



Archuleta County Development Services Department  
**ARCHULETA COUNTY PLANNING COMMISSION AGENDA**  
County Commissioners Meeting Room, 398 Lewis Street  
Public is welcome and encouraged to attend.

**REGULAR PLANNING COMMISSION MEETING FOR APRIL 13, 2016, 6 PM**

**ROLL CALL**

**REPORTS & ANNOUNCEMENTS**

Thad McKain, Director of Emergency Management for Archuleta County, will provide a brief overview of Emergency Operations and the *Archuleta County Multi-Hazard Mitigation Plan*. FEMA requires participating jurisdictions to incorporate hazard mitigation into their comprehensive plans. Local High Significance hazards included: Drought, Flooding, Landslide/Rockfall/Debris Flow, Lightning, Severe Winter Storms, Wildland Fires, Hazardous Materials Incident. Dam Failure was assessed as a Medium/High significance.

**CONSENT:**

**Approval Of Minutes For March Meeting**

Documents: [MINUTES 032316 DRAFT.PDF](#)

**OLD BUSINESS:**

**DISCUSSION ITEM: Standards For Noncommercial Marijuana Cultivation**

Planning Commission consideration of non-licensed, noncommercial cultivation of marijuana as an Non-agricultural use, and possible amendments to the Archuleta County Land Use Regulations.

Documents: [MEMO-AG\\_USES\\_LAND\\_USE\\_REGULATIONS\\_20160401.PDF](#),  
[MARIJUANA\\_CULTIVATION-DRAFT\\_FOR\\_DISCUSSION\\_ONLY-20150406.PDF](#),  
[ACCESSORY\\_STRUCTURES-DRAFT\\_FOR\\_DISCUSSION\\_ONLY-20150406.PDF](#),  
[HOUSEKEEPING\\_AMEND-DRAFT\\_FOR\\_DISCUSSION\\_ONLY-20160407.PDF](#)

**NEW BUSINESS:**

**DISCUSSION ITEM: Planning Manager Conference Report**

Planning Manager John C. Shepard, AICP, will report on the American Planning Association's National Planning Conference, convened April 1-5, 2016, at Phoenix, Arizona, including the State of Colorado's new Planning for Hazards website at: [HTTP://PLANNINGFORHAZARDS.COM/](http://PLANNINGFORHAZARDS.COM/)

**NEXT MEETING APRIL 27, 2016**

**ADJOURN**

**Work Session On Community Plan (As Time Allows)**

Please Note: Agenda items may change order during the meeting; it is strongly

recommended to attend the meeting at the start time indicated.



**Archuleta County Development Services Department**  
**ARCHULETA COUNTY PLANNING COMMISSION MINUTES**

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**Archuleta County Planning Commission Minutes, Regular Meeting March 23, 2016**

The Archuleta County Planning Commission held a meeting on Wednesday, March 23, 2016, at 6:00 PM at the Archuleta County Commissioners Meeting Room, 398 Lewis Street, Pagosa Springs, Colorado. Chairman Michael Frederick called the meeting to order at 6:00 PM. The Chairman postponed consideration of the Consent Agenda until after the Discussion Item on Transportation and Land Use.

**Commissioners in attendance:**

Michael Frederick, Anita Hooton, Peter Adams, David Parker, and Betty Shahan.

**Staff in Attendance:**

John Shepard, AICP, Planning Manager

**Public in Attendance:**

Matt Brewer, Joe Slater, and Marshall Dunham of the Pagosa Sun.

**Old Business:**

**DISCUSSION ITEM: Transportation and Land Use.**

Chairman Frederick invited Public Works Director Ken Feyen to share his experience with local transportation infrastructure prior to his upcoming retirement. Mr. Feyen joined Archuleta County seven years ago. About that time, the Board of County Commissioners appointed a Roads Advisory Task Force, and in 2010-2011, a consulting firm completed the *Archuleta County 5-Year Road Plan*. Archuleta County has a 400 mile road network, with about 80 miles in metropolitan districts, leaving 327 miles of roads assessed in the 5-Year Road Plan. Of these roads, 44 miles are paved roads and 283 miles of gravel roads, with about 90 miles in poor condition. In his time with the County, Mr. Feyen won grants of approximately \$6 million over 4 years to fund road improvements, repaving 7-8 miles and fixing about 20 miles of gravel roads. At the same time, more roads have deteriorated to poor condition. Annual maintenance, including Road & Bridge equipment, is not keeping up with the annual need and will only get worse. Chairman Frederick asked if there were any plans to pave more roads. Mr. Feyen replied, no, he cannot maintain the pavement the County already has in place.

