

A landscape photograph showing a field with patches of snow and brown grass. In the foreground, there is a rustic wooden fence made of weathered posts and branches. To the right, there are bare, tangled trees. In the background, a white trailer is visible near a fence line, and further back, a range of mountains with some snow on their peaks is visible under a clear blue sky.

Garfield County
Unified Land Use Resolution
“Executive Summary & Primer for the
Energy Advisory Board (EAB)”

Fred A. Jarman, AICP
Director, Building & Planning Department
May 7, 2009

Background

- 2003: Received a \$50,000 grant from Department of Local Affairs (DOLA) for Model Code / Garfield County Matched with \$50,000;
 - Went to bid & hired “Sullivan Green Seavy” in Denver to assist the County with both a Model Code (state) and Garfield County’s Code;
 - The Garfield County Planning Commission, Garfield County Staff, and consultant have been involved in an intense revision to the County’s Zoning and Subdivision regulations over the course of the last (5) five years. The purpose of this endeavor was to accomplish the following:
 - Update and refine the regulations to deal with a maturing and more complicated land use climate in Garfield County;
 - Eliminate antiquated or meaningless language and solve inconsistencies; and
 - Streamline process where possible making the regulations more practically meaningful and user friendly.
-

Introduction

- Both the Zoning Resolution (the Zoning Regs) and the Subdivision Regulations (the Sub Regs) have been “unified” into one document.
- It has been organized into Articles, Divisions, and Sections. The main Articles (or Chapters) include:

Article I: General Administration

Article II: Land Use Permit

Article III: Zoning

Article IV: Application and Review
Procedures

Article V: Divisions of Land

Article VI: Planned Unit Development

Article VII: Standards

Article VIII: Affordable Housing

Article IX: Pipelines

Article X: Nonconforming Land Use

Article XI: Signs

Article XII: Enforcement, Violation &
Penalties

Article XIII: Financial Guarantee

Article XIV: Areas of Statewide Interest

Article XVI: Definitions

Article I: General Provisions

- A. General Provisions
 - B. Vested Property Rights
 - C. Duties & Responsibilities of Review & Decision-making Bodies
 - D. Right To Farm
-

Article II: Land Use Change Permit

- A. Applicability
 - B. Permit Required for Land Use Changes
 - C. Permit Runs With the Land
 - D. Exemptions from Land Use Change Permit Requirements (Traditional Ag. uses)
 - E. Levels of Permit Review for land Use Change Permits
 1. Administrative Review
 2. Limited Impact Review
 3. Major Impact Review
-

Article III: Zoning

- A. General Provisions
 - B. Zone District Regulations (setbacks / height)
 - C. Use Restrictions for specific uses
 - D. Overlay District Regulations (Floodplain / Drinking Water Constraint)
 - E. Use Tables (3-501 & 3-502) “The Matrix”
-

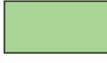
Zoning Matrix: “Table 3-501”

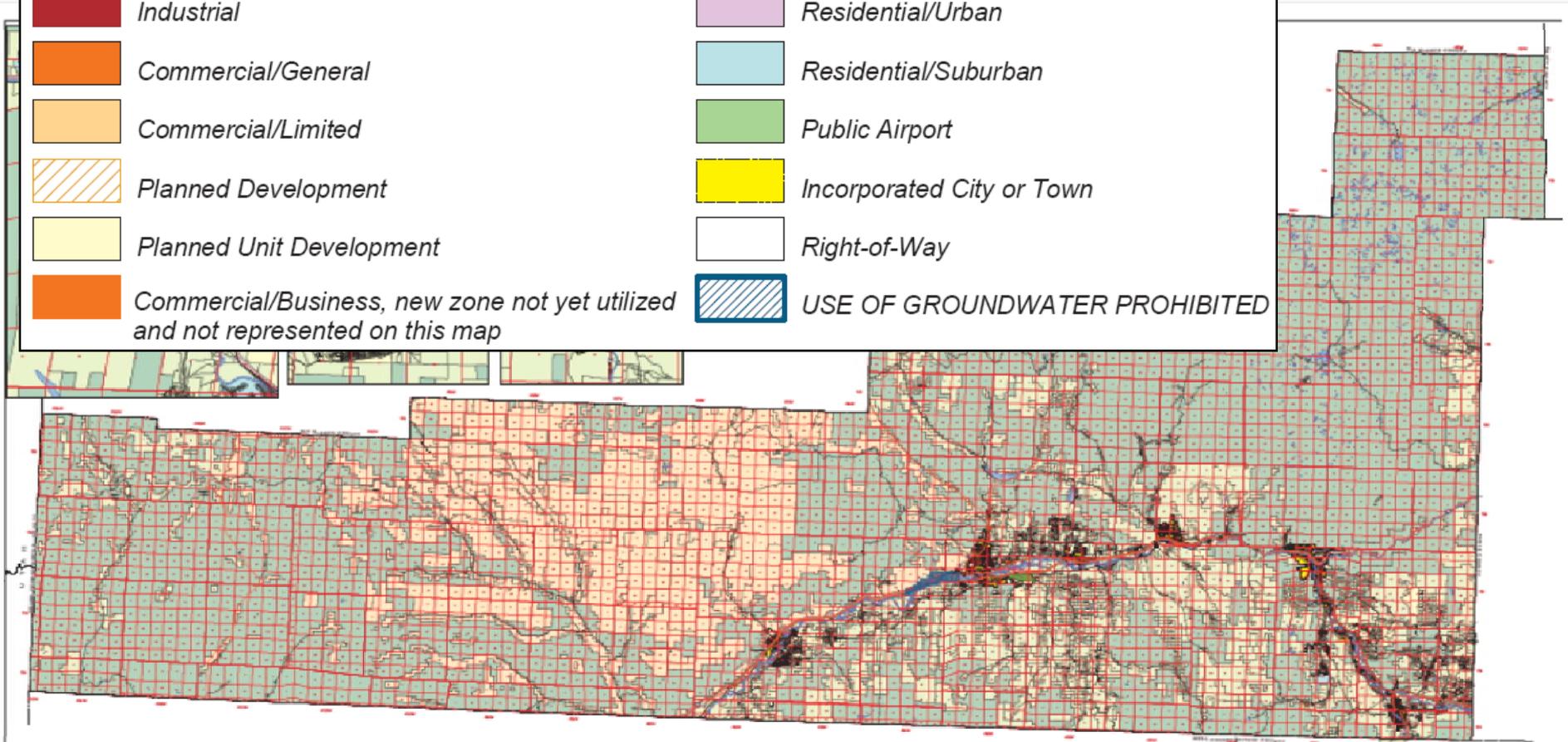
| USE | ZONE DISTRICT | | | | | | | | |
|-------------------|---------------|------------------------|---------------------|--------------------------------------|-----------------------|----------------------|----------------------|------------|--------------|
| | RURAL | RESIDENTIAL - SUBURBAN | RESIDENTIAL - URBAN | Residential - Manufactured Home Park | COMMERCIAL - BUSINESS | COMMERCIAL - LIMITED | COMMERCIAL - GENERAL | INDUSTRIAL | PUBLIC LANDS |
| Heliport | M | M | M | L | L | L | L | | • |
| Hospital | M | M | M | M | L | L | L | L | • |
| Indoor Recreation | M | M | M | M | • | • | • | • | • |
| Kennel | L | M | | | | L | L | L | • |

