

Additions are in red underline. Deletions are in ~~red strikethrough~~.

ARTICLE 3

PROCEDURES

FIGURE 3-1

LAND USE ACTIVITIES AND REVIEW PROCEDURES

One-Step Planning Commission Reviews

Special Use Permits/Planning Commission Approvals

Approval of Specific Land Uses Identified within Article 5 as Uses Subject to One-step Planning Commission Review

Scenic Foreground Overlay Reviews for all development other than construction of one Single-family dwelling unit

Major Review of a Single-family Residence in an Area of Local and State Interest / C.R.S. 1041 Environmental Hazard Review

~~Mining and Mineral Processing (West End Zone District)~~

Two-Step reviews

Development in Wetland Areas other than a Residential Home and Access & Utilities associated with a Residential House

Special Use Permits

Substantial Plat Amendments

Substantial Planned Unit Development (PUD) Amendments

Land Uses Requiring Special Use Permits

Land Use Code Amendments

Rezoning

Mining and Mineral Processing

Conditional Uses on Federal Lands

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All Development in Areas of Local and State Interest/ C.R.S. 1041 Environmental Hazard Review with the exception of the construction of one single-family dwelling unit

Public Utility Structures and Above ground Electricity Transmission and Distribution Lines

Modification of Ecological Sensitivity Area Boundaries

Road Vacations

Flood Plain Development Permits for Special Uses

Major Facility Oil and Gas Development

Wright’s Mesa Subdivision Exemption for parcels greater than 37 acres and less than 150 acres

SECTION 3-5: ONE-STEP REVIEWS

3-501 General

The development applications identified in Figure 3-1 and listed in this section are subject to the one-step Planning Commission or the one-step Board of County Commissioners review procedures described in this part of the Code. Figure 3-4 serves as a guide to procedures, submission contents and review standards for one-step reviews.

- 3-501 A. The land use activities listed in this section are subject to One-step Planning Commission Review.
 - I. Approval of Specific Land Uses Identified within Article 5 as Uses Subject to one-step Planning Commission Review (Refer to Section 4-6 for submission contents and Section 5-10 for review standards);
 - II. Scenic Foreground Overlay Reviews for all development other than construction of one single-family dwelling unit (Refer to Section 4-8 for submission contents and Section 5-316 for review standards);
 - III. Major Review of a Single-Family Residence in an Area of Local and State Interest C.R.S. 1041 Environmental Hazard Review (refer to Section 4-6 for submission contents and Section 5-4 for review standards);
 - IV. Determination of Parking Requirements (Refer to Section 4-7 for submission contents and Section 5-702 F. for standards); and
 - V. Amendments to the Comprehensive Development Plan; such amendments require a public hearing before the Planning Commission.

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- VI. Development of equestrian centers, allowed only in the Low Density (LD) Zone District (see Section 4-2 for submission requirements and Sections 5-10 and 5-24 for standards).
- VII. Reduction in Highway Setbacks (Refer to Section 4-7 for submission contents and Section 5-505 for review standards).
- ~~VIII.—Mineral Exploration and Mining (Refer to Section 5-16 for standards).~~
- VIIIX. Logging (Refer to Section 5-17 for standards).

FIGURE 3-5

TWO-STEP REVIEWS: SUBMISSION CONTENTS AND STANDARDS

Land Use Activity	Land Use Code Section	
	Submission Contents	Standards
Substantial Plat Amendments	4-6	5-15
Substantial Planned Unit Development (PUD) Amendments	4-6	5-14
Land Uses Requiring Special Use Permits	4-6	5-10
Land Use Code Amendments	4-7	5-18
Rezoning	4-6	5-18
<u>Mining and Mineral Processing</u>	<u>4-7</u>	<u>5-16</u>
Conditional Uses on Federal Lands	4-7	5-11
All Development in Areas of Local and State Interest /C.R.S. 1041 Environmental Hazard Review with the exception of the construction of one Single-Family Dwelling Unit	4-6	5-4
Public Utility Structures, Above Ground Electricity Transmission and Distribution Lines Longer Than 1,000 Feet	4-701 J	
and Underground Electricity Transmission and Distribution Lines Carrying More Than 115 Kilovolts	4-701 J. 4-702	5-709

