

Park County, Colorado
Strategic Master Plan/Land Use Regulatory Diagnosis

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This document summarizes the key goals of the Park County Strategic Master Plan and the Historic Preservation Plan and the extent to which the county's Land Use Regulation (adopted November 1996), Section 1041 Wildlife Habitat Areas Regulations, and Historic Preservation Resolution 99-1 (adopted January 1999) implement these goals. This summary table also contains specific recommendations for amending the development regulations so that they advance the goals of the Strategic Master Plan and Historic Preservation Plan and suggestions for new county legislation necessary to implement the plans. More detail regarding implementation can be found in the Master Plan.

Goals and Strategies	Existing Regulations	Recommended Code Revisions and New County Legislation
Key: SMPG = Strategic Master Plan HPP = Historic Preservation Plan	Key: LUR = Land Use Regulation WHAR = Wildlife Habitat Areas Regulations HPR = Historic Preservation Resolution 99-1	
(SMPG) Growth Management		
<i>Limit the amount of new residential development to reduce the projected 2020 population buildout to a level that is sustainable given the carrying capacity of the county's natural and fiscal resources.</i>	None	1. Adopt resolution imposing annual building permit cap to manage annual rate of development. Tie number of permits to county's ability to provide services and infrastructure (e.g., not to exceed 3% countywide population growth annually).

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<p><i>Limit the rate of new development to give the county, school districts, and infrastructure/service providers the time and opportunity to ensure the provision of adequate levels of service for current and future Park County residents.</i></p>	<p>LUR Sec 3-110.B.2 Staff Review of Application – Administrator solicits comments from utility companies, special service districts serving proposed development, and the school district. Some capacity standards in Art. VI, Div. 4, Improvements Standards, but no limits on rate of new growth.</p>	<ol style="list-style-type: none"> 1. Adopt adequate public facility (APF) ordinance that establishes acceptable levels of service for roads, schools, EMS, etc. and is tied to development approval. 2. As an option, add APF requirements to project standards in Art. VI.
<p>(SMPG) Natural/Cultural Resources and Environmental Hazards</p>		
<p><i>Protect, maintain, and manage surface and groundwater resources efficiently to sustain and enhance the quantity and quality of flows for current and future consumptive and non-consumptive uses throughout the county.</i></p>	<p>LUR Sec. 6-450 Water Supply – Adequate central water system required for all development. LUR Sec. 6-460 Sewage Disposal – Adequate central sewage system required for all development. LUR Sec. 6-550 Groundwater - No undue interference with quantity and quality of water in critical recharge area or with any major groundwater aquifer.</p>	<ol style="list-style-type: none"> 1. Amend LUR Sec. 6-450 (Water Supply) to require minimum specified water supply in terms of years before application approved (e.g., prove 50 year supply available).