Chairman Frederick noted that the *Archuleta County Road & Bridge Design Standards* emphasize that new development should mitigate impacts. How do we evaluate new development? Mr. Feyen explained that the Standards were written before he started, when the economy was different. Traditionally, staff first looked at the section of the specific road directly fronting a particular project, then might look more broadly on larger projects. However, elected officials have made decisions to be flexible to encourage new business. Road Impact Fees should be used and dedicated to direct impacts of new development. We had a system but the fees were waived during the downturn. Commissioners discussed the possibility of reinstating the impact fee system.

Chairman Frederick noted the *Archuleta County Community Plan* encourages formation of improvement districts. Commissioner Hooton asked how the County has done that. Mr. Feyen explained that the metro districts have worked well in the county, but improvement districts come at an increased cost to the property owners. People want their roads fixed, but it takes 51% to agree to pay the cost. Commissioner Shahan asked if we could require large users, like the Bureau of Reclamation near Chromo, to contribute to maintenance. Mr. Feyen replied that the Board of County Commissioners could address that, but it takes political will. For example, on Cloman Blvd by the airport the ADTs (Average Daily Traffic) are growing, and staff needs to start working on an improvement district. It's not as simple as putting pavement down on top of existing gravel roads, since even many of the existing paved roads were not built to standard. Many roads don't have a road base, and other were not built in the right place. As a rule, it costs about \$1 million/mile to pave a road, and maybe \$100,000/mile to build gravel, with annual maintenance on top of that.

Chairman Frederick noted that in the late 1980s, the Pagosa Springs area ran into problems with EPA dust (PM10) standards. Is that a problem now? Mr. Feyen replied that it hasn't been a big problem. Any road over 200 ADT has to have "dust prevention", which can be water (not practical here), pavement, or application of Magnesium Chloride—we used to do more miles of Mag Chloride, but cut back during budget cuts. Public Works has limited resources to check traffic counts, with just one set of counters and on part-time tech to run them. Chairman Frederick asked about seeming conflicts between the Primary/Secondary groups and the Functional Classification definitions in the Road & Bridge Standards. Mr. Feyen replied both systems were set up before he started, but Primary/Secondary were really intended for road maintenance not planning. Commissioner Parker asked about looking at new road connections, to relieve traffic on existing roads. Mr. Feyen replied that he cannot maintain existing roads and hasn't looked at any new roads. There are also subdivisions with platted right-of-way where roads were never built.

The Planning Commissioners thanked Mr. Feyen for his dedicated service, and wished him well in retirement.

### **Consent:**

Minutes from the February meetings were reviewed. The Chairman commended Permit Tech Sherrie Vick for completeness of the minutes. Commissioner Parker moved to accept the minutes of February 10, seconded by Commissioner Shahan. Approved by a vote of 5-0. Commissioners discussed clarifications and corrections in the minutes of February 24. Commissioner Hooton moved to accept the minutes of February 24 as amended, seconded by Commissioner Adams. Approved by a vote of 5-0.

### **Old Business:**

#### **DISCUSSION ITEM: Standards for Noncommercial Marijuana Cultivation.**

John Shepard introduced draft land use regulation amendments for cultivation of non-licensed, non-commercial marijuana, after a request from the Board of County Commissioners to consider the issue, and discussion and testimony at the last Planning Commission meeting. The proposed text inserted Development Standards for all non-commercial cultivation as an Agricultural Use, set different plant counts for personal and Medical Marijuana Caregivers, defined Industrial Hemp and Marijuana based on definitions in the Colorado Constitution, and clarified some provisions for accessory structures in anticipation of these structures being used for cultivation. Staff's proposal also included some housekeeping amendments to Table 1 and Table 4 in the Regulations, for consideration at the same time. This draft was not a formal application, only a draft for discussion.