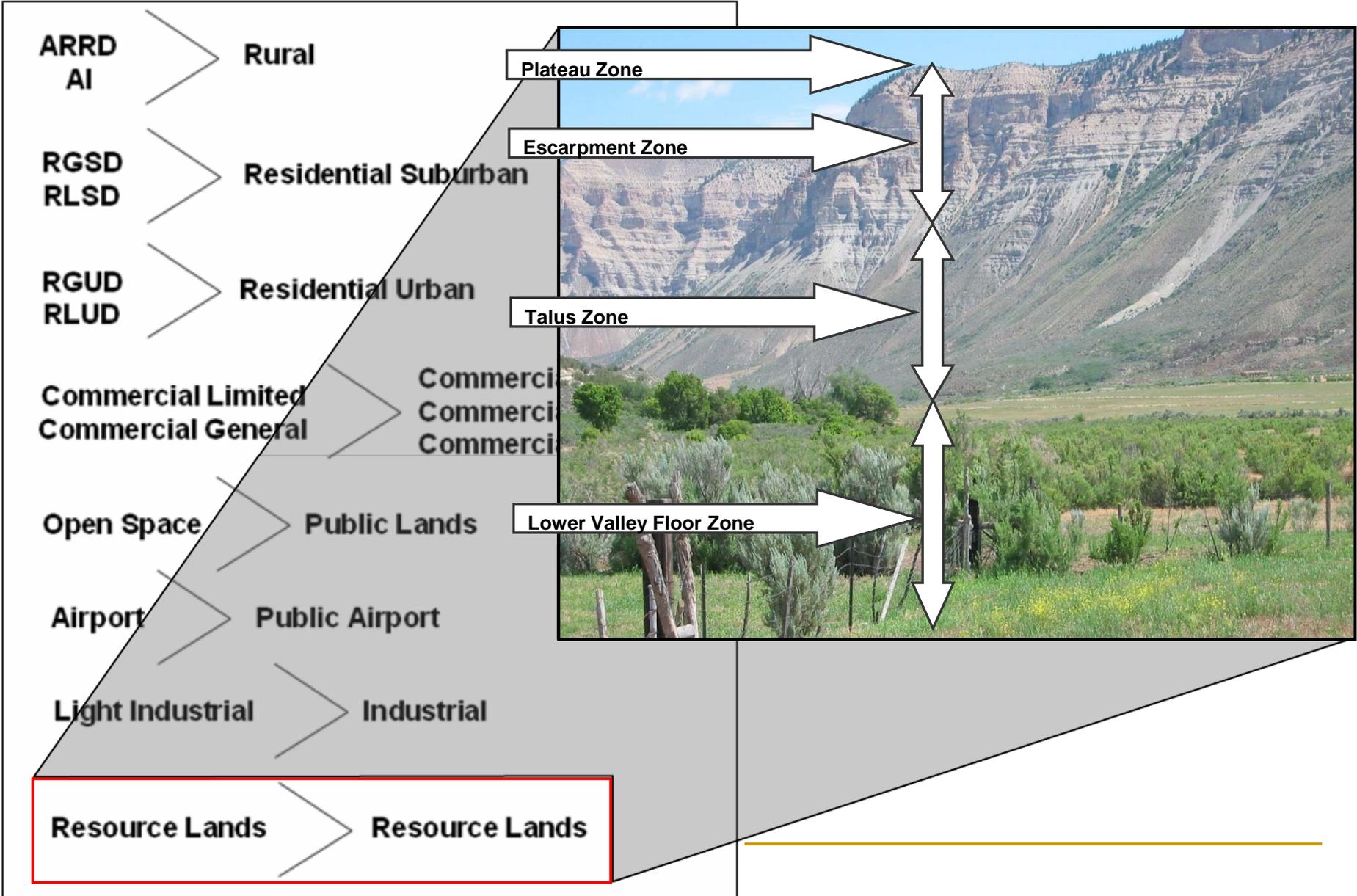
- Use Permitted by Right
- A. Use Permitted Subject to Administrative Review
- L Use Permitted Subject to Limited Impact Review
- M Use Permitted Subject to Major Impact Review

New Zoning Map

Legend

| | | | |
|--|---|---|--------------------------------------|
|  | <i>Public Lands</i> |  | <i>Resource Lands</i> |
|  | <i>Rural</i> |  | <i>Residential/Mobile Home Park</i> |
|  | <i>Industrial</i> |  | <i>Residential/Urban</i> |
|  | <i>Commercial/General</i> |  | <i>Residential/Suburban</i> |
|  | <i>Commercial/Limited</i> |  | <i>Public Airport</i> |
|  | <i>Planned Development</i> |  | <i>Incorporated City or Town</i> |
|  | <i>Planned Unit Development</i> |  | <i>Right-of-Way</i> |
|  | <i>Commercial/Business, new zone not yet utilized and not represented on this map</i> |  | USE OF GROUNDWATER PROHIBITED |





Zoning Matrix: “Table 3-502”