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Development in Wetland Area other than Access, Utility, House on Previously Approved Parcel	4-2, 5-2203 E.	5-22
Modification of Ecological Sensitivity Boundaries	5-2502 B.	5-25
Major Facility Oil and Gas Development	5-2604 B.	5-2604
Subdivision Exemption for Wright's Mesa Greater Than 37 Acres & Less Than 150 Acres	4-6	5-1210

SECTION 3-6: TWO-STEP REVIEWS

3-601 General (including Land Use Code Amendments)

The development applications identified in Figure 3-1 and listed in this section are subject to two step review procedures described in this part of the Code (Figure 3-5 serves as a guide to the procedures, submission contents and review standards for two-step reviews):

- 3-601 A. Substantial Plat Amendments (Refer to Section 3-703 for continuance requirements, Section 4-6 for submission contents and Section 5-15 for review standards).
- 3-601 B. Substantial Planned Unit Development (PUD) Amendments (Refer to Section 3-703 for continuance requirements, Section 4-6 for submission contents and Section 5-15 for review standards).
- 3-601 C. Land Uses Requiring Special Use Permits (Refer to Section 4-7 for submission contents and Section 5-10 for review standards).
- 3-601 D. Land Use Code Amendments (Refer to Section 4-7 for submission contents and Section 5-18 for review standards).
- 3-601 E. Rezoning (Refer to Section 4-6 for submission contents and Section 5-18 for review standards).
- 3-601 F. Conditional Uses on Federal Lands (Refer to Section 4-7 for submission contents and Section 5-11 for standards).
- 3-601 G. All Development in Areas of Local and State Interest/1041 Environmental Hazard Review with the exception of the construction of one single-family dwelling unit (refer to Section 4-6 for submission contents and Section 5-4 for review

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standards).

- 3-601 H. Public Utilities Structures, Above Ground Electricity Transmission and Distribution Lines Longer Than 1,000 Feet, and Underground Electricity Transmission and Distribution Lines Carrying More Than 115 Kilovolts (Refer to Sections 4-701 I. and 4-703 for submission contents and Section 5-709 for standards).
- 3-601 I. Development in Wetland Areas or Wetland Buffer Zone Areas (See Sections 4-2 and 5-2203 E. for submission requirements and Section 5-22 for standards.).
- 3-601 J. All reviews required pursuant to CRS 30-28-110(1) regarding construction, use or modification of public facilities, including rights-of-way.
- 3-601 K. Modification of Watershed Protection, Ecological Sensitivity Area Boundaries.
- 3-601 L. Major Oil and Gas Development (Refer to Section 5-26 for submission contents and review standards).
- 3-601 M. Subdivision Exemption for Wright’s Mesa parcels greater than 37 acres but less than 150 acres in size.

3-601 N. Mining and Mineral Processing

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ARTICLE 5

STANDARDS

SECTION 5-3 ZONE DISTRICT STANDARDS

5-307 Forestry, Agriculture and Open (F)

5-307 D. Uses Allowed Subject to One-step Planning Commission Review

~~VII. Conditional Uses on Federal Lands – Mineral Exploration and Mining and Logging, subject to applicable State and Federal statutes and regulations;~~

(Renumber subsequent sections VIII-XII.)

5-307 F. Uses Allowed Subject to Two-step Special Use Permit Review

IX. Commencement and/or expansion of mining and mineral processing operations, including sand and gravel operations, in accordance with all provisions of Sections 5-10 and 5-16;

XIV. Conditional Uses on Federal Lands – Mineral Exploration and Mining and Logging, subject to applicable State and Federal statutes and regulations.

5-318 Rangeland Grazing (RG)

5-318 C. Uses Allowed by Special Use Permit Subject to Two-Step Planning Commission and Board of County Commissioner Review.

