

Garfield County ULUR Update


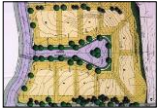
Targeted Code Improvements
BOCC Presentation
December 6, 2011

ULUR Project Overview

Approach	Goals
<ul style="list-style-type: none"> • Phase 1: Project Initiation and Analysis • Phase 2: Assessment Report (AR) • Phase 3: Draft Updated Land Use Regulations 	<ul style="list-style-type: none"> • Eliminate unnecessary regulatory barriers that may discourage economic development; • Streamline development procedures; • Make the overall code more efficient; and • Ensure the document is user-friendly.

Assessment Report Short-Term Improvements

- Streamline the review process for small projects
 - Minor subdivisions
 - Submission requirements
 - Minor modifications and amendments
 - Submittal waivers





Assessment Report Short-Term Improvements

- Improve the overall efficiency of the review process
 - Limit time for complete application review
 - Reduce amount of discretionary review
 - Eliminate redundancies in procedures
 - Establish development review committee

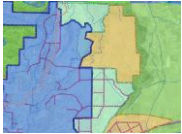
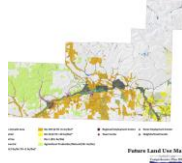
Assessment Report Short-Term Improvements

- Update the use tables to increase flexibility
 - Modernize the use tables
 - Update current use-specific standards
- Consider “recession” amendments
 - Time extensions
 - Affordable housing
- Oil and gas updates
- Technical changes



Assessment Report: Comprehensive Code Revisions

- **Revision 1:** Update the zoning districts to implement the comprehensive plan
- **Revision 2:** Overhaul the subdivision review process
- **Revision 3:** Replace use review with site plan review





Article 3: New Use Table

- Interpretation of unlisted uses
 - Director determination for most uses
 - Director refer to BOCC
 - BOCC determination for non-residential
 - Large structure >100,000 sq. ft.
 - More than 1,000 daily vehicle trips
 - Requires more than 250 parking spaces
 - If no interpretation: text amendment or major impact review

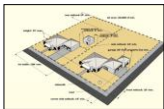
Article 4: Application and Review Procedures

- 4-101.A Pre-Application Conference
 - Director determines waiver of submission requirements
- 4-101.B Request for Technical Review Committee
- 4-101.C Determination of Completeness
 - 10 days general applications
 - 20 days major applications
- 4-101.H Duration of Approvals
 - Timeframes established with approval, back-up timeframes in code
- 4-101.I Extension of Approval
 - Simple procedure to extend current approval




Article 4: Application and Review Procedures

- 4-106 Amendments to Approved LUCP
 - Director permitted to approve minor changes to approved permits
 - BOCC reviews substantial changes
 - Updated definition of “minor”
- 4-111 Minor Modifications
 - Director permitted to approve minor change to development standard before permit issuance



Article 4: Application and Review Procedures

- 4-112 Call-Up by BOCC
 - Single procedure, cross-referenced in other approvals (e.g., administrative)
- 4-118 Alternative Design
 - Procedure to submit alternative design that meets intent of code
 - More flexibility than minor modification
 - WG: recommended specified approval length



Article 4: Application and Review Procedures

- Division 2 General Submittal Requirements
 - Table of submission requirements
 - Submission waiver process
 - WG: Combined plan submission
 - Eliminated *Land Suitability Analysis*
 - Revised *Water Supply Plan*

Article 4: Submittal Requirements

		Table 4-205-1: Application Submittal Requirements											
Submission Description 4-205	B	C	D	E	F	G	H	I	J	K	L		
Application Type	Application Form and Fees	County Map	Site Plan	Erosion and Sediment Control	Landscape Plan	Impact Analysis	Receiving/Jurisdiction Report	Development Agreement	Improvements Agreement	Traffic Study	Water Supply Plan	Written Narrative/Additional Submissions	
4-103 Administrative Review	✓		✓								✓	Application shall address applicable standards contained in Article VII (Standards) on map and in written description	
4-104 Limited Impact Review	✓		✓			✓					✓		