Planning Commissioners discussed the proposed plant counts, whether too high or too low, the distinction between personal use and Medical Caregiver use, and consistency with the Colorado Constitution. Currently the *Archuleta County Land Use Regulations* do not include processing in the definition of Agricultural Use, so if marijuana cultivation is an Ag Use then extraction of oils would not be permitted either. On-farm processing of ag products is an issue the Planning Commission will need to address in the future, but includes more issues than just marijuana. The Chairman recognized Mr. Brewer of Chimney Rock Farms, where they have been working with industrial hemp, for an explanation of the Constitutional language for "mature, flowering plants." In regards to treating personal cultivation as a regulated agricultural use, Commissioner Hooton argued that the County could not practically enforce prohibition in regular Residential zoning districts. It just isn't practical to treat personal grows different from any other garden product. Many gardens are fenced for deer; this crop just needs to also be fenced for security. Mr. Brewer suggested that the 12 plant personal limit is common across the state, especially for cities and towns, but Medical users may have concerns with keeping a continual harvest. Also, with restrictions some growers just grow very tall plants.

Commissioners discussed the Constitutional requirement that plants are grown "in an enclosed, locked space, is not conducted openly or publicly..." An enclosed, locked space is vague, and might simply be inside a fence. Some places allow cultivation outdoors, some only allow cultivation indoors, others don't specify. Staff suggested "in an enclosed, locked structure", but the definition of structure in the land use regulations is broad, and the term "building" would more clearly state cultivation is not permitted outdoors. Mr. Shepard asked Mr. Brewer about concerns of hemp growers with cross-pollination from marijuana grown outdoors. He responded that typically the concern is with hemp moderating THC in illicit marijuana fields. Commissioners suggested referencing requirements for licensed facilities in the County ordinance

for Medical Caregivers, but not repeating specifics in the land use regulations and making it clear they only apply to Caregivers, not personal cultivation.

Mr. Shepard summarized the discussion: treat personal use the same as other typical accessory uses like gardening or making "homebrew"; specifically address standards for medical caregiver cultivation as an Ag Use or excluded from Ag Use as a new separate use; and include clarifications on accessory structures and fences.

**New Business:**

None.

**Announcements:** Mr. Shepard distributed copies of the *Archuleta County Housing Report 2016*, a study of housing needs and 2<sup>nd</sup> homes completed by Region 9 Economic Development District, and the most recent population projections from the Colorado State Demography Office (November 2015). New US Census estimates were due this week.

**Next Meeting:** April 13, 2016 (Policy Meeting)

**Adjourn:** Commissioner Hooton Moved to adjourn the meeting, Commissioner Adams seconded. Meeting adjourned at 9:30PM.

Approved this        day of                    , 2016

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John C. Shepard  
Planning Manager

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Michael Frederick  
Chairman



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**MEMORANDUM**

TO: Archuleta County Planning Commission  
 FROM: John C. Shepard, AICP; Planning Manager  
 DATE: 4/01/2016  
 RE: Agricultural Uses in the Land Use Regulations

The *Archuleta County Community Plan* acknowledges that the preservation of ranch land is a high priority, and calls to maintain and promote a sustainable and viable agricultural and ranching community (Chapter 5, Policy 2). The *Archuleta County Land Use Regulations*, when first proposed and through subsequent amendments, makes certain provisions in support of this policy:

Section 3 permits the following as Agricultural Uses:

**Table 3: Uses By Zoning District**

Use	AF	AR	AE	RR	R	MH	C	I
<b>AGRICULTURAL</b>								
Agricultural Uses	R	R	C					
Commercial Stables or Horse Boarding [ <i>undefined</i> ]		R	C					
Farm/Ranch Stand		R	C					
Greenhouse or Plant Nursery		R	C					
Log and Soil Storage	R	R						
Forestry Operation	R	R	R					
Tree Farms	R	R	R					

Section 11 - Definitions:

**Agricultural Uses:** Those farm or ranch uses which primarily involve raising, harvesting, producing or keeping plants or animals, including agricultural structures which house farm or ranch implements, hay, grain, poultry, livestock or other horticultural products. An agricultural structure shall not be a place of human habitation. Agricultural uses exclude any business whose primary function is to provide on-site services or retail sales of non-agricultural products. Agricultural Uses also excludes any use governed by either the Colorado Medical Marijuana Code (CRS §12-43.3-101 *et seq*) or the Colorado Retail Marijuana Code (CRS §12-43.4-101 *et seq*).