I. Commencement and/or expansion of mining and mineral processing operations, including sand and gravel operations, in accordance with all provisions of Sections 5-10 and 5-16.

5-319 Wright's Mesa (WM)

5-319 E. Uses Allowed Subject to One-step Planning Commission Special Use Permit Review (see Section 5-319 K.)

~~XVII. Conditional uses on federal lands – mineral exploration, mining and logging, subject to applicable state and federal statutes and regulations;~~

(Renumber subsequent sections XVIII-XX.)

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5-319 G. Uses Allowed Subject to Two-Step Planning Commission and Board of Commissioners Special Use Permit Review (see Section 5-319 K.)

VII. Commencement and/or expansion of non-chemical mining and mineral processing operations, subject to Section 5-16;

XI. Conditional uses on federal lands - mineral exploration, mining and logging, subject to applicable state and federal statutes and regulations.

5-319 Wright’s Mesa Zone Districts (adopted March 2010)

5-319 E. Allowed Uses
 VI. Table of Allowed Uses

TABLE 5-319-3: TABLE OF ALLOWED USES						
USE CATEGORY	USE TYPE	WMRA	WMRR	WMLJ	WMTR	USE-SPECIFIC STANDARDS General standards in 5-319 I. apply to all uses. Additional use-specific standards in 5-319 H. may apply as noted.
INDUSTRIAL USES Overlay restrictions may apply to Industrial Uses. See Section 5-319 J.						
General Industrial Service	Minor	S-1		S-1		
	Major	S-2				Section 5-319 H.V.c.
Resource Extraction	Logging	S-1				Section 5-319 H.V.a. (note: certain amounts exempt development permit) and 5-10 and 5-17
	Mining and/or Mineral Processing	S-2				Section 5-16 and 5-17
	<u>Conditional uses on federal lands - mineral exploration, mining and logging</u>	<u>S-2</u>				<u>Section 5-11</u>
	Oil and Gas Facility, Major	S-2				Section 5-26
	Oil and Gas Facility, Minor	P-D				Section 5-26
Manufacturing and Production	Manufacturing, heavy	S-2				Section 5-319 H.V.c.
	Manufacturing, light			S-1		Section 5-319 H.V.b.
	Shop-Craft Business or Industry	S-1		P-D		
Warehouse and Storage	Construction staging Area/Stockpiling of dirt	S-2		S-2		Section 5-319 H.V.d.
	Mini-storage			S-1		Section 5-319 H.V.e.
	Recreational Vehicle (RV) Storage and Service	S-2		S-2		Section 5-319 H.V.f.
	Storage or Hauling Company			S-1		
	Warehouse			P-D		
Waste and Salvage	Material Recovery Facility	S-2				Section 5-319 H.V.g.
	Salvage, Junk Yard	S-2				Section 5-319 H.V.g.

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5-320 West End (WE)

5-320 B. Uses Allowed by Right

- V. Mining of sand and gravel or other minerals for personal (non-commercial) use;

5-320 D. Uses Allowed Subject to One-step Planning Commission Special Use Permit Review (see Section 5-320 K.)

- ~~V. Expansion of or new commercial mineral resource development and extraction operations and facilities;~~

(Renumber subsequent sections VI-XV.)

5-320 F. Uses Allowed Subject to Two-Step Planning Commission and Board of Commissioners Special Use Permit Review (see Section 5-320 K.)

- XVI. Expansion of or new commercial mineral resource development and extraction operations and facilities;

- XVII. Conditional uses on federal lands - mineral exploration, mining and logging, subject to applicable state and federal statutes and regulations.

5-321 High Country Area (HCA)

5-321 H. Uses Allowed Subject to Two-step Special Use Permit Review Subject to Section 5-10.

- II. Commencement and/or expansion of mining and mineral processing operation, or development of mining related structures or buildings, in accordance with all provisions of Section 5-10 and 5-16. This does not include sand and gravel mining or processing.

- V. Conditional uses on federal lands - mineral exploration, mining and logging, subject to applicable state and federal statutes and regulations.