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<p><i>Preserve and enhance critical natural areas, including wildlife habitat and migration corridors, fens and wetlands, riparian corridors, and aquifer recharge zones.</i></p>	<p>LUR Sec. 4-150.B(4) Water Supply Study/Plan for Augmentation – Subdivider must submit evidence that water supply is adequate for type of subdivision proposed.</p> <p>LUR Sec. 6-230.A Landscaping Standards, Plant Type – Plants shall be compatible with local climate and soils and all areas disturbed by construction shall be revegetated with native vegetation.</p> <p>LUR Sec. 6-430.B Road/Bridge Standards, Layout – The layout of streets and roads shall preserve natural topography to the greatest extent practicable.</p> <p>LUR Sec. 6-540F Erosion and Sedimentation – Land uses must maintain and minimize disturbance of natural vegetation and soil cover.</p> <p>LUR Sec. 6-540.G Erosion and Sedimentation – Land uses must preserve natural vegetation and soil cover adjacent to rivers, streams, lakes, and reservoirs.</p> <p>LUR Sec. 6-550.A Interference with Recharge Areas – Prohibits land uses that cause undue interference with water in any critical recharge area or with any major groundwater aquifer.</p> <p>LUR Sec. 6-590.A.2 Waterways and Wetlands – Requires 50 ft setback from streams, rivers, and wetlands for land uses.</p> <p>LUR Sec. 6-650 Wildlife Habitat – Certain development should avoid habitat areas; removal of vegetation shall be minimized; vegetation and cover beneficial for wildlife shall be preserved.</p>	<ol style="list-style-type: none"> 1. Rezone rural areas to prevent scattered, small-lot developments. 2. Amend LUR Sec. 6-580.A.5 (Water Quality) and LUR Sec. 6-590.A.2 (Wetland Identification) to specify a minimum setback of 200 feet for all development near wetlands, rivers, streams, and other aquatic resources. 3. Expand cluster/open space subdivision option in LUR Sec. 4-120.B (Rural Cluster Subdivision). Consider making it mandatory outside rural growth centers and towns. Add density bonus and minimum open space requirements. 4. Amend LUR Sec. 6-580.A.5 (Water Quality) to prohibit vegetation removal in 200 feet riparian setback area. 5. Add new section in LUR Art. VI, Div. 6 (Natural Resource Protection and Aesthetic Standards) requiring setbacks from prominent ridgelines. 6. Include wildlife-friendly fencing requirements in Ch. 2, Art. 4 of WHAR.

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	<p>WHAR 2-401 Permit Approval Criteria – Requires assessment of impact of development on disturbance of wildlife species and habitat.</p> <p>WHAR 2-403 Mandatory Mitigation – Requires mitigation measures to minimize potential impacts to wildlife and wildlife habitat.</p>	
<p><i>Mitigate existing and potential natural and man-made hazards such as flood, fire and geologic hazards to reduce the risk of death, injuries, damage to property, and economic and social dislocation.</i></p>	<p>LUR Sec. 4-150.B.3 Storm Drainage and Flood Plains – Complete drainage systems for entire subdivision area required as part of preliminary plan application.</p> <p>LUR Sec. 6-130.C.4 Other Requirements of Off Street Parking – Parking spaces shall be graded to ensure drainage does not create any erosion, flooding, or substantial water quality problems.</p> <p>LUR Sec. 6-230.C Landscaping Standards, Slopes – All disturbed slopes shall be landscaped or revegetated to ensure stability.</p> <p>LUR Sec. 6-440.A Water Supply for Fire Protection – The development must ensure the availability of adequate water supply for fire protection and support proposed land use.</p> <p>LUR Sec. 6-530 Drainage – All development must aim to preserve integrity of existing and natural drainage patterns.</p> <p>LUR Sec. 6-540 Erosion and Sedimentation – Land uses must not cause erosion or sedimentation problems.</p> <p>LUR Sec. 6-640 Steep Slopes – No development is allowed on any slope over 30%, or on potentially unstable slopes, unless certified by a</p>	<ol style="list-style-type: none"> 1. Add new Division in Art. VI (Project Standards) to address mining impacts and to limit residential development on or adjacent to lands identified as having evidence of high potential for future mineral extraction. 2. Amend LUR Sec. 6-640 (Steep Slopes) to restrict roads being cut across steep slopes. Limit overlot grading and cutting and filling to create building sites in steep slope areas. 3. In Art. VI, Div. 6 (Natural Resource Protection and Aesthetic Standards), adopt setback standards (e.g., 200 feet) to be applied to any development near identified sensitive natural areas.

