

**TOWN OF YAMPA  
PLANNING COMMISSION AGENDA  
January 24, 2024 – 6:30 pm**

To the Planning Commission of Yampa and to all Other Persons to whom it may concern:

Notice is hereby given that a Regular Yampa Planning Commission Meeting will be held on **Wednesday, January 24, 2024 beginning at 6:30 pm** in the Upstairs Board Room at Crossan's/Town Hall, 101 Main St., Yampa, CO. Agenda is subject to change up to 24 hours prior to the scheduled meeting.

Join Zoom Meeting

<https://us06web.zoom.us/j/83365788491>

Meeting ID: 833 6578 8491

One tap mobile

+17207072699,,83365788491# US (Denver)

+17193594580,,83365788491# US

1. **Call to Order & Roll Call**
2. **Nomination & Election of Officers**  
Acceptance of nominations for and election of Chairperson and Vice Chairperson for 2024.
3. **Sunshine Resolution P2024-01**  
Consideration for approval and authorization to sign Resolution P2024-01, A Resolution Designating a Place for Posting of Notices of Meetings of the Town of Yampa Planning Commission in Accordance with CRS § 24-6-402
4. **Request for Proposals – Zoning & Subdivision (Land Development) Code Update**  
Review, discussion and consideration of recommendation on Request for Proposals received to update the Town of Yampa's Zoning & Subdivision (Land Development) Codes
5. **Work Session**  
Work Session to discuss and provide direction on zone district uses
6. **Adminstrator's Report/Pending Matters:**
  1. Report on Pending/Potential Projects
7. **Adjournment**

**TOWN OF YAMPA**  
**PLANNING COMMISSION**  
**RESOLUTION P2024-01**

**A RESOLUTION DESIGNATING A PLACE FOR POSTING OF NOTICES**  
**OF MEETINGS OF THE TOWN OF YAMPA PLANNING COMMISSION**  
**IN ACCORDANCE WITH C.R.S. § 24-6-402**

**WHEREAS**, the Town of Yampa is a political subdivision of the State of Colorado in accordance with C.R.S. § 24-6-402; and

**WHEREAS**, C.R.S. § 24-6-402 (2) (c) requires each public body to designate the public place or places where notices of meetings of the local public body will be posted annually at its first regular meeting of the year; and

**WHEREAS**, the meeting of the Town of Yampa Planning Commission in 2024 where the Planning Commission considered this resolution took place at its first meeting of the year on January 24, 2024.

**NOW, THEREFORE, BE IT RESOLVED** by the Town of Yampa:

The designated place for posting of notices of meetings of the Town of Yampa Planning Commission for calendar year 2024, is the west facing door to the second floor of Yampa Town Hall at Crossan's, 101 Main Street, Yampa, Colorado.

**APPROVED this 24<sup>th</sup> day of January 2024.**

\_\_\_\_\_  
By: \_\_\_\_\_, Chairman

Attest:

\_\_\_\_\_  
Sheila Symons  
Town Administrator/Clerk



*Town of Yampa*

**Planning Commission Agenda Item**

**Meeting Date:** January 24, 2024

**Agenda Item Title:** Work Session

Work Session to discuss and provide direction on zone district uses

**Presented by:** Mary Alice Page-Allen

**Attachments:** Town of Yampa Uses by Zoning District (As of 1/24/2024)

**Background:** As the Planning Commission begins the process of updating the Zoning and Subdivision (Land Development) Codes there is an opportunity to look into the current standards and understand the regulations and potential challenges they present as the Town moves forward to implement the Comprehensive Plan guidance.


Staff developed the attachment to help inform the discussion. The yellow highlighted uses are uses that are currently permitted in the Town's zoning code. The other items were selected from another code to show the scope and scale of different uses that could be considered, but are not currently included in the Town's code.

**Recommendation:** The Planning Commission and staff discuss the current and potential uses for the Town's zoning code and provide some initial direction on various uses that should – or should not – be permitted within the Yampa municipal limits.

