic viability of the County and as a tool in helping to preserve its agricultural operations. Staff also recognizes that balancing these operations at sustainable levels, while supporting the local economy, is challenging. There are some new land use trends in recreation and tourism that could be considered under an updated Plan that are in sync with a changing community while continuing to maintain rural character.

7. Address transportation and connectivity between Growth Centers.  
**Staff Comment: Although policies supporting transportation and connectivity are identified in Plan, they should also be reviewed to determine if they remain appropriate and reflect changes in our community over the past 20 years.**
8. Address the current expectations associated with the telecommunication industry.  
**Staff Comment: Telecommunication Standards are addressed in the Routt County Zoning Regulations but not in the Master Plan. Most new applications for telecommunication facilities are not compatible with visual impact policies in the plan. Policies should be considered that support broadband expansion efforts in rural areas of the County while addressing the community's stance on maintaining rural character.**
9. Ensure oil & gas policies are compatible with COGCC standards and consider our other mineral resources.
10. **Staff Comment: The section in the existing Master Plan "Mineral Resources" focuses primarily on sand and gravel, with some mention of coal and one line on oil and gas which deserves more attention in the master plan, than presently is given. Policies should be reviewed so that they associate the current community expectations with the latest COGCC standards, changes is State law and industry trends.**
11. Consider goals and policies that address climate change.  
**Staff Comment: Policies regarding climate change are addressed throughout the plan indirectly with their emphasis on limiting urban sprawl, and protecting our natural resources with development that limits impact on the environment. A more modern plan considers this reality in a comprehensive and direct manner in response to climate change concerns.**
12. Address Public Health in the Plan.  
**Staff Comment: Modern plans typically address the communities' health priorities and provide the broad vision for supporting health in the County. Elements that are often addressed are physical and mental health, social well-being, and the environment which are valued, supported, and accessible to all. Consideration of this element is a recommendation by the Environmental Stewardship Management Team (EMST) for the County. The committee was organized to meet strategic initiative goals set by the County Commissioners.**
13. Use updated water information as a resource.  
**Staff Comment: Since much of the Yampa Valley Basin is over appropriated, there could be challenges to development and impact development patterns in the County.**
14. Include guidance for making variance decisions (Board of Adjustment).  
**Staff Comment: Section 3.4 of the Zoning Regulations establishes guidelines, duties and Standards for Variance decisions. There are currently no policies in the Master Plan that provide support for these land use decisions.**
15. Review action items and modify as necessary.  
**Staff Comment: Staff provided an overview of the action items and status of each above. This information should be included in the Plan update.**
16. Administrative: Modernize the language, maps, and pictures and reformat to make the Plan more user-friendly on the internet.

**Staff Comment: The Master Plan is over 16 years old. Since adoption of the Plan, names of agencies and information such as sub-area plans have changed. Maps and pictures should be modernized as well.**

### **Next Steps**

Staff anticipates a kick-off for the Plan amendment to begin late fall of 2019 with completion depending upon the scope of necessary revisions.

Routt County Comprehensive Plan Ad Hoc Committee  
June 28, 2019

Members:

Beth Melton, Board of County Commissioners  
Steve Warnke, Routt County Planning Commission  
Troy Brookshire, Routt County Planning Commission  
Tom Sullivan, Routt County Manager  
Dan Weinheimer, Routt County Deputy Manager  
Chad Phillips, Routt County Planning Director

Outcomes:

1. Coordinate with the Department of Local Affairs (DOLA) for technical assistance on master plan updates and comprehensive plan creation
2. Recommend process and action steps to the BCC and Planning Commission for the creation of a Routt County comprehensive plan which includes an update of the 2003 Routt County Master Plan
3. Create the scope of work for an RFP for consulting services
4. Prepare an application for DOLA Energy Impact Assistance Fund (EIAF) grant funding support (due August 1, 2019)

Meeting notes:

