

Routt County, Colorado Case Studies



RMLUI

Steamboat Springs, CO

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Current World Population

7,734,759,518

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TODAY

Births today

141,496

Deaths today

59,404

Population Growth today

82,092

THIS YEAR

Births this year

106,053,598

Deaths this year

44,523,842

Population Growth this year

61,529,756

Current World Population

7,748,628,235

[view all people on 1 page >](#)

TODAY

Births today

234,387

Deaths today

98,401

Population Growth today

135,986

THIS YEAR

Births this year

129,957,922

Deaths this year

54,559,449

Population Growth this year

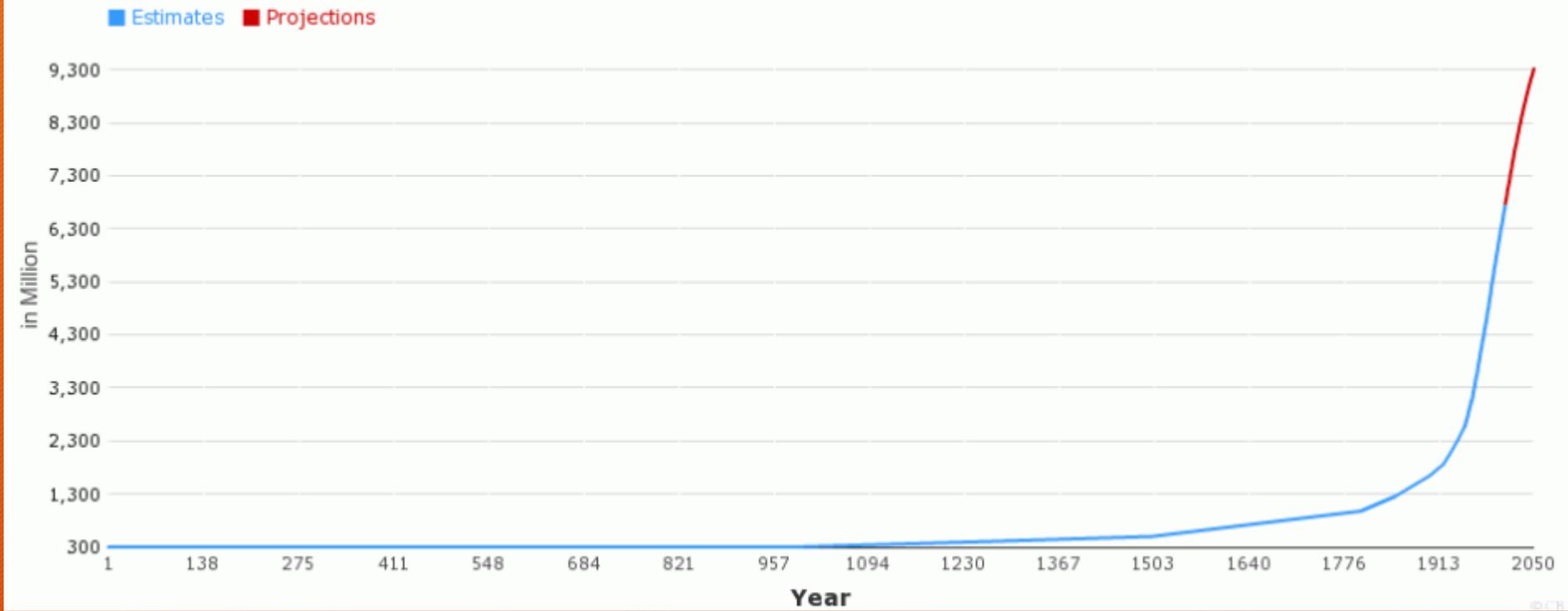
75,398,473



Why Land Use Planning? “Population Pressures”

- $70/r=dt$
- Global: 7.7 b, annual % increase of 1.07 (2019)
- United States: 323 m, annual % increase of 0.7 (2018)
- Colorado: 5.6 m, annual % increase of 1.85 (2016)
- Routt County: 25,220 annual % increase of 2.19 (2017)

Historical Population of World, 1 AD to Future



Examples from Routt County, Colorado

- The multi-jurisdictional approach to land use management
- Local tools for rural land preservation
- The Land Preservation Subdivision Exemption

One simple MP policy:

- 3.3.A. New residential, commercial and industrial developments and uses should occur within the vicinity of designated growth centers and in compliance with the adopted comprehensive plans of those areas.

The 2003 Routt County Master Plan

- 1.2.H. Growth in the County should be consistent with the rural character and should not promote sprawl.
- 1.2.R. Development in the County should not contribute to the degradation of the natural environment by adding to water, noise, air, light, and visual pollution.
- 1.2.Z. Protecting the rural character, ranchland, and open space is a high priority in Routt County.

Supporting Municipalities Through Cooperative Agreements & Joint Planning

Yampa

Steamboat
Springs

Hayden

Oak Creek

Routt County

Rural Zone District (Agriculture and Forestry)

- Between 1972 and 1995, the rural zone minimum lot size was 15 acres
- BCC “down-zoned” to 35-acre minimum
- For owners of large parcels, subdivision potential lies with 35’s or LPS only

The Land Preservation Subdivision Exemption

- Based on 1 unit per 35 acres
- 5-7 acre lots
- Clustered lots and infrastructure
- Bonus lot for every 100 acres in preserved Remainder Parcel
- Remainder Parcel can be owned by original landowner, HOA, etc.
- Development Agreement removes residential development potential from Remainder Parcel
- Critical habitat, Active Ag, View Corridors

Impact of the Plan on rural Routt County

- Since 1980, no more Stagecoach or Steamboat Lake-type developments
- Since 1980, no more large subdivisions (except for Heritage Park/Silver Spur)
- Over 6,800 acres preserved in Land Preservation Subdivisions (critical habitat, ag, view corridors)
- The County has not approved subdivisions in municipal growth areas
- Directed growth to municipalities
- Western Rural Character PRESERVED!



THANK YOU!



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