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	<p>geotechnical engineer.</p> <p>LUR Sec. 6-660.D <i>Natural Hazards, Wildfire Hazards</i> – Any dwelling located within areas with certain wildfire hazard levels must provide a minimum of 30 feet wildfire defensible space around the dwelling; and any development located within areas with certain wildfire hazard levels must implement a wildfire hazard mitigation plan.</p>	
<p><i>Preserve and protect priority cultural resources and structures, including historical mining, archeological sites, ranching, townbuilding and railroad resources.</i></p>	<p>LUR Sec. 5-270 <i>Mining Zone District</i> – protects lands for extracting mineral deposits (but not for historic preservation purposes).</p>	<ol style="list-style-type: none"> 1. Adopt density bonuses for PUDs in LUR Sec. 5-285 (PUD Zone Limitations and Standards) that preserve cultural resource or structure. 2. Add new Division to LUR Art. VI (Project Standards) to protect priority cultural and historic resources. Require avoidance or mitigation similar to wildlife habitat protection regulations.

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(SMPG) Residential Land Use and Development		
<p><i>Target new residential uses at or greater than one unit per three acres to areas contiguous to the Towns of Fairplay and Alma, existing Rural Centers, and the Guffey Zone District in order to provide infrastructure and services required by denser residential development.</i></p>	<p>LUR Sec. 5-240 Guffey Zone District – Purpose is to retain rural atmosphere by restricting excessive noise, lights, and a mass of structures. LUR Sec. 5-365.A.10 Rural Center Overlay Limitations and Standards, Fairplay Periphery – Directs commercial growth in developed areas.</p>	<ol style="list-style-type: none"> 1. Amend Rural Center Overlay District (RCOD) standards in LUR Sec. 5-365 to restrict higher residential densities to RCOD. Amend other districts to include minimum lot sizes of at least 20 acres where necessary or prohibit residential development (e.g., Conservation/Recreation Zone District and Mining Zone District). 2. Revise list of ten Rural Center Designated Locations in LUR Sec. 5-365.A (Designated Locations) to reflect preferred growth locations from Strategic Master Plan.
<p><i>Maintain the traditional rural, small-town development patterns and rural character of the county.</i></p>	<p>LUR Sec. 5-360 Rural Center Overlay District – Encourages location of commercial and public facility development in existing rural communities.</p>	<ol style="list-style-type: none"> 1. Add new Division in LUR Art. IV (Subdivision and PUDs) requiring consolidation of substandard, contiguous residential lots under common ownership. 2. Amend RCOD in LUR Sec. 5-365 to limit scattered small-lot developments outside designated growth areas, unless clustering is used. 3. Expand cluster/open space subdivision option in LUR Sec. 4-

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		120.B. Consider making it mandatory outside rural growth centers and towns. Add density bonus and minimum open space requirements.
(SMPG) Commercial / Industrial Land Use and Development		
<p><i>Target the location of new commercial and industrial development to the Towns of Fairplay and Alma, existing Rural Centers, and the Guffey Zone District, except where the specific use requires a more remote location, such as mining, guest ranches, and fishing and hunting outfitters.</i></p>	<p>LUR Sec. 5-265.D Commercial Zone Dimensional Limitations and Standards – Commercial use is prohibited outside Rural Center Overlay District unless no suitable land is available within such district.</p>	<ol style="list-style-type: none"> 1. Amend LUR Sec. 5-265.D to limit industrial uses outside boundaries of towns, Rural Centers, and Guffey Zoning District.
<p><i>Retain and enhance the small-town character and development patterns found in the county's towns, Rural Centers, and Guffey Zone District utilizing sensitive commercial and industrial site planning, architectural design, and signage.</i></p>	<p>LUR Sec. 6-130.B Design Requirements for Parking Areas – Vehicles may not extend over sidewalks or bump against any wall, vegetation, or other obstruction. LUR Sec. 6-320 Allowed Signs and Sec. 6-330 Permitted Signs – Provides sign regulations that support pleasing, visually attractive environment.</p>	<ol style="list-style-type: none"> 1. Adopt commercial design standards and guidelines in LUR Art. VI (Project Standards) to address site planning sensitive to on-site natural features, building orientation to major highways, and landscaping. 2. Amend LUR Sec. 6-230 (Landscaping Standards) to require parking lot perimeter and interior landscaping. Specify minimum number of trees/vegetation per