- Use Permitted by Right
- A. Use Permitted Subject to Administrative Review
- L Use Permitted Subject to Limited Impact Review
- M Use Permitted Subject to Major Impact Review

| USE | Resource Lands | | | |
|--|----------------|------------|--------------|---------------|
| | Plateau | Escarpment | Talus Slopes | Gentle Slopes |
| Forestry | L | L | L | L |
| Group Home Facilities | | | | L |
| Heliport | M | | | M |
| Home Office/Business | A | | | A |
| Kennel | L | | | L |
| Major PUC Regulated Electric or Natural Gas Distribution Facilities | L | L | L | L |
| Major Temporary Housing Facility(ies) | M | M | M | M |
| Minor Temporary Housing Facility(ies) | A | A | A | A |
| Material Handling | L | L | L | L |
| Mineral Waste Disposal Areas | L | L | L | L |
| Oil & Gas Drilling and Production on sites approved by State Oil & Gas Conservation Commission | ● | ● | ● | ● |
| Outdoor Recreation (Commercial) | M | M | M | M |
| Park | ● | ● | ● | ● |
| Pipelines | A | A | A | A |
| Professional Office for the conduct of 'Business or Profession | L | | | |

Article IV: Application & Review Procedures

- A. Review Process for Land Use Change Requests
- B. Review procedures for Rezoning, Text Amendments, and request for a Floodway or Flood Fringe Area Designation
- C. Review Procedures for Variances and for Appeals of Administrative Interpretations
- D. Fiscal Impact Mitigation Program
- E. Submittal Requirements

- F. Flow Charts

New Review Processes

- A. Limited Impact Review: Requires BOCC Review in public hearing (former conditional uses) [1-step]
 - B. Major Impact Review: Requires PC & BOCC Review in public hearings (former special uses) [2-step]
 - C. Administrative Review: Requires Staff Review & Approval with call-up provisions to BOCC
 - D. Provides Amendment Process
-

Amendment to Land Use Change Permits

“Substantial Modification / Change”: A change to and existing approved land use resulting in one or more of the following.

1. A change in land use category.
 2. A change in site design which increases:
 - ❑ the number of dwelling units.
 - ❑ the maximum square footage of structures less than 10,000 sq. ft. over 100% and structures over 10,000 sq. ft. by 10%, if a maximum has been specified in a permit or approval.
 - ❑ projected traffic such that a highway access permit or an amendment to a highway access permit is required as a result of the change
 - ❑ the size of the land which is the subject of the permit or approval
 3. A change in land use which creates or increases the incompatibility of the use.
-

Administrative Process

Pre-Application Conference

Application

Submitted on January 5, 2009

Determination of Completeness

February 17, 2009 (30 w. days)

Evaluation by Director

Review by Referral Agencies

March 10, 2009 (21 c. days)

Notice to Property Owners

1. Date of Director's Decision??
2. Date for 10 day appeal period??
3. 21-day comment period for neighbors from notice receipt?

Decision by Director

March 31, 2009 (30 w. days from TC)

Written Notice by Director

April 7, 2009 (5 w. days)

Neighbor or Applicant Appeal

April 17, 2009 (10 c. days)

BOCC Call-Up

April 21, 2009 (14 c. days)

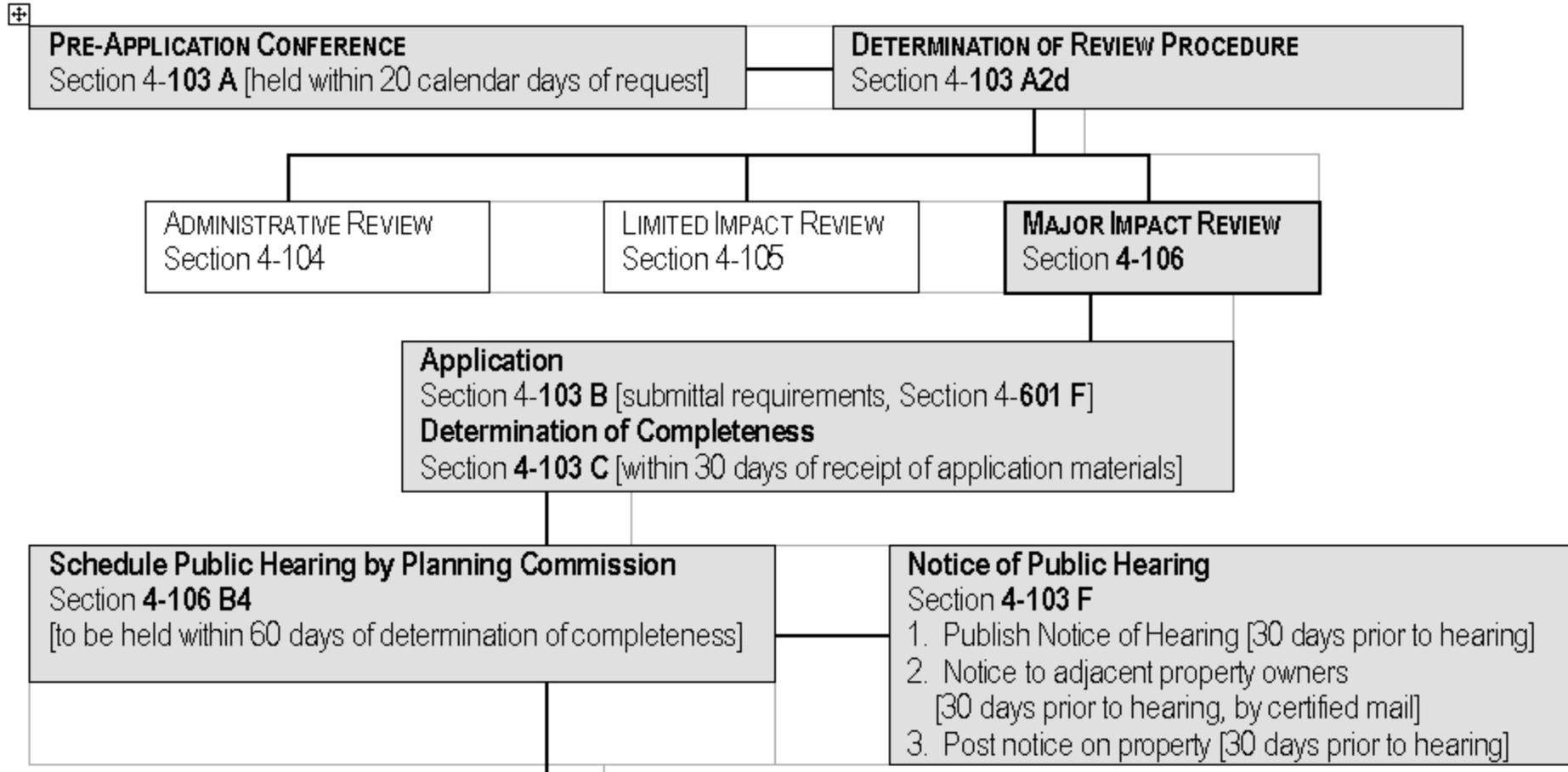
“Uses” considered for Administrative Review (depending on Zone District)