- BCC goals for master plan update: Develop the master plan into a more comprehensive planning document for our community – one that coordinates planning for land use and services provided by the county in partnership with community organizations. Robust public engagement process that results in a high-quality plan adopted by PC and BCC with broad community support. Create both a long-term and short-term vision/document with action plans to direct staff and community efforts. We would like to see something that reflects 20 year goals/vision as well as 5 year strategies and shorter-term (1-2 year) action items.
- What is a comprehensive plan? This document from DOLA was shared: <https://drive.google.com/file/d/0B-vz6H4k4SESYUp0NjF0SGJyalk/view>. This document was created for cities (see reference to Title 31 rather than Title 30 for counties), but outlines the goals of a comprehensive plan well. These goals reflect what the county would like to accomplish in developing a more comprehensive plan. There are still some questions to be clarified in terms of determining what the final document will look like – these can be answered in conjunction with DOLA and a consultant who will help us to clarify and determine how we can meet our goals with this plan. There are still some questions to be answered about what a comprehensive plan is and what it will look like.
- What will be the purview of the planning commission in the implementation of the comprehensive plan? There is still some need to clarify roles and responsibilities from a legal standpoint. Philosophically, the goal is for the planning commission and BCC to work in partnership to adopt a document that meets the needs of the county as a whole while not being overly cumbersome (keep it simple).
- We are not throwing out the vision of the current master plan. We believe that the big-picture, long-term vision of the community still applies. We need to examine and renew the plan, expand our thinking about the strategies and areas addressed in the plan, and reengage the community in discussion about the future.

- Goals identified in this initial meeting were: (not an exhaustive list and goals will continue to be developed)
  - Create a plan that has overarching goals for the county as a whole (e.g., maintain our western rural character, be an age-friendly community, increase our resilience to natural disasters, etc. – these are not necessarily our goals, just examples of the kinds of goals we might have).
  - Ensure that the plan is not overly complicated or “corporate,” but is truly a community plan that reflects what Routt County’s priorities and needs are.
  - Ensure that a consultant is used only to facilitate a good process, not to push their own agenda on the final product.
  - Identify what the “problem” we are trying to solve with the master plan update is (i.e., what are the goals and justify why an update is needed)

Next steps for ad-hoc committee:

- July 11<sup>th</sup> (1:00) meeting to plan for DOLA conversation – review examples of other communities’ plans, discuss shared goals and outcomes for the plan update, prepare questions that we would like to have answered by DOLA.
- DOLA – July 18<sup>th</sup> – DOLA representative will meet with this committee during the day and the planning commission at 6-8pm in the evening. Is there a preferable time to hold the discussion with DOLA for the small group?
- TBD – meet and prepare scope and other necessary information for August 1<sup>st</sup> grant application deadline.

Routt County Comprehensive Plan Ad Hoc Committee  
July 11, 2019

Members:

Beth Melton, Board of County Commissioners  
Steve Warnke, Routt County Planning Commission  
Troy Brookshire, Routt County Planning Commission  
Tom Sullivan, Routt County Manager  
Dan Weinheimer, Routt County Deputy Manager  
Chad Phillips, Routt County Planning Director

Outcomes:

- A. Coordinate with the Department of Local Affairs (DOLA) for technical assistance on master plan updates and comprehensive plan creation
- B. Recommend process and action steps to the BCC and Planning Commission for the creation of a Routt County comprehensive plan which includes an update of the 2003 Routt County Master Plan
- C. Create the scope of work for an RFP for consulting services
- D. Prepare an application for DOLA Energy Impact Assistance Fund (EIAF) grant funding support (due August 1, 2019)

1. Goals for the process

- Educate the public
- Get comprehensive feedback from citizens
- Engage with the community
- Address the real problems that the community members face (without overpromising)
- Identify concrete actions that can be taken and then report back to the community on progress
- Make the plan “look” updated – photos, date, etc.
- Maintain the format of our plan – like the simplicity, no need for lengthy narrative
- Expand our mineral resources section
- Add/expand water resources section
- Accurately reflect the voice of the community
- Community outreach – ensure diverse representation by age and tenure living in the County, voices of Milner, Stagecoach, Phippsburg in addition to the municipalities and residents of unincorporated Routt County
- Understand the real issues and questions from the community

2. Concerns/Considerations

- Avoid overpromising to the community
- Avoid too much rhetoric in the plan but instead keep general format
- Need to ensure that we don’t overcomplicate the process or make it bigger than it needs to be – ensure representation and robust engagement without creating an overly complicated process or final product
- How do we ensure that we get enough (and the right or useful) public comment/input?
- “You come to us” doesn’t work

- How do we engage younger residents?
- How do we ensure that all voices are heard and one group doesn't overpower another?
- What belongs in a sub-area plan vs. a master plan?
- Ensure that the updated Master Plan is *our* plan – not a cookie cutter consultant-driven product
- What is the appropriate role and cost for a consultant?

### 3. Rationale

- Plans should be forward-looking, updated regularly, action-oriented and broadly agreed upon by the community.
- How do we carry the vision, goals, and values of the community forward? We need long-range planning to ensure that we are taking actions that support the vision, goals, and values of the community over time.
- Need to consider what has changed and what we predict will change in order to plan for the future of Routt County and preserve the things that are important.