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		<p>1,000 square feet of site area.</p> <p>3. Prohibit off-premises signs. Reduce permissible sign size in LUR Sec. 6-330.B.1 (Permitted Sign Size and Standards) from 150 square feet to 32 square feet or less.</p>
<p><i>Encourage new entrepreneurial business development that provides employment opportunities and adds value to existing communities and the county.</i></p>	<p>LUR Sec. 5-360 Rural Center Overlay District – Provides for and encourages location of commercial development in existing rural communities.</p>	<p>1. Adopt regulations to protect mining areas from residential intrusion in LUR Sec. 5-275 (Mining Zone Limitations and Standards).</p>
<p>(SMPG) Open Space and Agricultural Lands</p>		
<p><i>Maintain the open character of rural areas through the preservation of large tracts of undeveloped lands, wildlife habitat, and prime ranching/agricultural land.</i></p>	<p>LUR Sec. 4-160.C.3 Other Requirements for Final Plat Approval – BOCC may require up to 2% land dedication within residential subdivision.</p> <p>LUR Sec. 5-200 Agricultural Zone District – Protects agricultural and ranching lands with large minimum lot size.</p> <p>LUR Sec. 5-210 Conservation/Recreation Zone District – Purpose is to protect federal, state, or county owned lands for agricultural, ranching, forestry, and public recreation uses, as well as natural areas.</p>	<p>1. Revise Conservation/Recreation Zone District in LUR Sec. 5-215 to specify minimum lot area for single-family residential uses of at least 20 acres.</p> <p>2. Either prohibit single-family development in or institute minimum lot size for single-family development in Mining Zone District, LUR Sec. 5-275.</p> <p>3. Expand cluster/open space subdivision option in LUR Sec. 4-</p>

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	<p>WHAR Sec. 2-401 Permit Approval Criteria – Proposed development projects must not have adverse impact on wildlife species, habitat, or movement pattern.</p>	<p>120.B (Rural Cluster Subdivision). Consider making it mandatory outside rural growth centers and towns. Add density bonus and minimum open space requirements.</p> <p>4. Require dedication of open space or fees-in-lieu as part of PUD review standards in LUR Sec. 5-285. Amend subdivision dedication requirement to reflect national park and open space standards (e.g., 10 acres per 1,000 population or fraction thereof vs. flat 2%).</p>
<p><i>Encourage site planning that minimizes the fragmentation of undeveloped lands, wildlife habitat, migration corridors, working agricultural land, and priority view corridors.</i></p>	<p>LUR Sec. 4-120.B Subdivision Exemptions: Rural Cluster Subdivision – Permits property owner optimum flexibility in site planning without need to create 35-acre tracts.</p> <p>LUR Sec. 4-120.C One Additional Lot – Allows one lot splits to be exempted from subdivision review.</p> <p>LUR Sec. 6-620 Preservation of Natural Landscapes – Design and construction techniques that lessen physical and visual damage to natural terrain, stream vegetation, and other natural features of the landscape.</p> <p>WHAR Sec. 2-102 Permit or Statement of No Impact Required for Development Within Significant Wildlife Habitat Areas – Prohibits</p>	<p>1. Require in LUR Art. VI, Div. 6 (Natural Resource Protection and Aesthetic Standards) that new development limit land disturbance of natural and hazard areas.</p> <p>2. Expand cluster/open space subdivision option in LUR Sec. 4-120.B (Rural Cluster Subdivision). Consider making it mandatory outside rural growth centers and towns. Add density bonus and minimum open space requirements.</p> <p>3. Add minimum private open space set aside of 30% of land in residential subdivisions in LUR</p>