*Personal cultivation of marijuana would currently fit this definition.*

**Farm/Ranch Stand:** A structure used for the display and sale of primarily raw farm or ranch products, produced principally upon the farm or ranch on which the stand is located.

**Farm use:** The use of land for the purpose of obtaining a profit from the production and sale of agricultural products, animals or animal products, including accessory uses.

**Forestry Operation:** Forestry practices involving the removal of saw logs, firewood, poles and various other wood products, as well as forest improvement practices such as non-commercial thinning, pruning, brush reduction and planting.

**Logging Operation:** Lands owned, leased or managed by commodity-producing forest products companies for the primary purpose of generating profit through the processing and sale of forest products. *[in Table 3 as an Industrial Use, along with Sawmill]*

**Plant Nursery and Greenhouse:** Any land or structure used primarily to raise trees, shrubs, flowers or other plants for sale or for transplanting.

**Tree Farm:** A registered trademark of the American Forest Foundation, involving small-scale forestry operations on a minimum of ten (10) acres of land by certified members of the American Tree Farm System.

**Animal Hospital or Animal Clinic:** A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use as a kennel shall be limited to short-time boarding and shall be only incidental to the hospital or clinic use.

*[Not listed in Table 3]*

**Veterinary Hospital:** Any facility which is maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases.

*[in table 3 as a Commercial Use]*

**Veterinary Facilities, Small Animal Clinic:** Any facility maintained by or for the use of a licensed veterinarian in the diagnosis, treatment or prevention of animal diseases wherein the animals are limited to dogs, cats or other comparable household pets and wherein the overnight care of said animals is prohibited except when necessary in the medical treatment of the animal.

*[in table 3 as a Commercial Use]*

*Processing of agricultural products is not addressed, except as "preparation of food products":*

**Industrial, Light:** Uses engaged in the manufacturing, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales or distribution of such products. Further, light industrial shall mean uses such as the manufacture of electronic instruments, preparation of food products, pharmaceutical manufacturing, research and scientific laboratories or the like.

*[in Table 3 as an Industrial Use]*

*Section 2 – Land Use Review, requires Land Use Permits for “any change in land use, unless expressly exempt”.*

**2.1.2 Exemptions from Land Use Permit Requirement:**

The following uses and activities are exempt from the requirement to obtain a Land Use Permit if the use or activity is proposed for areas of the County that are zoned Agricultural/Forestry or Agricultural Ranching:

**2.1.1.1** Agricultural operations that do not require a Land Use Permit include:

- (1)** Production, cultivation, growing, and harvesting of crops and plants. Provided, however, marijuana operation and activities of all types, including but not limited to cultivation, growing or harvesting, shall require a Land Use Permit. *[amended 3/2015]*
- (2)** Sustainable and/or restoration forest practices on non-industrial on private land in accordance with a plan approved by the Colorado State Forest Service, CSU Extension office, NRCS, or other third-party nationally recognized sustainable certification program that is designated to maintain and enhance ecological processes.
- (3)** Raising and breeding livestock, but not including confined animal feedlot operations.
- (4)** Harvesting, storage, grading, packaging, processing, distribution, and sale of agricultural commodities occurring at the point of production.

**2.1.1.2** One (1) single-family dwelling unit associated with an agricultural operation that is established in compliance with these Regulations.

**2.1.1.3** Accessory structures and one additional dwelling allowed by these Regulations that are associated with the exempt uses and activities herein do not require a Land Use Permit. Multiple dwelling units in conjunction with an active agricultural operation require an agricultural Use By Right Permit. *[amended 12/2010]*

*Section 3 – Zoning Regulations, establishes the different zoning districts, lists Uses by Right and Conditional Uses in Table 3 (above), and lays out overlay districts (most of which have not been mapped yet); and outlines rezoning, Site Plan and CUP review procedures. Sec. 3 also contains:*

- Sec 3.2.4 Temporary Use Permits
- Sec 3.2.5 Accessory Uses *[amended 2/2011]*
- Sec 3.2.6 Accessory Structures *[amended 2/2011]*