### 4. DOLA Presentation – questions and concerns to have answered

- What is the best role for a consultant to ensure that this is a plan that reflects the unique needs of Routt County and is useful to the people who will refer to it?
- What formats for public engagement have you seen to be productive?
- What value have you seen a consultant play in public engagement?
- Where and how has growth and development occurred in Routt County?
- Are there consultants with particular success in rural and/or West Slope communities?
- What creative approaches has DOLA seen to engage residents – short term, part-time, multi-generational, and rural?
- What recommendations and better practices should be applied to use of demographics in a new plan?
- What sections or elements does DOLA recommend for a plan update?

### 5. Other Considerations/Questions to hold onto

- Should we (how should we) consider input from “non-residents” (second homeowners, etc.)?
- What ongoing problems/challenges are occurring in the county and could reasonably be addressed in the Master Plan?
- What is the appropriate role for a citizens' group?



## **Review of 2003 Action Items**

The following list identifies that status of the Action Items listed in the Master Plan. Of the forty-seven action items in the plan, only twelve have not been accomplished and justification for this is detailed next to each item.

### **Chapter 3 – Development**

3.4.A Revise the County’s zoning and subdivision regulations to support the policies and goals of this Master Plan.

**Staff Comment: Accomplished/ongoing. Numerous amendments to the regulations have taken place over the years. This is also an ongoing effort to make changes when issues are identified by staff, Planning Commission and the Board of County Commissioners.**

3.4.B Create a system to establish and implement impact fees.

**Staff Comment: N/A. In 2004, the County hired a consultant to prepare an Impact Fee Feasibility Study. Through that process, it was determined that the benefit of collecting impact fees would not generate enough revenue to justify its implementation.**

### **Chapter 4 – Rural Development**

4.4.A Routt County will establish incentives that address development on large parcels (greater than 160 acres).

**Staff Comment: Not accomplished. The County adopted the creation of the Agricultural Conservation (AC) zone district. However, no land was ever rezoned to the AC district, mainly because of the lack of incentives.**

4.4.B Draft and approve new Zoning and Subdivision Regulation language that protects the owners/operators of productive agricultural land from complaints associated with common agricultural practices made by neighbors.

**Staff Comment: Not accomplished. The County adopted several resolutions in 1995, including the “Right to Farm and Ranch” policy, which establish the importance of maintain a working agricultural landscape and protecting the rights and practices of ranchers. Planning staff has not received complaints about common agricultural practices affecting neighbors. Due to the lack of complaints, the County has not deemed creating new regulations a priority.**

4.4.C Routt County will continue to pursue agricultural land and wildlife habitat preservation measures such as Purchase of Development Right (PDR) and Transfer of Development Right (TDR) programs, agricultural districts, the Land Preservation Subdivision Exemption, and others.

**Staff Comment: Ongoing. The County continues to use the LPS process to preserve land from development. As a part of this, there is a non-contiguous remainder parcel option that allows land in other areas of the County to be preserved as part of a LPS project. The County explored creation of a TDR program but it was not deemed feasible. County voters have repeatedly authorized a mill levy to fund a PDR program which has conserved approximately 56,000 acres throughout the County.**

### **Chapter 5 – Environmental Impacts**

5.4.A The County will pursue the adoption of new regulations or enhance existing regulations that preserve the natural landscape and prevent overlot grading.

**Staff Comment: Accomplished.**

5.4.B The County will require BMP's for erosion and sedimentation control and grading plans.

**Staff Comment: Accomplished.**

5.4.C Pursue the incorporation of lighting standards in the Zoning Regulations to limit the amount of light pollution from exterior lighting.

**Staff Comment: Accomplished.**

5.4.D The County will pursue the incorporation of skyline/ridgeline mapping and standards and/or guidelines into the Zoning Regulations to limit or mitigate the placement of structures on skyline ridges.

**Staff Comment: Accomplished.**

## **Chapter 6 – Recreation and Tourism**

6.4.A Create a map of "Recreation Influence Zones" throughout the County to be used by the Planning Commission and the Board of County Commissioners for evaluating appropriate locations and operations.

**Staff Comment: Not accomplished.**

6.4.B Review/update the County's regulations to support the "Recreation Influence Zones" and the impacts of recreation opportunities.

**Staff Comment: Not accomplished.**

## **Chapter 7 – Mineral Resources**

7.4.A Routt County will update its maps using the best available maps in order to accurately reflect all gravel resources.

**Staff Comment: Not accomplished. It has been the practice of the County to evaluate applications on a case-by-case basis. With this approach to applications, there was little need for a comprehensive analysis of gravel deposits.**

7.4.B Routt County will continually strive to accurately assess gravel supply and demand of wet and alluvial deposits and dry terrace deposits.

