Routt County, Colorado Case Studies

Steinboat Springs, CO
Chad Phillips, A.I.C.P.
### Current World Population

7,734,759,518

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

<table>
<thead>
<tr>
<th>TODAY</th>
<th>THIS YEAR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Births today</td>
<td>Births this year</td>
</tr>
<tr>
<td>141,496</td>
<td>106,053,598</td>
</tr>
<tr>
<td>Deaths today</td>
<td>Deaths this year</td>
</tr>
<tr>
<td>59,404</td>
<td>44,523,842</td>
</tr>
<tr>
<td>Population Growth today</td>
<td>Population Growth this year</td>
</tr>
<tr>
<td>82,092</td>
<td>61,529,756</td>
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Current World Population
7,748,628,235

<table>
<thead>
<tr>
<th>TODAY</th>
<th>THIS YEAR</th>
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</thead>
<tbody>
<tr>
<td>Births today</td>
<td>Births this year</td>
</tr>
<tr>
<td>234,387</td>
<td>129,957,922</td>
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<tr>
<td>Deaths today</td>
<td>Deaths this year</td>
</tr>
<tr>
<td>98,401</td>
<td>54,559,449</td>
</tr>
<tr>
<td>Population Growth today</td>
<td>Population Growth this year</td>
</tr>
<tr>
<td>135,986</td>
<td>75,398,473</td>
</tr>
</tbody>
</table>
Why Land Use Planning?
“Population Pressures”

- \( \frac{70}{r} = dt \)
- 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)
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.
• 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!

Chad Phillips, A.I.C.P.
chad@edgeupplanning.com
(970) 846-6404