Accessory Dwelling Unit
Access Routes not approved as a part of a Major Impact review.
Agricultural Products Processing, Storage, Distribution and Sale Off-Site
Agricultural Products Retail Outlet over 5,000 sq. ft. in floor area
Art Gallery
Auditorium see “Community Facility”
Adult Day Care
Broadcasting Studio
Commercial Nursery

Fire Station
Home Office/Business
Minor Temporary Housing Facility(ies)
Pipeline
Public Building/Use
Public Gathering
Retail Facility
Temporary Processing (less than 8 months)
Temporary Sales Office
Wind Powered Electric Generator

Flow Charts

Section 4-703 Major Impact Review Flowchart



Article V: Divisions of Land

- A. General Provisions
 - B. Types of Exemptions from the Definition of Subdivision & the Subdivision Review Process (Minor / Major / RLDEO)
 - C. Subdivision Review Process
 - D. Exemption Review Process & Approval Criteria
 - E. Subdivision & Exemption Application Materials
 - F. Flow Charts
-

Article V Highlights

- Sketch Plan is now “Optional”
 - Pre-Application Conference Required for All Land Use Changes
 - Revised “Exemptions”
 - Minor Exemption: Lot split regardless of size so long as created prior to 1973 (Administrative Process)
 - Major Exemption: Same as old Exemption except requires Administrative Process
 - All lots are treated as real “lots” and not only when “conveyed”
 - Amendments are possible through Administrative Process
 - New Combined Preliminary Plan & Final Plat Process for 7 lots or less with little engineering concerns
 - Preliminary Plan Amendments are possible (Admin process)
 - New Conservation Subdivision: Provides density bonuses and zoning flexibility in exchange for the provision of open space within a development plan based on a sliding scale.
-

Article VI: Planned Unit Development

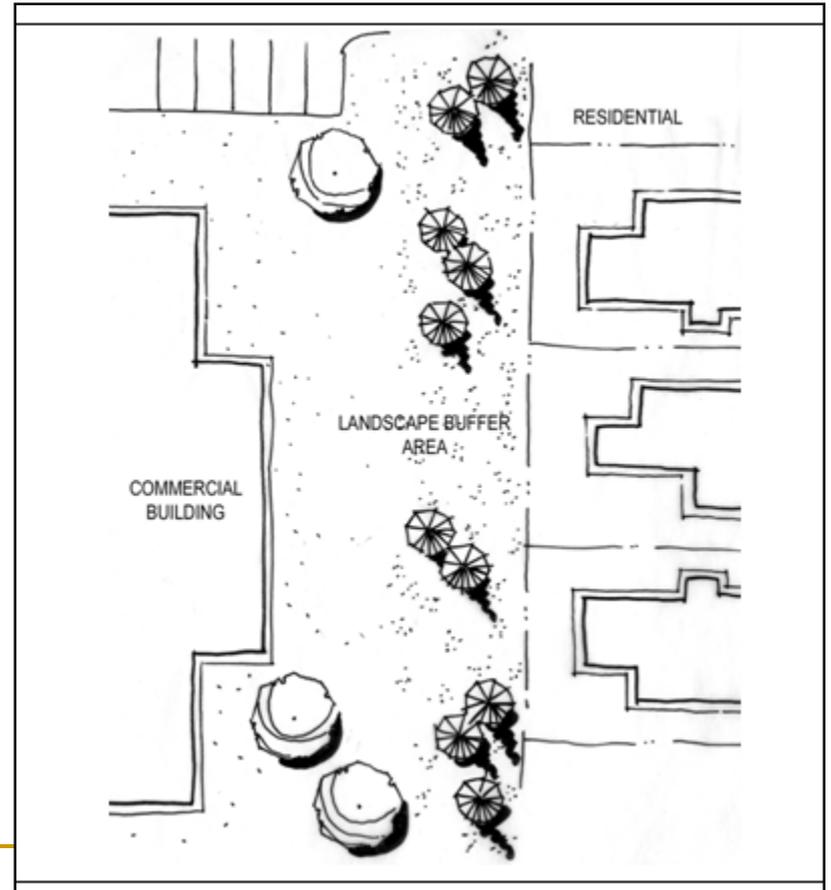
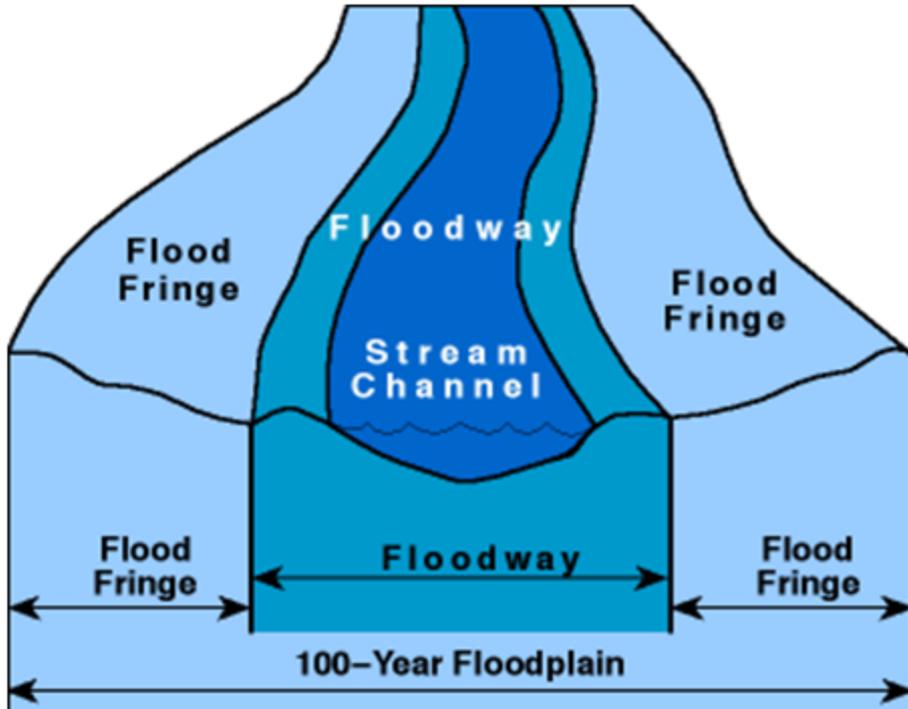
- A. General Provisions
- B. PUD Review Process
- C. PUD Submittal Requirements
- D. Note: New Process adds a “Final PUD Review” (This is proposed to be eliminated)

| | | |
|----------------------|---|-----|
| Section 6-202 | Review Procedures | 6-3 |
| A. | Pre-application Conference | 6-3 |
| B. | Rezoning | 6-3 |
| C. | Subdivision Review (if division of land is proposed within PUD)..... | 6-3 |
| D. | Preliminary PUD Plan Review | 6-3 |
| E. | Final PUD Plan Review | 6-5 |
| F. | Recordation | 6-7 |
| G. | Amendment to an Approved PUD Plan | 6-8 |