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	development impacting significant wildlife habitat area without first obtaining statement of no impact or permit.	<p>Sec. 4-160.C.</p> <p>4. Revamp subdivision exemption provisions in LUR Sec. 4-120.C (One Additional Lot) to prohibit lot splits or limit resulting lot size, number of times provision can be used (e.g., only once), etc.</p>
<i>Protect and preserve important access routes to public lands.</i>	LUR Sec. 4-160.C.3 <i>Other Requirements for Final Plat Approval</i> - BOCC may require up to 2% land dedication within residential subdivision.	<ol style="list-style-type: none"> 1. Add more specific open space dedication requirement/fees-in-lieu to subdivision regulations based on population. 2. Require preservation of existing public access in subdivision and PUD regulations in LUR Art. IV, Divs. 1 and 2. 3. Add 30 % of land minimum private open space set aside requirement for residential subdivisions in LUR Sec. 4-160.C.
<i>Moderate activities that interfere with the operations required for working agricultural lands and encourage the right to farm and ranch in Park County.</i>	<p>LUR Sec. 5-200 <i>Agricultural Zone District</i> – Schedule of uses protects lands for agricultural uses.</p> <p>LUR Sec. 5-250 <i>Residential/Agricultural Zone District</i> – Schedule of uses protects lands for smaller-scaled agricultural uses while providing residential neighborhoods of very low density.</p>	<ol style="list-style-type: none"> 1. Amend LUR Sec. 5-365 (Rural Center Overlay Limitations and Standards) to prohibit small lot residential development outside rural centers. 2. Expand cluster/open space subdivision option in LUR Sec. 4-120.B. Consider making it mandatory outside rural growth centers and towns. Add density

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		<p>bonus and minimum open space requirements.</p> <ol style="list-style-type: none"> Revamp subdivision exemption provisions in LUR Sec. 4-120.C (One Additional Lot) to prohibit lot splits or limit resulting lot size, number of times provision can be used (e.g., only once), etc.
<p><i>Promote additional recreation opportunities for county residents including maintained private and/or public open space, parks, and trail networks.</i></p>	<p>LUR Sec. 5-290 Recreational Vehicle Park and Campground Zone District – Allows for development of campgrounds.</p> <p>LUR Sec. 4-160.C.3 Other Requirements for Final Plat Approval - BOCC may require up to 2% land dedication within residential subdivision.</p>	<ol style="list-style-type: none"> Amend LUR Sec. 4-160 (Final Plat Review) to require new development to provide adequate private open space and recreational facilities to serve residents of new development. Expand cluster/open space subdivision option in LUR Sec. 4-120.B (Rural Cluster Subdivision). Consider making it mandatory outside rural growth centers and towns. Add density bonus and minimum open space requirements. Require dedication of open space or fees-in-lieu as part of PUD review standards in LUR Sec. 5-285. Amend subdivision dedication requirement to reflect national park and open space standards (e.g., 10 acres per 1,000 population or fraction thereof vs. flat 2%).

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(SMPG) Infrastructure / Public Services		
<p><i>Provide or assure availability of adequate public facilities and services prior to or concurrent with new development.</i></p>	<p>LUR Sec 3-110.B.2 Staff Review of Application – Utility companies, special service districts serving proposed development and the school district provide comments on development application.</p>	<ol style="list-style-type: none"> 1. Add requirement for fiscal impact analysis for all major development to LUR Sec. 3-100.C (Minimum Application Contents). 2. Consider adoption of impact fee ordinance for major facilities and services (e.g., roads, fire protection, EMS) based on demand study that establishes rational nexus. 3. Add adequate public facilities requirement to subdivision approval and standards in LUR Sec. 4-130 (Subdivision Review Standards) and in LUR Art. VI (Project Standards).
<p><i>Require the fiscal accountability of new development and require new development to pay a fair share of the cost of infrastructure and services it necessitates.</i></p>	<p>LUR Sec. 4-100.E Subdivision Regulations – Costs of required improvements that primarily benefit tract of land being developed must be borne by owner/developer of that tract. WHAR Sec. 2-304 Performance Bond or Other Guarantee of Financial Security – Applicant must file guarantee of financial security before permit is issued to ensure applicant performs all requirements of permit.</p>	<ol style="list-style-type: none"> 1. Amend LUR Sec. 4-160.C.3 (Other Requirements for Final Plat Approval) to require specific land dedication/fees-in-lieu standards for major infrastructure service demands (e.g. roads, open space, fire, EMS) based on need generated by development.