# Town of Yampa

## Uses by Zoning District (As of 1/24/2024)

Use Codes
<b>R</b> -Use Permitted by Right
<b>C</b> -Use Permitted by Conditional Use Permit
<b>Blank Cell</b> indicates use is not permitted.
<i>Italics indicate there are specific standards for the listed use in Section(s) x.xx.</i>

Zone Districts	
<b>O</b> – Open	<b>C</b> – Commercial
<b>R-1</b> – Residential One-Single Family	<b>I</b> – Industrial
<b>R-1A</b> – Residential One	<b>PUD</b> – Planned Unit Development
<b>R-2</b> – Multi-Family Residential	
<b>MHR</b> – Mobile Home Residential	
	Shading denotes site plan review required for all new construction or uses.

Notes
All uses are subject to the Development and Dimensional Standards in Chapter x.xx.
Specific requirements in the Development Code apply to certain uses listed below.
Allowable uses for a PUD are site specific to the PUD after review and approval of a Final PUD plan.


USE	O	R-1	R-1A	R-2	MHR	C	I	PUD*
<b>Agricultural, Resource Extraction and Related Uses</b>								
<i>Agritourism Enterprise – less than 50 vehicle trips per day</i>								
<i>Agritourism Enterprise – more than 50 vehicle trips per day</i>								
<i>Airport facilities, public</i>								
Animal boarding, small (kennels)								
Animal boarding, large, including riding stables								
Cultivation and storage of crops, vegetables, plants, flowers, and nursery stock; farming including but not limited to, gardening, horticulture, fruit growing, growing of vegetables, trees, shrubs, plants, turf and sod								
<b>Farm animals on parcels no less than 1 acre in area</b>		R						R
Farmers' markets								
<i>Farm stand</i>								
<i>Oil, gas and other hydrocarbon well drilling and production</i>								
Plant nurseries and greenhouses, without retail sales								
Plant nurseries and greenhouses, with retail sales								
<b>Ranching and general agriculture, except feed lots and animal sales barns</b>	R							R



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USE	O	R-1	R-1A	R-2	MHR	C	I	PUD*
Barber and beauty shops						R		R
Bed and breakfasts		C	C	C		R		R
Business, professional and semi-professional offices						R		R
Commercial kitchen and catering operations (see Industrial uses, light)								
Convenience retail store								
Convenience shopping center								
Cottage industry		C	C	C		R		R
Entertainment facilities and theaters								
Equipment rental without outdoor storage								
Equipment rental with outdoor storage*								
Equipment sales, heavy, including farm implements, heavy excavation equipment, mobile/manufactured homes								
Funeral homes								
Gas stations						C		R
Golf courses								
Grocery store, small [less than 25,000 sq. ft.]								
Grocery store, large [more than 25,000 sq. ft.]								
Health and membership clubs								
Motel, hotel and lodging establishments								
Medical clinics and pharmacies operated with a clinic						R		R










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USE	O	R-1	R-1A	R-2	MHR	C	I	PUD*
Hospitals and sanitariums for contagious or infectious diseases, penal or mental institutions, nursing homes	C							R
Libraries	R	R	R	R	R	R		R
Parking lot, commercial and public	C							R
Parks, public and other public buildings and public or quasi-public recreation facilities	R	R	R	R	R	R		R
Public facilities without major vehicle repair and outdoor storage facilities								
Public facilities with major vehicle repair and outdoor storage facilities*								
<i>Routt County Fairgrounds</i>								
Schools	R	R	R	R	R	R		R
<i>Telecommunications facilities - freestanding antennas and towers</i>								
<i>Telecommunication facilities – co-location on buildings or permitted towers</i>								
Transit facilities without repair or storage								
Water reservoirs, water storage tanks, water pumping stations and sewer lift stations	C	C	C	C	C	C	C	R
<b>Miscellaneous and Related Uses</b>								
Accessory building or use (not involving open storage) when located on same lot						R		R

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USE	O	R-1	R-1A	R-2	MHR	C	I	PUD*
Accessory buildings and uses customarily incident to the uses permitted in the district	R	R	R	R	R		R	R
Campers and travel trailers					R			R
Domestic animals, household pets without kennels		R	R					R
Enterprises or business of the same nature as Uses Permitted by Right found to be not more obnoxious or detrimental to the welfare of the area that those listed						C		R
Fences, hedges and walls located so not to obstruct motorists' vision at street intersections		R	R	R	R			R
<i>Signs</i>								
<i>Site Location Temporary Use Permit</i>								
<i>Special Events</i>								

\*Uses in the Planned Unit Development (PUD) zone district are permitted at the discretion of the Board of Trustees, however the uses allowed shall be determined upon submission and approval of the formal application.