Section 5 – Development Standards

**TABLE 5: ANIMAL REGULATIONS <sup>1</sup>**

<b>DISTRICT</b>	<b>ANIMALS</b>					
	<b>Cats, Dogs, Potbellied (Miniature) Pigs</b>	<b>Horses, Cows, Llamas, Mules, Buffalo, Ostrich, Emus, Goats, Sheep, Pigs, Miniature Horses</b>	<b>Chickens, Ducks, Turkeys, Racing or Domestic Pigeons, Quail, Pheasant and other typically domesticated fowl</b>	<b>Rabbits, Chinchillas</b>	<b>Non-domestic exotic or native animals, birds, reptiles (except any venomous reptiles, or constricting snakes greater than 6 feet in length)</b>	<b>Bee Keeping</b>
AF AR	No Limit	No Limit	No Limit	No Limit	No Limit	No Limit
<b>DISTRICT</b>	<b>ANIMALS</b>					
AE	4 per dwelling.. No limit on kittens and puppies up to 3 months old	No limit except on parcels of land less than 10 acres, then 1 per acre	No Limit	No Limit	4 per lot: Must be kept indoors	No Limit
RR	4 per dwelling.. No limit on kittens and puppies up to 3 months old	No limit except on parcels of land less than 10 acres, then 1 per acre	4 per lot up to 3 acres; then 3 per acre	4 per lot up to 3 acres; then 3 per acre	4 per lot: Must be kept indoors	1 hive per acre
R, MHP	4 per dwelling.. No limit on kittens and puppies up to 3 months old	Not Allowed	Not Allowed	4 per lot	4 per lot: Must be kept indoors	Not Allowed
C	4 per dwelling.. No limit on kittens and puppies up to 3 months old	Not Allowed	Not Allowed	Not Allowed	4 per lot: Must be kept indoors	Not Allowed
I	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed	Not Allowed

<sup>1</sup> Exempt: Platted subdivisions in existence as of the effective date of these Regulations with recorded covenants addressing animals.

*Approach: Exclude non-commercial marijuana from definition of Agriculture (except Industrial Hemp)*

### 11.2.1 definitions

**Agricultural Uses:** Those farm or ranch uses which primarily involve raising, harvesting, producing or keeping plants or animals, including agricultural structures which house farm or ranch implements, hay, grain, poultry, livestock or other horticultural products. An agricultural structure shall not be a place of human habitation. Agricultural uses exclude any business whose primary function is to provide on-site services or retail sales of non-agricultural products. Agricultural Uses also excludes any use governed by either the **Colorado Medical Marijuana Program (CRS §25-1.5-106 et seq)**, Colorado Medical Marijuana Code (CRS §12-43.3-101 et seq) or the **Colorado Retail Marijuana Code (CRS §12-43.4-101 et seq)**.

**Industrial Hemp:** As defined by the Colorado Constitution, the plant of the genus cannabis and any part of such plant, with a delta-9 tetrahydrocannabinol concentration that does not exceed 0.3% on a dry weight basis.

**Marijuana:** As defined by the Colorado Constitution, all parts of the plant of the genus cannabis whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marihuana concentrate; does not include Industrial Hemp.

**Marijuana Caregiver:** A person, other than a medical patient or the patient’s physician, who is 18 years of age or older and has significant responsibility for managing the well-being of a patient who has a debilitating medical condition, as defined by CRS §25-1.5-106(2)(d.5).

### 2.1.2 Exemptions from Land Use Permit Requirement:

The following uses and activities are exempt from the requirement to obtain a Land Use Permit if the use or activity is proposed for areas of the County that are zoned Agricultural/Forestry or Agricultural Ranching:

#### 2.1.1.1 Agricultural Uses operations that do not require a Land Use Permit include:

- (1) Production, cultivation, growing, and harvesting of crops and plants. Provided, however, marijuana operation and activities of all types, including but not limited to cultivation, growing or harvesting, shall require a Land Use Permit **not be considered an Agricultural Use**.
- (4) Harvesting, storage, grading, packaging, processing, distribution, and sale of agricultural commodities occurring at the point of production.

**3.2.5 Accessory Uses:**

Accessory uses shall comply with all requirements for the principal use, including obtaining a building permit, except where specifically modified by this Section, and shall also comply with the following limitations:

**3.2.5.1 Gardening and raising animals for personal use, within the requirements of Sec. 5.5.2, shall be considered a customary Accessory Use with no sales from the premises.**

- (1) A greenhouse or hothouse may be maintained accessory to a ~~dwelling only if there are no sales from the premises~~ principal structure.