Article VII: Standards

- A. “General Standards” for Land Use Change Permits
- B. General “Resource Protection” Standards for Land Use Change Permits
- C. “Site Planning & Development” Standards
- D. Subdivision Standards & Design Specifications
- E. Standards for Conservation Subdivisions
- F. Rural Land Development Exemption Standards
- G. Standards for Overlay Districts
- H. Standards for Specific Uses
- I. Standards Applicable to Manufactured Home Parks

Supporting Graphics



Supporting Graphics

Figure D: Density Neutral Cluster Plan

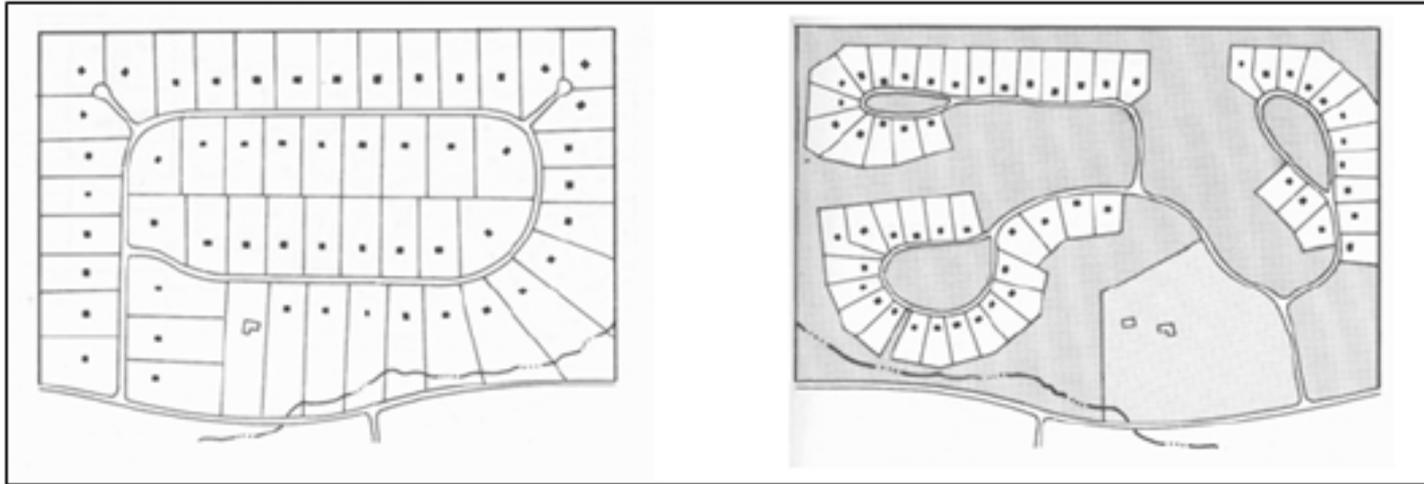
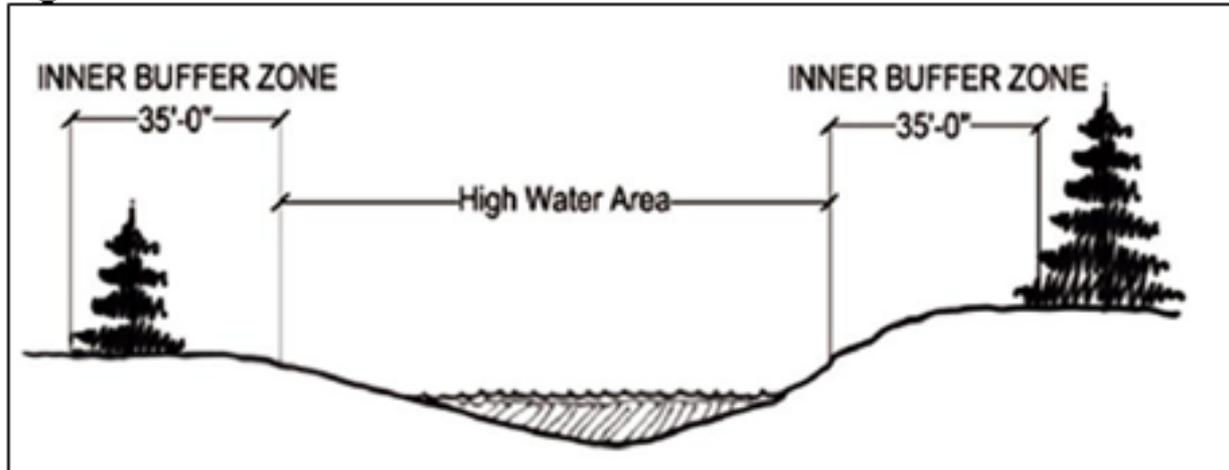


Figure E: Setback from Live Stream



Standards Highlights

- Generally more detailed than previous code (supplementary section)
- Incorporated HB1141 into Standards regarding the requirement for “Adequate Water Supply” (8 SFE or greater)
- Setback increased from live streams to 35 feet
- Development on slopes greater than 20% requires significant PE review
- Minor / Major Temporary Employee Housing regs

Article VIII: Affordable Housing

- A. General Provisions
 - B. Application & Review Procedures
 - C. Criteria for Development of Affordable Housing Units
 - D. Affordable Housing Guidelines
-

Affordable Housing Highlights

- A. 15% required for all residential developments of 5 or more units. [Any fraction of .5 or greater is rounded up to a whole unit.]
 - 1. Example: A 100 dwelling unit residential development located anywhere in the County would require a 15% provision such that 15 units shall be required to be deed-restricted resulting in 85 free market units.
 - 2. Eliminated the “density increase trigger” from the Comprehensive Plan and applies it across the County.
 - B. Applicability: Applies to Comprehensive Plan Study Areas 1 – 5
-