**Staff Comment: Not accomplished. Same comment as above.**

7.4.C The County will research the functionality of administering a process where applications for new gravel operations are accepted only during a certain month (or other timeframe).

**Staff Comment: N/A. The County researched this idea and discussed with the community and eventually decided to accept applications year round.**

7.4.D Routt County will continue to refine the gravel matrix.

**Staff Comment: N/A. After a few years of utilizing the Gravel Matrix, its accuracy and usefulness began to be questioned. Keeping the matrix up-to-date involved a large amount of staff hours and County expenses. As a result, use of the matrix was discontinued.**

## **Chapter 8 – Hazards to Development; Environmental Constraints**

8.19.A Routt County shall evaluate the need for mitigation regulations for development in high wildland fire areas.

**Staff Comment: Ongoing. For all new subdivision applications, Planning staff consults with the State Forester to determine if wildfire mitigation is necessary for the particular development. Due to the lack of wildland fires in high development potential areas, the County has not identified the need for creating new regulations to address this.**

8.19.B The County will update its Floodplain Resolution upon completion of the FEMA map revisions and additions.

**Staff Comment: Accomplished.**

## **Chapter 9 – Wildlife Resources**

9.4.A Assemble all current tools available, including maps, web sites, the Wildlife Species Matrix from the CO Div. of Wildlife, to analyze properties proposed for development for wildlife habitat and associated wildlife species.

**Staff Comment: Ongoing. Planning staff utilizes mapping available from Colorado Parks and Wildlife (CPW) in evaluating applications. Referrals are also sent to CPW for comment and recommendations.**

9.4.B Amend the Routt County Zoning Resolution to add current mitigation techniques, including requirements for a Wildlife Mitigation Plan.

**Staff Comment: Accomplished. Section 6 of the Zoning Regulations contains mitigation techniques for development within critical wildlife areas.**

9.4.C Amend the Routt County Subdivision Regulations to require mitigation of impacts to wildlife and to set criteria for submittal of a Wildlife Mitigation Plan.

**Staff Comment: Accomplished. The Subdivision Regulations state that compliance with Section 6 of the Zoning Regulations is required.**

9.4.D Publicly support and make the public aware of Routt County's goal of establishing larger remainder parcels or conservation easements.

**Staff Comment: Ongoing.**

9.4.E Develop and implement standards as part of any residential or recreational development approval, to reduce attractiveness of such development to certain species of wildlife that could become nuisances.

**Staff Comment: Ongoing. CPW regularly provides feedback identifying issues concerning nuisance wildlife and how developments can prevent this from happening.**

9.4.F Develop design guidelines which address building siting, lighting, vegetation, and fencing to minimize the impacts of development.

**Staff Comment: Accomplished. Section 6 of Zoning Regulations.**

9.4.G Create educational programs for recreation users and home buyers on the effect that their activities have on wildlife.

**Staff Comment: Ongoing. When reviewing applications that involve uses that may conflict with wildlife, it is a common condition of approval to include an educational component.**

9.4.H Identify calving and nesting areas.

**Staff Comment: Accomplished. CPW mapping data is utilized and referrals to CPW identify these areas.**

- 9.4.I Address timing and phasing of temporary construction activities to avoid impacts to wildlife and wildlife habitat.  
**Staff Comment: Accomplished/ongoing. Conditions of approval restricting timing of construction and activity are regularly used.**
- 9.4.J Develop a program to limit the impacts of dogs and cats on wildlife.  
**Staff Comment: Not accomplished. However such restrictions are often included as a condition of approval that support Section 6 of the Zoning Regulations.**
- 9.4.K Develop a land use review process that includes the Colorado Division of Wildlife as Routt County's wildlife and wildlife habitat advisor. Other information sources should be included as deemed necessary by Planning Commission.  
**Staff Comment: Accomplished.**
- 9.4.L Identify, protect, and improve tracts of land and movement corridors necessary to maintain free-roaming wildlife populations.  
**Staff Comment: Not accomplished. However the migration of species is considered by the CPW when evaluating County development applications.**