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<p><i>Coordinate with service and infrastructure providers to ensure service and infrastructure extensions and investments are consistent with the Master Plan.</i></p>	<p>None</p>	<ol style="list-style-type: none"> 1. Adopt new guidelines for reviewing and approving new, developer-proposed special districts in LUR Art. IV, Div. 1 (Subdivision).
<p><i>Plan for telecommunication facilities and infrastructure to provide Park County businesses and residents with access to information technology and to facilitate the development of new facilities in a manner that is sensitive to the natural landscape.</i></p>	<p>LUR Sec. 6-620.B Preservation of Natural Landscape, Scenic Quality – Visual buffering must be used to reduce impacts of development on neighboring uses.</p>	<ol style="list-style-type: none"> 1. Draft telecommunication standards with location, height, setback, screening, color, and material standards and insert in Art. VI, Div. 4 (Improvement Standards). 2. Adopt stronger design standards for such facilities in certain zone districts (e.g., Conservation/Recreation Zone).
<p>(SMPG) Transportation</p>		
<p><i>Develop and maintain a high quality, safe, and efficient county transportation network.</i></p>	<p>LUR Sec. 4-100 Subdivision Regulations – Provides for creation and maintenance of safe and efficient streets. LUR Sec. 6-430 Road/Bridge Standards – Provides standards for safe and efficient roads and bridges.</p>	<ol style="list-style-type: none"> 1. Include county Road and Bridge Department in application review process in LUR Sec. 3-110.B (Staff Review). 2. In subdivision review criteria in LUR Sec. 6-430 (Road and Bridge Standards) and during development review in LUR Sec. 3-100.C (Minimum Application Contents), require transportation impact

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		<p>analysis and mitigation measures for all major subdivisions greater than 10 lots and larger commercial developments.</p> <p>3. Improve county subdivision road standards in LUR Sec. 4-140 (Sketch Plan).</p>
<p><i>Require new development to pay its fair share for necessary improvements to the county transportation system.</i></p>	<p>LUR Sec. 4-100.E Subdivision Regulations – Costs of required improvements that primarily benefit tract of land being developed must be borne by owner/developer of that tract.</p> <p>LUR Sec. 4-160.C.3 Other Requirements for Final Plat Approval - BOCC may require up to 2% land dedication within residential subdivision for county uses that serve public interest.</p>	<ol style="list-style-type: none"> 1. Consider adoption of impact fee ordinance for major facilities and services (e.g., roads, fire protection, EMS) based on demand study that establishes rational nexus. 2. Require dedication of open space or fees-in-lieu as part of PUD review standards in LUR Sec. 5-285. Amend subdivision dedication requirement to reflect national park and open space standards (e.g., 10 acres per 1,000 population or fraction thereof vs. flat 2%).