Comprehensive Plan Study Areas

**Comprehensive Plan Study Areas,
Garfield County, Colorado**

LEGEND

- Study Area Boundary
- County Line
- City or Town

Garfield County
www.garfieldcounty.com
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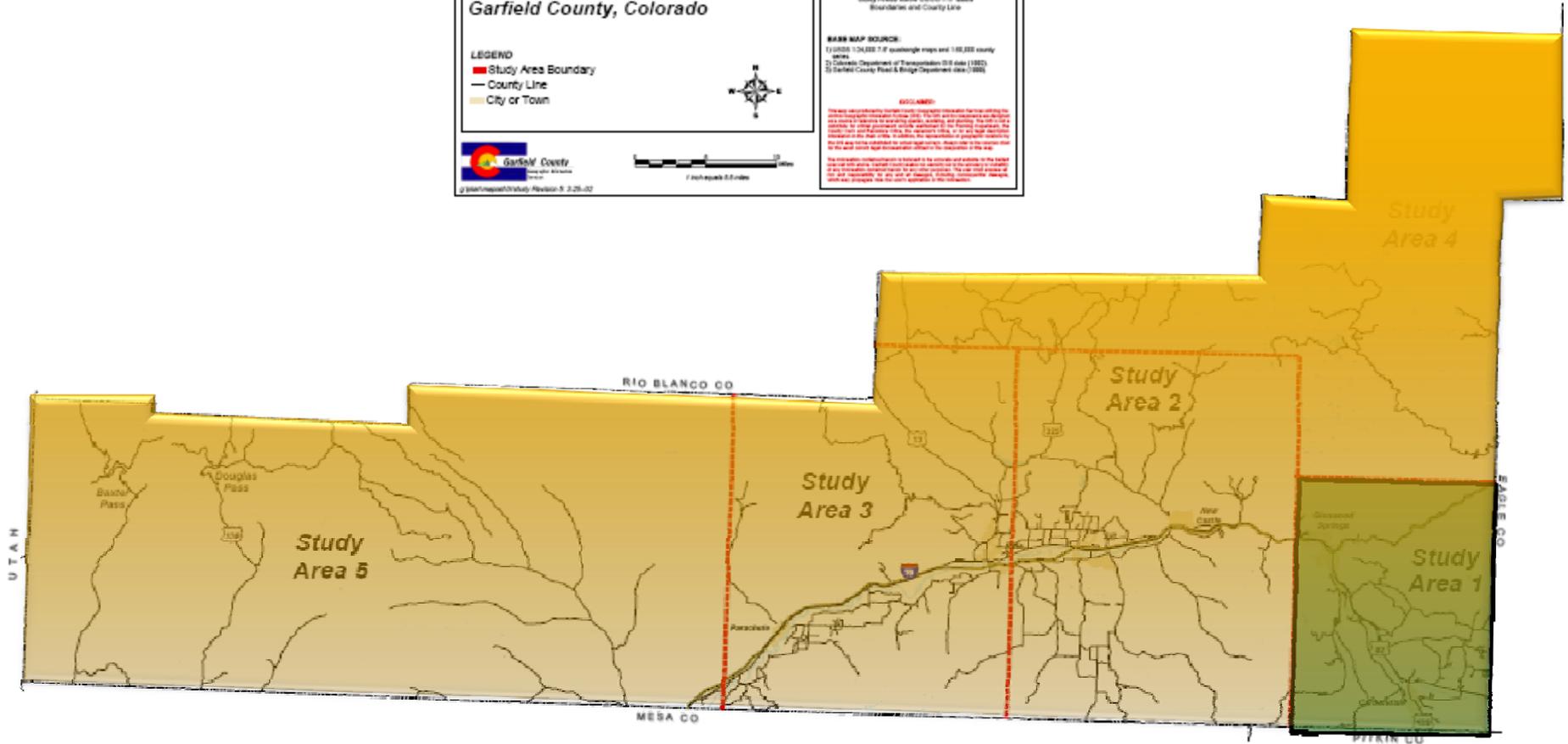
1 inch equals 2.5 miles

NOTE:
Study Areas follow USGS 7.5' Quad
Boundaries and County Line

BASE MAP SOURCE:

- USGS 1:24,000 7.5' quadrangle maps and 1:62,500 county maps
- Colorado Department of Transportation (CDOT) data (1992)
- Garfield County Road & Bridge Department data (1999)

DISCLAIMER:
The user acknowledges that this map is provided for informational purposes only and is not intended to be used for any other purpose. The user shall release, defend, indemnify and hold the provider harmless from any and all claims, damages, losses and expenses, including reasonable attorneys' fees, that may be incurred by the user as a result of the use of this map. The provider makes no warranty, expressed or implied, in this map. The provider shall not be liable for any errors or omissions in this map. The provider shall not be liable for any damages, including consequential damages, arising from the use of this map.



Article IX: Pipelines

- A. Sensitive Area Survey: Does not
- B. apply to previously disturbed
- C. corridors or rights-of-way and / or
- D. areas permitted by the COGCC

E. Referral & Review by Director [Administrative]

- F. Amendment Process: Amendments
- G. are allowed to be processed
- H. administratively if they result in a
- I. non-substantial change to the
- J. original application.

J. Enforcement

K. Amendment Process

Article X: Non-Conforming Land Use

- A. Applicability
 - B. “Continuation” of Non-conforming Land Use
 - C. “Enlargement or Alteration” of a Non-conforming Land Use
 - D. “Change” of a Non-conforming Land Use
 - E. “Damage / Destruction” of Non-conforming Structure / Use
 - F. “Abandonment” of Non-conforming Land Use
 - G. Notice of Termination & Right to Bring Enforcement Action
-

Article XI: Signs (“The Sign Code”)

- A. General Provisions
 - B. Sign Permit Application, Review & Approval
 - C. Use Restrictions, Construction & Maintenance
 - D. Inspection, Remedies and Enforcement of Sign Permit Regulations
-

Article XII: Enforcement, Violations,

Parties of Interest

- A. *NAE: "Notice of Anticipated Enforcement" (3 days to respond)*
 - B. Enforcement Procedures
 - C. *Notice of Violation (Correct within 10 days or "Cease & Desist")*
 - D. *Merger of Lots or Parcels*
 - E. **Takings Violation Hearing: BOCC**
 - F. **Decision Review**
 - G. Parties of Interest
-

Article XIII: Financial Guarantee

- A. Financial Guarantee and “Improvements Agreement”
 - B. Amount of Financial Guarantee
 - C. Form of Financial Guarantee
 - D. Release of Guarantee
 - E. Cancellation of the Financial Guarantee
 - F. Forfeiture of Financial Guarantee
 - G. Substitute of Surety
-

Article XIV: Areas & Activities of State Interest (AKA: 1041 Powers)

A. General Provisions

B. Definitions

C. Designations of Areas & Activities of State Interest

1. Arterial highways / Interchanges
2. Rapid / Mass Transit Terminals, Stations, or Guideways
3. Airport / Heliport
4. Municipal / Industrial Water Projects

D. Review process

E. Permit Application & Submittal Requirements

F. Permit Approval Standards

G. Financial Guarantee

H. Permit Administration & Enforcement

Article XV: Intentionally Left Blank



Article XVI: Definitions

The new Code includes a major overhaul in the Definitions Section which better reflects the terms used in today's land use world and eliminates antiquated terms in an effort to reduce ambiguity and add clarity.