**5.5.2 Animals and Gardening as Accessory Uses**

**5.5.2.1 Cultivation of marijuana may be conducted as an accessory use on any legal parcel.**

- (1) No more than six (6) marijuana plants may be cultivated for personal use by a Colorado resident, 21 years of age or older, as provided in Sec. 14(4) and Sec 16(3) of Article XVIII of the Colorado Constitution, with no more than 12 marijuana plants on a single parcel.
- (2) No more than 36 marijuana plants may be cultivated by a Medical Marijuana Caregiver, registered with the State licensing authority, with an approved Land Use Permit.
  - a. Cultivation must be conducted in an enclosed, locked building, with plants screened from public view.
  - b. Caregiver cultivation facilities shall follow all health and safety requirements of Archuleta County marijuana licensing ordinances.
  - c. Caregiver operations shall comply with the Industrial Performance standards in Sec. 5.4.2, including sound, vibration, emissions, outdoor storage and water pollution. Any extraction must follow requirements of Colorado statutes.
- (3) Marijuana operations and activities are expressly prohibited as a Home Occupation.

**5.5.2.2** The following chart identifies limitations on the number and type of animals permitted in each zoning district.

**TABLE 5: ANIMAL REGULATIONS**

*Clarify Accessory Structures*

**3.2.6 Accessory Structures:**

**3.2.6.2** No part of any accessory structure shall be located closer than ten (10) feet to any principal structures unless it is attached to, or forms a part of the principal structure.

**3.2.6.3** ~~No part of any~~ An accessory structure shall be located closer than twenty five (25) feet to any adjacent property line or shall meet recorded deed restrictions, property development by laws or than **meet the same** required setback distances for ~~as a~~ principal structure **or as provided in recorded subdivision covenants, whichever is less.**

(1) A fence over 8' in height must meet all required setbacks.

(2) A fence over 6' in height or a security fence as defined in Sec. 11.2.1 must meet the minimum front or corner setback, unless located in C-Commercial or I-Industrial zoning districts.

(3) Fences must maintain the required Vision Clearance Area in Sec. 5.4.7.

**3.2.6.5 Portable Accessory Structures...**

~~A portable Agricultural~~ accessory structures in **Agricultural Use** as exempted under Section 2.1.2 ~~are~~ **is** also exempt from **the limits of this Section 3.2.6.5.**

*Insert section number for clarity*

**3.2.6.6** Accessory structures including portable accessory structures, used for Commercial and/or Industrial purposes shall be by a minor amendment to a Conditional Use Permit (CUP) or Use By Right (UBR) permit only and shall comply with all applicable Regulations and Standards thereof. There shall be no additional fee charged to amend ~~the CUP or a~~ UBR to allow accessory structures.

**2.2.1 Review Process Chart:**

**TABLE 1: REVIEW PROCESS**

	<u>Pre-App</u>	<u>Sketch</u>			<u>Preliminary</u>			<u>Final</u>				
<u>Approval Requested</u>		<u>Staff</u>	<u>PC</u>	<u>BCC</u>	<u>Staff</u>	<u>PC</u>	<u>BCC</u>	<u>Staff</u>	<u>PC</u>	<u>BCC</u>	<u>BOA</u>	<u>Notes</u>
Floodplain Development Permit	M							A <sup>3</sup>			APP	<sup>3</sup> Sec 10.2.2
Sign Permit	M							A <sup>3</sup>			APP	<sup>3</sup> Sec 7.1.3
Temporary Use Permit	M							A <sup>3</sup>			APP	<sup>3</sup> Sec 3.2.4
Minor O&G Permit	M	M <sup>1</sup>						A <sup>3</sup>			APP	<sup>1</sup> Sec9.2.6.9 <sup>3</sup> Sec 9.2.6.10
Minor S&G Permit	M							A <sup>3</sup>			APP	<sup>3</sup> Sec 9.1.4
Major O&G Permit	M	M <sup>1</sup>						M	P	H <sup>3</sup>		<sup>1</sup> Sec9.2.6.9 <sup>3</sup> Sec 9.2.6.11
Major S&G Permit	M							M	H	H <sup>3</sup>		<sup>3</sup> Sec 9.1.5
Geothermal Exploration Activity Notice	M							A <sup>3</sup>		APP		<sup>3</sup> Sec2.5.6.3
Geothermal Resources Permit	M	M <sup>1</sup>						A <sup>3</sup>	H <sup>3</sup>	H <sup>3</sup>		<sup>1</sup> Sec 2.5.6.4(1)a <sup>3</sup> Sec 2.5.6.4(1)b Sec 2.5.6.5 Sec 2.5.6.7
Access Permit	M							M	P	HP <sup>3</sup>		<sup>3</sup> Sec 5.3.2
Use by Right Site Plan	MA							A <sup>3</sup>				<sup>3</sup> Sec 3.2.2
Conditional Use Permit	M							M <sup>43</sup>	H	H		<sup>3</sup> Sec 3.2.3
Concept Review	M	M		H <sup>1</sup>				M	H	H		<sup>1</sup> Sec 2.2.12