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(SMPG) Housing		
<p><i>Support the provision of quality attainable housing for all residents and maintain the county as a community that is inclusive of a variety of incomes, lifestyles, and age groups.</i></p>	<p>LUR Sec. 5-200 Agricultural Zone District – Allows accessory buildings with administrative review. LUR Sec. 5-210 Conservation/Recreation Zone District - Allows accessory buildings with administrative review. LUR Sec. 5-230 Mountain Residential Zone District - Allows accessory buildings as conditional use.</p>	<ol style="list-style-type: none"> 1. Amend RCOD to require higher density residential development to locate in towns’ growth areas, Rural Centers, or Guffey Zone District. 2. Amend zone district regulations in Art. V (Zoning District Requirements) to permit accessory housing units in most residential zones. 3. Consider incentives, such as density bonuses and reduction in minimum lot area, for provision of attainable housing in Rural Centers and Guffey Zone District.
(SMPG) Intergovernmental Cooperation		
<p><i>Collaborate with local, state, and federal governments and agencies to implement the Master Plan.</i></p>	<p>LUR Sec. 1-120.B General Purposes – LUR establishes regulations intended to implement goals, objectives, and policies of county as contained in comprehensive plan. LUR Sec. 3-110.B.1 Staff Review of Application –Administrator solicits comments from county, state, or federal entities having interest in or authority over proposed development.</p>	<ol style="list-style-type: none"> 1. Consider extending exercise of 1041 powers in areas of natural and geologic hazards and ensuring all geotechnical reports are reviewed by Colorado Geological Survey.

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(SMPG) Administration/Enforcement		
<p><i>Coordinate and improve, as necessary, county administration and enforcement programs among departments to implement the Master Plan.</i></p>	<p>LUR Sec. 1-320 Enforcement Procedures – Administrator notifies occupant, developer, and owner of violation of LUR by registered mail or posting on site.</p> <p>LUR Sec. 3-110.B Staff Review of Application – Administrator solicits professional analysis and recommendations of any agency organization or technical consultant to complete review of applications.</p>	<ol style="list-style-type: none"> 1. County Administrator should use existing powers contained in LUR Sec. 3-110.B to appoint “development review committee” to meet regularly to review and discuss new development applications prior to Planning Commission or BOCC review and action. Specifics of development review committee should not be codified within LUR.
(SMPG) Private Property Rights Protection		
<p><i>In implementing this Master Plan, ensure that private property owners are afforded a reasonable economic use of their property and that their rights are protected as guaranteed by the Colorado and United States Constitutions.</i></p>	None	<ol style="list-style-type: none"> 1. Add incentives such as density bonuses, expanded cluster subdivision option, and transferable development rights to LUR. 2. Add beneficial use section to LUR to allow landowners to seek administrative review of permit denials. Provide relief without landowner having to go to court if decision denies all reasonable economic use of property.

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(SMPG) Sub-Areas of Park County		
<i>Review Rural Center boundaries and direct future small-lot residential, (i.e., 1 unit per 3 acres or less) and commercial development to areas within the revised Rural Center boundaries.</i>	LUR Sec. 5-360 Rural Center Overlay District – Encourages location of commercial and public facility development in existing rural communities.	1. Revise RCOD standards to direct and concentrate higher density residential and industrial development to areas within Rural Center boundaries.
<i>Ensure adequate emergency medical services, including county sheriff services throughout sub-areas.</i>	LUR Sec. 3-110.B.1 Staff Review of Application – Government analysis and recommendations as part of application review.	1. Amend LUR Sec. 4-130 (Subdivision Review Standards) and Art. VI (Project Standards) to require new residential development to pay fair share of costs of establishing adequate level of emergency and public safety services.
(HPP) Review and make recommendations to any body exercising land use approval on any application or proposal for altering, moving, or demolishing any historic property.	HPR Sec. 2.f.3 Powers and Duties – Allows Historic Preservation Advisory Commission (HPAC) opportunity to review and make recommendations to Planning Commission, BOCC, or other body exercising land use approval affecting historic properties.	1. Include Historic Preservation Advisory Commission (HPAC) on list of required reviewers during development application process in LUR Sec. 3-110.B (Staff Review). 2. Amend HPR 99-1 to give county