Example: “Water Impoundment”

- What we Know...
 - Located in the old “ARRD” Zone District
 - 35 acres in size
 - Access is provided via CR 300 (South of I-70 approximately 5 miles southwest of Battlement Mesa



Regulated by Garfield County?

Step 1: (See Table 3-501)

Step 2: Read definition (Article XVI)

| USE | ZONE DISTRICT | | | | | | | | |
|---|---------------|------------------------|---------------------|--------------------------------------|-----------------------|----------------------|----------------------|------------|--------------|
| | RURAL | RESIDENTIAL - SUBURBAN | RESIDENTIAL - URBAN | Residential - Manufactured Home Park | COMMERCIAL - BUSINESS | COMMERCIAL - LIMITED | COMMERCIAL - GENERAL | INDUSTRIAL | PUBLIC LANDS |
| Temporary Processing – less than 8 months | A | | | | | A | A | A | • |

Water Impoundment. Includes wastewater treatment settling ponds, surface mining ponds, detention and retention ponds, artificial lakes and ponds, and similar water features. Also included, but not limited to produced water and condensate impoundments as the terms are used by the oil and gas industry. A new water impoundment includes an expansion of an existing water impoundment except where such expansion was previously authorized by land use action approved prior to the effective date of these Regulations.

Limited Land Use Impact Application:

Step 3: What process & submittals are required for a “Limited Impact Review” (See Article IV)

| | | |
|----------------------|--|-------------|
| Section 4-105 | Limited Impact Review Process | 4-14 |
| A. | Outline of Process | 4-14 |
| B. | Review Process..... | 4-15 |

| | | |
|----------------------|---|-------------|
| Section 4-501 | Application Materials..... | 4-46 |
| A. | Administrative Review | 4-46 |
| B. | Appeal of an Administrative Interpretation of These Regulations..... | 4-46 |
| C. | Request for Designation of Floodway or Flood Fringe Area | 4-46 |
| D. | Land Use Code Text Amendment | 4-46 |
| E. | Limited Impact Review | 4-47 |

| | | |
|----------------------|--|-------------|
| Section 4-502 | Description of Submittal Requirements | 4-53 |
| A. | Professional Qualifications | 4-53 |
| B. | General Application Materials..... | 4-53 |
| C. | Maps and Plans..... | 4-54 |
| D. | Land Suitability Analysis | 4-59 |
| E. | Impact Analysis | 4-60 |

What are the review standards / criteria?

ARTICLE VII STANDARDS

| | | |
|-------------------|---|------------|
| DIVISION 1 | GENERAL APPROVAL STANDARDS FOR LAND USE CHANGE PERMITS | 7-1 |
| Section 7-101 | Compliance with Zone District Use Restrictions | 7-1 |
| Section 7-102 | Compliance with Comprehensive Plan and Intergovernmental Agreements..... | 7-1 |
| Section 7-103 | Compatibility | 7-1 |
| Section 7-104 | Sufficient Legal and Physical Source of Water | 7-1 |
| Section 7-105 | Adequate Water Supply | 7-1 |
| Section 7-106 | Adequate Water Distribution and Wastewater Systems .. | 7-10 |
| Section 7-107 | Adequate Public Utilities | 7-15 |
| Section 7-108 | Access and Roadways | 7-15 |
| Section 7-109 | No Significant Risk from Natural Hazards | 7-15 |

What are the review standards / criteria?

ARTICLE VII STANDARDS

| | | |
|-------------------|--|------|
| DIVISION 2 | GENERAL RESOURCE PROTECTION STANDARDS FOR LAND USE CHANGE PERMITS | 7-16 |
| Section 7-201 | Protection of Agricultural Lands | 7-16 |
| Section 7-202 | Protection of Wildlife Habitat Areas | 7-17 |
| Section 7-203 | Protection of Wetlands and Waterbodies..... | 7-18 |
| Section 7-204 | Protection of Water Quality from Pollutants | 7-18 |
| Section 7-205 | Erosion and Sedimentation..... | 7-20 |
| Section 7-206 | Drainage | 7-20 |
| Section 7-207 | Stormwater Run-Off..... | 7-20 |
| Section 7-208 | Air Quality | 7-23 |
| Section 7-209 | Areas Subject to Wildfire Hazards | 7-23 |
| Section 7-210 | Areas Subject to Natural Hazards and Geologic Hazards | 7-24 |
| Section 7-211 | Areas with Archeological, Paleontological or Historical Importance..... | 7-29 |
| Section 7-212 | Reclamation | 7-30 |

What are the review standards / criteria?

ARTICLE VII STANDARDS

DIVISION 8 STANDARDS FOR CERTAIN TYPES OF USES7-81

| | | |
|---------------|---|-------|
| Section 7-801 | Additional Standards Applicable to Accessory Dwelling Unit | 7-81 |
| Section 7-802 | Additional Standards Applicable to Airports and Heliports | 7-81 |
| Section 7-803 | Additional Standards Applicable to Aircraft Landing Strip or Helistop, Privately Owned | 7-82 |
| Section 7-804 | Additional Standards Applicable to an Animal Sanctuary | 7-82 |
| Section 7-805 | Additional Standards Applicable to Broadcasting Studio..... | 7-83 |
| Section 7-806 | Additional Standards Applicable to Campground / New Recreational Vehicle (RV) Park and Additions to an Existing Campground / Park | 7-83 |
| Section 7-807 | Additional Standards for Commercial Use | 7-91 |
| Section 7-808 | Additional Standards Applicable to Group Home Facilities | 7-91 |
| Section 7-809 | Additional Standards Applicable to Home Office/Business | 7-113 |
| Section 7-810 | Additional Standards Applicable to Industrial Use | 7-114 |