General Development Plan	M	M				H <sup>2</sup>		M	H	H		<sup>2</sup> Sec 2.2.13
PUD	M	M	P <sup>1</sup>		M	H	APP	M	H	H		<sup>1</sup> Sec 4.2.3.2 <del>3.1.6.2</del>
Rezoning	M							M	H	H <sup>3</sup>		<sup>3</sup> Sec 3.1.7.3
Major Subdivision	M	M	P <sup>2</sup> 1		M	H <sup>2</sup>	APP	M	P	H <sup>3</sup>		<sup>21</sup> Sec 4.2.3.2 <sup>2</sup> Sec 4.3.3 <sup>3</sup> Sec 4.4.3
Minor Subdivision	M	M	P <sup>2</sup> 1					M	P	H <sup>3</sup>		<sup>21</sup> Sec 4.2.3.2 <sup>3</sup> Sec 4.4.3
Rural Land Use Process	M	M	P <sup>2</sup> 1		M	H	APP	M	P	H		<sup>21</sup> Sec 4.2.3.2 <del>4.2.3.2</del> 4.5
Site Specific Development Plan	M									H <sup>3</sup>		<sup>2</sup> Sec 2.3.1
Amended Plat - Major	M	M	P <sup>2</sup> 1		M	H <sup>2</sup>	APP	M	P	H <sup>3</sup>		<sup>21</sup> Sec 4.2.3.2 <sup>2</sup> Sec 4.3.3 <sup>3</sup> Sec 4.6.4.3-1, 4.6.4.3-2
Amended Plat - Minor	M	M	P <sup>2</sup> 1					M	P	H <sup>3</sup>		<sup>21</sup> Sec 4.2.3.2 <sup>3</sup> Sec 4.6.4.3-1, 4.6.4.3-2
Lot Line Adjustment	M							M	P <sup>4</sup>	P <sup>43</sup>		<sup>43</sup> Sec 4.6.4.3-3
Lot Consolidation	M							M		P <sup>3</sup>		<sup>3</sup> Sec 4.9.5, Sec 4.10.4
Subdivision Vacation	M							M	P	H <sup>3</sup>		<sup>3</sup> Sec 4.8.3
Variances-Administrative	M							A <sup>3</sup>			APP	<sup>3</sup> Sec 2.4.3
Variances-General	M										H <sup>3</sup>	<sup>3</sup> Sec 2.4.3