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	<p>HPR Sec. 8 <i>Standards for Moving, Altering or Demolishing</i> – Allows HPAC opportunity for review and comment of any building permit, subdivision, zoning, or other land use application or request that affects historic landmarks.</p>	<p>clear authority to deny demolition applications.</p>
<p>(HPP) Encourage appropriate development near towns instead of contributing to sprawl and expanded infrastructure.</p>	<p>LUR Sec. 5-280 <i>Planned Unit Development Zone District</i> – Promotes location of commercial, recreational, and educational facilities close to residential areas.</p> <p>LUR Sec. 5-360 <i>Rural Center Overlay District</i> – Encourages location of commercial and public facility development in existing rural communities.</p>	<ol style="list-style-type: none"> 1. Revise LUR Sec. 5-280 (PUD Zone District) to prohibit PUDs in rural areas outside of RCOD and growth centers. 2. Amend Rural Center Overlay District (RCOD) standards in LUR Sec. 5-365 to restrict higher residential densities to RCOD. Amend other districts to include minimum lot sizes of at least 3 acres where necessary (e.g., Conservation/Recreation Zone District and Mining Zone District). 3. Rezone and revise zoning map to prohibit commercial and higher density residential (greater than 1 unit/3 acres) outside designated growth areas.

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(HPP) Waive or reduce permit fees for qualified work on listed historic properties.	None	<ol style="list-style-type: none"> 1. Amend LUR Art. I, Div. 2 ((Permits and Fees) to permit BOCC to waive or reduce permit fee for development involving designated historic properties.
(HPP) Integrate Resolution 99-1 into LUR to augment protection of historic sites.	<p>HPR Sec. 1 Purpose – Purpose of Resolution is to enhance protection of historic sites, but no specific reference to LUR included.</p> <p>HPR Sec. 8 Standards for Moving, Altering or Demolishing – Requires county to forward to HPAC all applications that “reasonably affect” designated landmarks.</p> <p>No reference to HPR 99-1 in LUR.</p>	<ol style="list-style-type: none"> 1. Add new Division to LUR Art. VI (Project Standards) to protect historic sites to maximum extent feasible. Require mitigation where preservation not feasible. Provide cross-reference to Resolution 99-1 and HPAC review authority within this new Division. 2. Include HPAC on list of required reviewers during development application process in LUR Sec. 3-110.B (Staff Review). 3. Add compliance with Resolution 99-1 to list of review standards for minor activity in LUR Sec. 3-230 and for major activity in LUR Sec. 3-330. 4. Give priority for land required to be dedicated pursuant to LUR Sec. 4-160.C.3 (Other Requirements for Final Plat Approval) to preserve historic sites. 5. Add requirement in LUR Sec. 5-420 (Review Standards for Text Amendments) and LUR Sec. 5-430

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		(Review Standards for Zoning Map Amendments) that LUR text and map amendments be consistent with Historic Preservation Plan.
(HPP) Adopt uniform code for building conservation to address health and safety issues for existing buildings.	None	1. Enact resolution adopting uniform code for building conservation.
(HPP) Adopt design guidelines for the rehabilitation, alteration, and new construction projects.	HRP Sec. 8 <i>Standards for Moving, Altering or Demolishing</i> – Allows HPAC opportunity to review applications for alterations, removal, or demolition of historic property. Standards are vague and not illustrated.	1. Draft more clear, specific design guidelines and standards for rehabilitation, alteration, and new construction projects. Include illustrations to explain standards and preferred architectural design. Incorporate by reference in new section in LUR Art. VI (Project Standards).
(HPP) Add new section in process that requires development applicant to identify historical and archeological resources in submittal plans.	HRP Sec. 2.f <i>Powers and Duties</i> – Allows HPAC power to review applications for designation of properties as historic landmarks. HRP Sec. 3 <i>Criteria for Designation of Landmarks</i> – Provides list of factors to determine historic significance of property. HPR Sec. 8 <i>Standards for Moving, Altering or Demolishing</i> – Requires county to forward to HPAC all applications that “reasonably affect” designated landmarks.	1. Include in LUR Sec. 3-100.C (Minimum Application Contents) requirement for applicant to identify historical and archeological resources on or adjacent to development site that might be adversely affected by proposed project in development applications.

