



Memorandum

To: Planning Commission

From: Kristy Winser, Planning Staff
Kwinser@co.routt.co.us

Date: September 5, 2019

Subject: Amendments to the Zoning Regulations for Recreation Facility, Outdoor Rural; PL-19-164

This item is scheduled as a follow up discussion on amendments to the Zoning Regulations for Recreation Facility, Outdoor Rural with Overnight accommodations as directed by the Board of County Commissioners. The purpose is to get feedback to present to the Board on September 24th at 1:30pm. The following dates have been scheduled for discussion on further amendments to the Zoning Regulations for Recreation Facility, Outdoor Rural or as adoption hearings:

- Discussion/Adoption with Planning Commission on November 7th at 6pm
- Discussion/Adoption with BCC on November 19, 2019 at 2:30pm

History

In an effort to clarify the regulations and process, staff scheduled worksessions in 2016 to discuss the scope of the land use category of Recreation Facilities, Outdoor Rural. The result of that discussion was the addition of a line to the use chart for those facilities that also contain overnight accommodations as a Special Use Permit. During that initial discussion it was decided that further discussions on possible standards or amendments would be considered. The amendment approved was that a recreational facility with overnight accommodations would be reviewed through the Special Use Permit (SUP) process and a recreational facility without overnight accommodations would continue to be reviewed through the Conditional Use Permit (CUP) process.

The newly added Recreational Facility definition is as follows. The additions to the definition are indicated **in bold**.

*Recreation Facilities, Outdoor Rural **with Overnight Accommodations:***

Structures and/or areas for recreational activities such as cross-country or downhill skiing, shooting ranges, sporting clays, racetracks, rally racing, where part or all of such

*activities are outdoors and generally dependent on a rural location and which do not meet the definition of Parks and Recreation Lands **and includes overnight accommodations. The overnight accommodation component is accessory and normally incidental to the overall permitted use of the land.***

Discussion:

At the direction of the Board, the trigger to elevate an application to a SUP was overnight accommodations regardless of the size (number of beds) or intensity of use. No other standards or considerations were applied at that time. Staff has been given direction to have a follow up discussion with Planning Commission on the establishment of triggers for different levels of review or limits on the accommodations allowed under this category.

Below is a Process Comparison Chart in Routt County to aid in the discussion. As a matter of reference, not for comparison, staff also included a list of PUD’s that have overnight accommodations below the chart. PUD’s as you know, allow for flexibility from the constraints imposed by strict compliance with traditional zoning and subdivision rules and are reviewed under a separate process for conceptual, then final PUD approval.

Process Comparison Chart in Routt County			
Application	Processed As	Permitted Acreage	Approved Uses
Green Creek Ranch (Pleasant Valley)	Rec Facility CUP	750 acres	<ul style="list-style-type: none"> • Private Rec facility, not open to the public • Amenities (trails, hunting, museum, caretaker, other related outdoor rec uses). • Use by the owner and their guests only.
La Joya Dulce (CR 129)	Rec Facility CUP No Overnight	52 acre permit boundary	<ul style="list-style-type: none"> • Wedding venue/special events • Public/commercial
Flying Diamond Ranch (SH 131)	Rec Facility CUP No Overnight	182 acres	<ul style="list-style-type: none"> • Wedding venue/special events • Public/commercial
Marabou Rec Facility (CR 64)	Rec Facility with overnight accommodations CUP	1325 acres	<ul style="list-style-type: none"> • Private Club for members • Owners Lodge with seven cabins, outfitter office and associated amenities.
Alpine Mountain Ranch (Hwy 40)	Rec Facility with overnight accommodations CUP	1000.32	<ul style="list-style-type: none"> • Private Rec Facility/Pool and Barn • Rec vehicle storage area (.97 acres) • Trail system and Hiking shelter (250 square feet) • 2 Employee dwellings • Special Events (no limit identified) • Pond for fishing, boating and swimming
Windwalker Ranch (Hwy 131)	Rec Facility w/ overnight accommodations	70 acres	<ul style="list-style-type: none"> • Private club for members • Owners lodge, 3 cabins, and associated amenities • * Private Golf Course processed after as SUP

	CUP		
Storm Mountain Ranch (Hwy 40)	Rec Facility w/ overnight accommodations CUP	1,000+acres	<ul style="list-style-type: none"> • Private Rec Facility for guests of the Storm Mountain Ranch. • Main lodge /clubhouse w/caretaker's/manager's dwelling unit. • Six guest cabins to provide sleeping quarters for the guests of the ranch
STARS (within UGB Hwy 40)	Rec Facility w/ overnight accommodations CUP	5.86 acre permit boundary	<ul style="list-style-type: none"> • Nonprofit organization open to the public • A lodge, improvements and various related recreational uses on the property.
Elk River Guest Ranch (Clark)	Guest Ranch SUP	38	<ul style="list-style-type: none"> • Open to the public • Up to 26 overnight guests; cabins with kitchens, saloon and restaurant for guests, sleigh and wagon ride dinners, horseback tours and other amenities.
Three Forks Ranch (N. Routt)	Guest Ranch SUP	3,450 acres	<ul style="list-style-type: none"> • Open to the public • Up to 30 overnight guest; rooms/suites in 4 separate buildings, four wheeling, horseback riding, cross-country skiing, snowmobiling, and other recreational activities
Vista Verde (Clark)	Guest Ranch SUP	473 acres	<ul style="list-style-type: none"> • Open to the public • Up to 54 overnight guests, fishing, hunting, horseback riding, river boating, dog sledding, and other recreational activities
Lucky 8 Ranch (C.R. 29)	Guest Ranch SUP	1,100 acres	<ul style="list-style-type: none"> • Open to the public • Overnight accommodations (private) • Ranch, UTV and Snowmobile tours, horseback rides • Special Events • Horsemanship clinics
Horse and Hen	Guest Ranch SUP	116 acres	<ul style="list-style-type: none"> • Open to public • Accommodations for up to 8 guests in the guest house, 2 sheep herder wagons that sleep 2 =12 total • Meals provided • Agriculturally base activities and Recreational activities cross country and snow shoe • Special events, weddings year round up to 10 times per year with up to 80 guests

PUD's with overnight accommodations:

- Strawberry Park Hot springs
- Bella Vista (Rabbit Ears)
- Skyvalley (Rabbit Ears)

- Lake Catamount
- Glen Eden (Clark)
- The Inn @ Hahn's Peak
- Hahn's Peak Roadhouse
- Home Ranch (Clark)
- Black Mountain Ranch (C.R. 4)

The questions for discussion are:

- Should all recreational facilities having an overnight accommodation component regardless of size, intensity of use, or nature of the primary use, be reviewed the same?
- Should consideration be given to private operations that have shared amenities such as Alpine Mountain Ranch, Windwalker Ranch or Maribou Ranch versus public/commercial operations like STARS?
- What about private facilities that have recreational type amenities that are not shared by other users or open to the public? Such as Green Creek Ranch. If the overnight accommodation is not considered accessory to the rec facility, should it go through the SUPreview process? Or if overnight accommodations is the primary use, should it go through the SUP process?
- Are there other considerations you would like staff to include?