



# ROUTT COUNTY

## PLANNING DEPARTMENT

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# LAND PRESERVATION SUBDIVISION GUIDE

*The main goal of the LPS Regulations is to assist ranches, farmers and land owner's in keeping their land while creating buildable lots*

## Background

In response to community, agriculturist and developer desires for an alternative to both the traditional County subdivision process, and development allowed under Senate Bill 35, the Land Preservation Subdivision (LPS) process and criteria have been developed. Senate Bill 35 allows subdivision of 35 acres without County subdivision review and approval.

The LPS process is designed to be a flexible, voluntary process. It provides a framework to permit alternative land use and lot size patterns to those allowed by Senate Bill 35. This process allows and encourages development patterns which better respond to the characteristics of the specific property.

Development is based on one (1) unit per every 35 acres. One additional lot is allowed for every 100 acres of preserved land (the Remainder Parcel). Secondary units are allowed on all buildable lots.

The Remainder Parcel focus is:

- ❖ The preservation of agricultural operations
- ❖ Avoidance of critical wildlife area
- ❖ Avoidance of steep slopes, wetlands and floodplains
- ❖ The preservation of scenic view corridors as seen from public road (maintain rural character).

LPS is not a conservation easement, however the residential development rights are removed from the remainder parcel. A Development Agreement restricting the use of the remainder parcel is required.

## Goals and Objectives

The LPS process has been designed to achieve several objectives:

- To create development which fosters continued agricultural land uses and protects the County's rural character, natural terrain and open space while maintaining the currently allowable residential density and development expectations.
- To provide flexibility in lot size and building site location to best fit the land forms
- To provide a simple, predictable and timely review process with minimal cost to all parties.
- To promote environmentally responsible development and encourage protection of wildlife and wildlife habitat.
- To implement the goals, policies, and recommendations in the County Master Plan, Vision 2030, and Steamboat Springs Area Community Plan.
- To encourage the proper location, design and development of building site, road and utilities in areas most suitable for development with the least amount of visual impacts.
- To identify and avoid sites that show evidence of natural and man-made hazard.

## To accomplish these objectives, the Land Preservation Subdivision process:

- Is available for all property zoned Agriculture/Forestry (A/F) and contains at least 70 acres.
- Assures property owners who go through LPS one dwelling unit per 35 acres and a secondary dwelling unit.
- Permits flexible cluster building sites and lot sizes as small as five (5) acres.
- Is an efficient process with recommendation by the County Planning Director, limited Planning Commission review on a "Consent Agenda" basis, and approval by the Board of County Commissioners.
- A subdivision exemption process which will accommodate residential development on buildable lots in the A/F zone district in such ways that the residential uses are comparable with:
  - Agricultural lands and operations.
  - Open space protection
  - Sensitive lands
  - Areas of unique character
- Fosters the location and/or clustering of building sites to reduce infrastructure costs, minimize land disturbance and promote agricultural preservation. Clustering building site in close proximity to each other is not a requirement if the site planning options meet the purpose and goals of LPS.
- Maintains landowner options and flexibility. A landowner need not do an LPS for his/her total ownership, however a coordinated approach is desirable.

The minimum parcel size needed to qualify for a Bonus Lot is 120 acres.

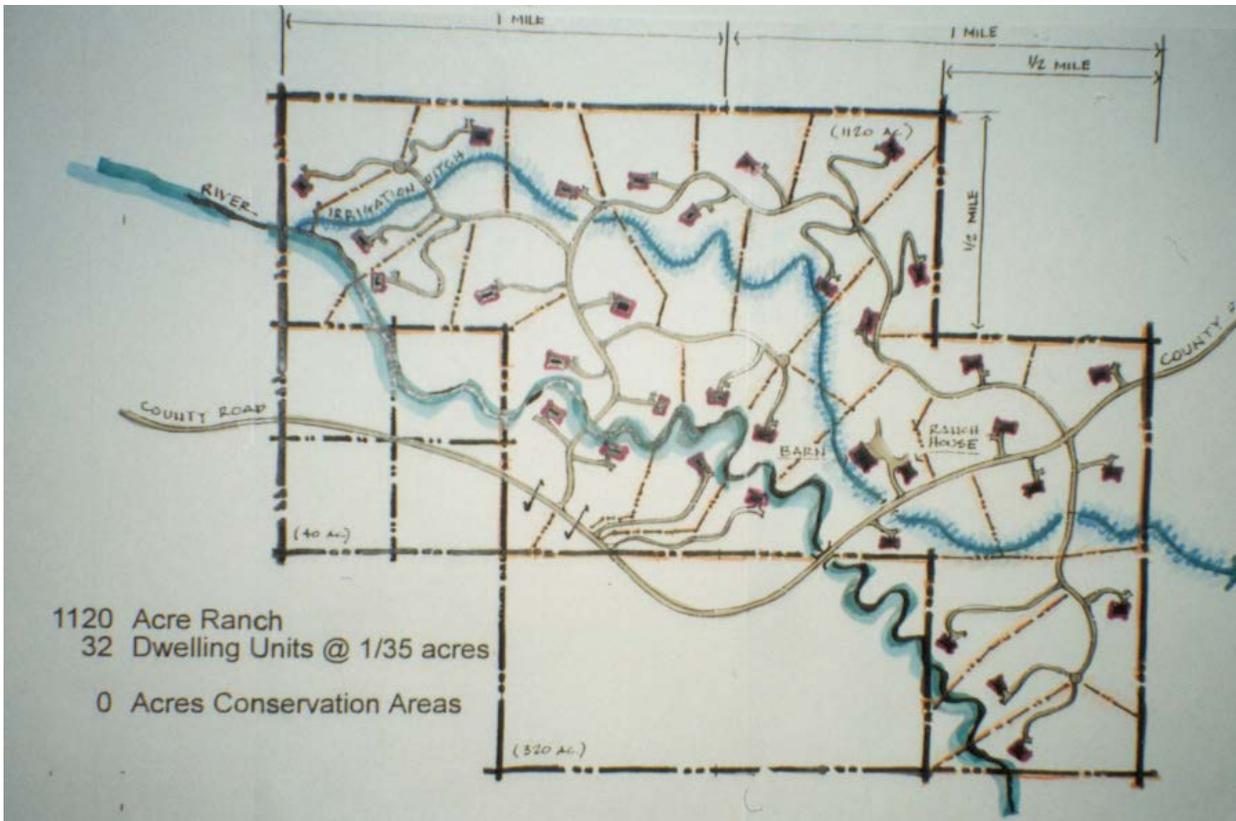
Example:

Remainder Parcel – 100 ac.

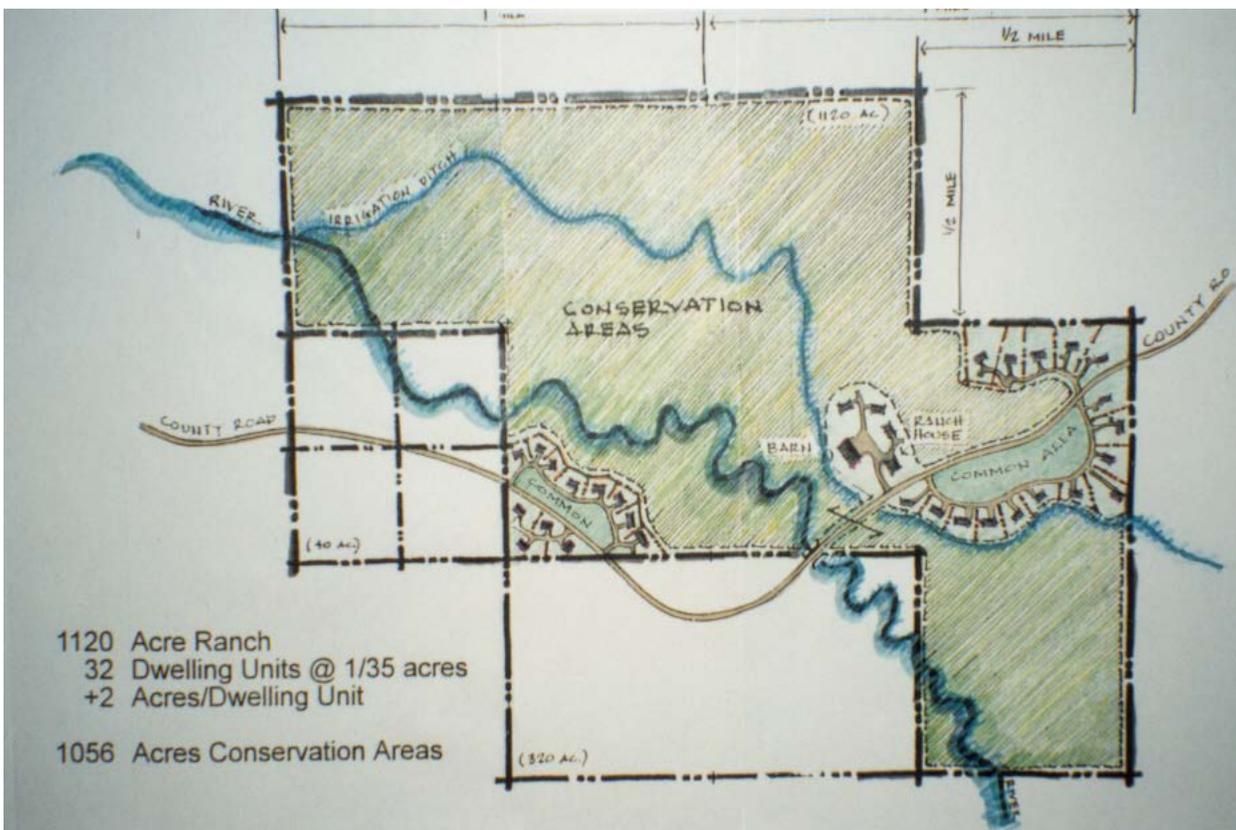
Three (3) lots – 15 acres

Bonus Lot – 5 acres

## Example of typical 35 acre development



## Example of LPS development



For a list of submittal requirements and any additional information, please contact the Routt County Planning Department.