### **Chapter 10 – Agricultural Lands**

- 10.4.A Revise Zoning and Subdivision regulations to support Agricultural Zones.  
**Staff Comment: Accomplished/ongoing. LPS regulations, Value Added Ag Processing, Agritourism, and Farm Stands.**
- 10.4.B Support the Community Agriculture Alliance efforts.  
**Staff Comment: Accomplished/ongoing. Creation of Value Added Ag Processing and Poultry Processing regulations. Creation of a Local Food Worksheet and participation in review of worksheet participants.**
- 10.4.C Provide incentives for preservation of wetlands, scenic areas and other sensitive lands.  
**Staff Comment: Accomplished. LPS standards contain language for the preservation of the areas and inclusion in the remainder parcel. The incentive for doing this is the ability to obtain additional buildable lots.**
- 10.4.D Encourage cluster development and use of Land Preservation Subdivision Exemptions by discouraging and reducing the desirability of 35 acre subdivisions.  
**Staff Comment: Accomplished/ongoing. Staff actively encourages the LPS process to help discourage 35 acre subdivisions.**
- 10.4.E Encourage innovative planning techniques for preservation of irrigated hay meadows, hay production and agriculture operations. Promote the education and use of programs such as conservation easements, Purchase of Development Rights (PDR's) and pursue a Transfer of Development Rights (TDR) program.  
**Staff Comment: Accomplished/ongoing.**
- 10.4.F Develop requirements for buffer areas between urban development, non-agricultural uses and agricultural lands.  
**Accomplished. Evaluated as part of our four (4) municipality's comprehensive plans.**
- 10.4.G Encourage outreach programs to new residents to educate them to activities associated with ranching and their responsibilities to maintain rural lands.  
**Staff Comment: Accomplished/ongoing. Participation in creation and updating of the Guide to Rural Living.**

10.4.H Actively support a policy statement to assist the smooth interaction of people in the agriculture community. This support should refer to or be a part of the Right-to-Farm legislation, the Routt County Open Lands Plan, A Guide to Rural Living and Small-scale Agriculture, Land Preservation Subdivision and PDR program.

**Staff Comment: Not accomplished.**

## **Chapter 11 – Transportation**

11.4.A Update County road access standards to provide minimum road standards for all types of subdivision in the County including: Land Preservation Subdivision, 5 acre consolidations, 35 acre subdivisions, high density development in designated growth areas (Stagecoach etc.). Provide alternatives for reducing standards where appropriate with input from emergency response agencies.

**Staff Comment: Accomplished/ongoing. The County has utilized standards for driveway and shared driveway in certain development situations to address incremental development and have adopted fair share reimbursement standards. The uniform fire code provides flexibility in road access standards provided certain other mitigation measures are employed.**

11.4.B Amend Zoning Resolution to create standard threshold of car/truck trips at which a comprehensive traffic study and road improvements will be required.

**Staff Comment: Not accomplished. Although Oil and Gas extraction operations must provide a road study prior to staff deeming an application complete.**

11.4.C Update the Zoning Resolution and Subdivision Regulations to include mitigation measures for dust abatement and revegetation.

**Staff Comment: Accomplished. Included as a condition of approval based on Section 6 of the Zoning Regulations.**

11.4.D Educate the public and development community on the benefits of a multi-modal transportation system and transit-oriented development.

**Staff Comment: Not accomplished.**

11.4.E Create a system to establish and implement impact fees.

**Staff Comment: N/A. In 2004, the County hired a consultant to prepare an Impact Fee Feasibility Study. Through that process, it was determined that the benefit of collecting impact fees would not generate enough revenue to justify its implementation.**

## **Chapter 12 – Housing**

12.4.A Work with the incorporated municipalities to achieve a diverse housing inventory by developing long-term housing policies and occupancy guidelines to guarantee the production and maintenance of affordable housing as part of each new development. At a minimum, all such affordable housing should be restricted to the full-time residents by appropriate lease/deed restrictions.

**Staff Comment: Ongoing. Through participation with the Yampa Valley Housing Authority and the Steamboat Springs Area Plan Coordinating Committee.**

12.4.B Work with the incorporated municipalities to create options stating different types of deed restrictions that limit occupancy, income, and other categories.

**Staff Comment: Ongoing. Through participation with the Yampa Valley Housing Authority and the Steamboat Springs Area Plan Coordinating Committee.**

12.4.C Create affordable housing impact mitigation criteria so that future commercial, industrial, and lodging projects provide affordable and/or employee housing proportionate to the housing need generated.

**Staff Comment: Ongoing. Addressed through the comprehensive plan amendment processes.**

12.4.D Amend the Zoning Regulations to allow for mixed use residential and commercial uses in certain zone districts.

**Staff Comment: Accomplished. Through the review process for certain Residential, Commercial, and Industrial applications.**

12.4.E Amend non-Agricultural zone districts to explicitly prohibit short-term rentals in rural subdivision.

**Staff Comment: Accomplished.**