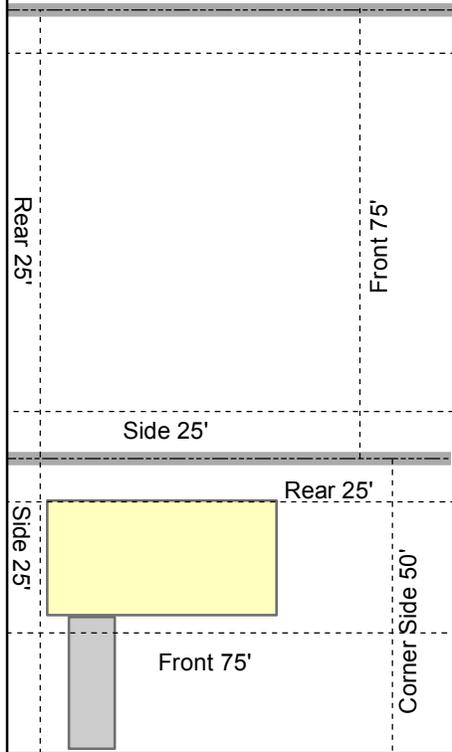
### 3.1.4 Zoning District Standards

**TABLE 4: ZONE DISTRICT STANDARDS**

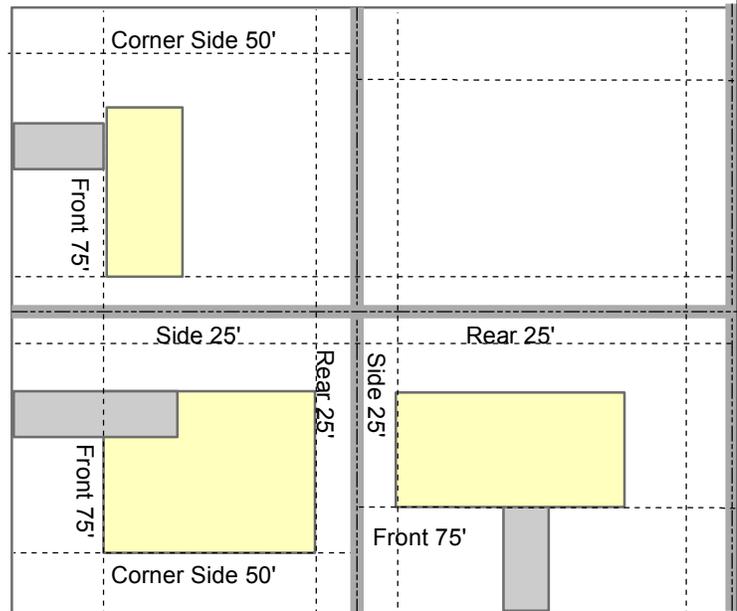
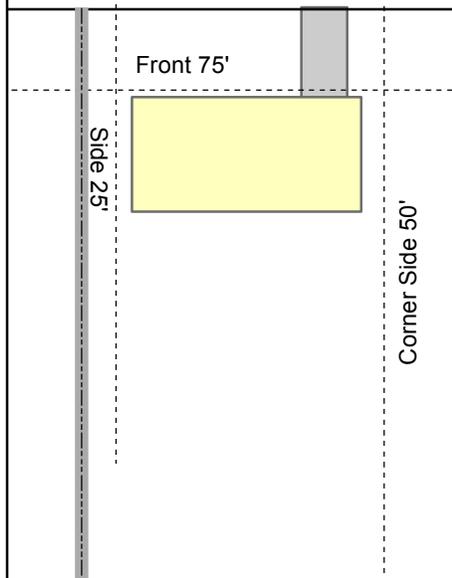
<b>DIMENSION</b>	<b>AF</b>	<b>AR</b>	<b>AE</b>	<b>RR</b>	<b>R</b>	<b>MH</b>	<b>C</b>	<b>I</b>
Minimum Lot Size	160 acres	35 acres	5 acres	3 acres (w/H <sub>2</sub> O or Sewer)	8,000 ft <sup>2</sup>	2,500ft <sup>2</sup>	10,000 ft <sup>2</sup>	10,000 ft <sup>2</sup>
Minimum Lot Width	500 feet	200 feet	100 feet	80 feet	60 feet	40 feet	100 feet	100 feet
Minimum Front Setback	100 feet	75 feet	25 feet	20 feet	15 feet	10 feet	25 feet	50 feet
Minimum Side Setback	100 feet	25 feet	25 feet	20 feet	15 feet	10 feet	10 feet	25 feet
Minimum Corner Setback (street side )	<del>150</del> 100 feet	50 feet	<del>50</del> 25 feet	<del>40</del> 20 feet	<del>25</del> 15 feet	<del>25</del> 10 feet	25 feet	50 feet
Minimum Rear Setback	100 feet	25 feet	25 feet	20 feet	15 feet	10 feet	10 feet	25 feet

## Setback Illustration (Typical A/R Zone)

In Subdivision: Front is narrowest lot line  
Outside Sub: Front is point of access



NON-SUBDIVISION TRACTS



SUBDIVISION STREET