ARTICLE VII
STANDARDS

Section 7-810 Additional Standards Applicable to Industrial Use

- A.** All fabrication, service and repair operations shall be conducted within an enclosed building or obscured by a fence, natural topography or landscaping.
- B.** All operations involving loading and unloading of vehicles shall be conducted on private property and shall not be conducted on a public right-of-way.
- C.** All outdoor storage facilities for fuel, raw materials and products shall be screened by natural topography or enclosed by a fence or wall adequate to conceal such facilities from adjacent property.
 - 1.** All outside storage abutting or facing a lot in a residential or commercial zone shall be screened by natural topography or enclosed by a site-obscuring fence to obstruct the storage area from view. The fence shall be of material and design that will not detract from adjacent residences.
- D.** All industrial wastes shall be disposed of in a manner consistent with statutes and requirements of CDPHE.
- E.** The volume of sound generated shall comply with the standards set forth in the Colorado Revised Statutes.
- F.** Every use shall be operated so that the ground vibration inherently and recurrently generated is not perceptible without instruments at any point of any boundary line of the property

What are the review standards / criteria?

ARTICLE XIII

FINANCIAL GUARANTEE

| | | |
|-----------------------|---|------|
| Section 13-101 | Financial Guarantee and Improvements Agreement | |
| | Required | 13-1 |
| A. | Completion of Project and Reclamation of the Property | 13-1 |
| B. | Conditions of Permit Fulfilled | 13-1 |
| C. | Applicant Addresses Responsibility for Impacts to Public Facilities and Services | 13-1 |
| D. | Funds are Available to the County to Complete Project If Necessary | 13-1 |
| Section 13-102 | Amount of Financial Guarantee | 13-1 |
| A. | Completion of Project and Reclamation of Property | 13-1 |
| B. | Conditions of Permit | 13-2 |
| C. | Estimated Cost | 13-2 |
| Section 13-103 | Form of Financial Guarantee | 13-2 |
| Section 13-104 | Release of Guarantee | 13-2 |

Standards / Criteria

ARTICLE XIII

FINANCIAL GUARANTEE

DIVISION 1 GENERAL

Section 13-101 Financial Guarantee and Improvements Agreement

Required. Before any Land Use Change Permit is approved for land use subject to PUD, Subdivision, Rural Land Use or Conservation Subdivision provisions of this Code, the Board of County Commissioners shall require the applicant to file a guarantee of financial security deemed adequate by the Board and payable to the County, and to execute an Improvements Agreement regarding the conditions and improvements identified as requirements of project approval. The purpose of the financial guarantee and Improvements Agreement is to ensure the following.

A. Completion of Project and Reclamation of the Property. The Project is completed, including reclamation of property to return the property to pre-existing conditions and remove structures to one foot below ground level.

What is the Process for a Limited Impact Review?

ARTICLE IV

APPLICATION AND REVIEW PROCEDURES

Section 4-105 Limited Impact Review Process. Applications for land use change subject to Limited Impact Review shall be subject to the following review process.

A. Outline of Process. The Limited Impact Review process shall consist of the following procedures:

1. Pre-Application Conference
2. Application
3. Determination of Completeness
4. Evaluation by the Director/Staff Review
5. Public Hearing and Decision by the Board of County Commissioners

ARTICLE IV

APPLICATION AND REVIEW PROCEDURES

B. Review Process.

1. **Pre-application Conference.** A pre-application conference shall be held in accordance with the provisions of Section 4-103 A, *Pre-Application Conference*.
2. **Application.** The application materials required for a land use change subject to Limited Impact Review are set forth in Section 4-601 E.
3. **Determination of Completeness.** The Director shall review the application for determination of completeness in accordance with the provisions of Section 4-103 C, *Determination of Completeness*.
4. **Schedule Public Hearing.** Upon a determination of completeness, the Director shall schedule the application for consideration by the Board of County Commissioners.
 - a. Public hearing by the Board shall be held within forty (40) calendar days of the date of determination of completeness.
 - b. Public notice of the hearing shall be made pursuant to Section 4-103 F, *Notice of Public Hearing*.
5. **Evaluation by Director/Staff Review.** Upon determination of completeness, the Director shall review the application for

ARTICLE IV

APPLICATION AND REVIEW PROCEDURES

- a. **Review by Referral Agencies.** The Director's evaluation of the application may include comment by referral agencies received under Section 4-103 D, *Review by Referral Agency*.
6. **Review and Action by Board of County Commissioners.** An application for land use change subject to Limited Impact Review shall be considered by the Board of County Commissioners at a public hearing, after proper notice, conducted pursuant to Section 4-103 G, *Conduct of Public Hearing*.
 - a. **Decision by Board.** The Board shall approve, approve with conditions or deny the application based upon compliance with the applicable requirements.
 - (1) **Approval of Application.** If the application satisfies all of the applicable requirements, the application shall be approved. The application may be approved with conditions determined necessary for compliance with applicable requirements.
 - (2) **Denial of Application.** If the application fails to satisfy all of the applicable requirements, the application shall be denied.

The Workbook

- To provide certain documents as examples such as:
 - Development Agreements
 - Well / Access Sharing Agreements
 - Treasurer's Deposit Agreement
 - Formal Policies (certain regulations in the code need extra explanation or examples of concepts to make them more clear to the reader.
-

Proposed Amendments

- Corrections to internal references from one code section to another;
 - Corrections to tables of contents and pages references;
 - Corrections to typographical errors;
 - Inclusion of the newly adopted Gravel Extraction regulations;
 - Amendments to Tables 3-501 and 3-502 and certain uses in Article III;
 - Certain amendments to the Temporary Employee Housing regulations;
 - Clarify the references to the “County Road Standards” for all uses;
 - Amendments to certain review processes;
 - Address applicability of floodplain regulations to uses other than PUD and Subdivision;
 - Amendments to the “Notice of Potential Violation” section;
 - Consider making pre-application conferences optional for uses requiring Administrative Review;
 - Relocate review standards for certain uses in Article III to Article VII;
 - Add an index to the entire document;
 - Refine and consolidate the Financial Guarantee Section;
-
- Refine the flow charts to include all processes; and
 - Consolidation of definitions from all sections.

Where: www.garfield-county.com

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- ▶ Garfield County 2008 Surveys
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