

Jan. 6, 2023 CCHAAB Mtg w/ Marjo Cursus

In Attendance: Andrea Coen, Rita Phelps, Susanna Spaulding, Melanie Roth, Kathryn Dunleavy, Keith Baker, Dominique Naccarato

Brief Agenda:

- Overview of current CCHAAB status - catch Marjo up
- LUC Updates
- How to achieve goals in Code Update for CCHAAB

Marjo Updates:

Module 2 LUC Draft

Just coming out for internal review

Consultant is looking at the Comp Plan

Need more definitive standards in place

Trying to have wrapped up by early Spring

Commissioner Baker:

Chapters 4,5,6 - what BOC are looking at currently, looking at incentive tables - can only get you so far, but will still need to have consequences or regulations; transfer of development rights - ; roadway standards/ driveway standards-loss of an asset, egress routes, provisions for emergency egress; where we allow development in the backcountry at all/ severely restrict any development (building materials and building standards), people are getting really tired of paying taxes to underwrite irresponsible development in inappropriate places

Overall objectives for entire LUC project - make it more user-friendly and remove (streamline) barriers. Code currently is too silent on too many issues to make it efficient

Goal - to have entire LUC Update to be wrapped up by early Fall

Marjo:

In thinking about how to influence LUC Update for:

scenic viewshed protections

historic site protections

corridor management protection

Code is currently addressing terrain to provide visual buffers

Foreground protection/ zoning - new code: minimum setback, uses, form of the building itself, location

Subdivision zoning - division of the land and what happens in the division of that land

Don't currently have guidance on what 'view' we are trying to protect (background-large/up high views, mid-ground throughway-views, foreground views)

Viewshed analysis and methodology to develop standard to be applied - will be important to look at Scenic Byway - has 1 mile of protection, but still needs to be more specific in order to be accountable
Specificity of viewshed protections

Tools that really need to be developed:

Most Prioritized - Economic/ Tourist factors - *The scenic byway needs most directive and explicit area and tool development (right of way, setback for building... what is an appropriate setback)

County Roads/ Scenic Resources - need a different set of setbacks and tools - what values are trying to be protected. Are there specific 'types' of views we're trying to protect? What are the views or resources we are trying to protect when we can't protect everything?

Historic sites - is there info or layers that can be provided to the consultant to integrate into a map? If this is known in advance, can be incorporated into Sketch Plan initially, instead of potentially having to redesign plan later

State/National Register Sites map/ GIS overlay - if identified in the code, then has to be addresses. Currently isn't included.

ACTION ITEMS:

____ Craft a letter to Miles & Beth, cc BoCC, to say: CCHAAB updates, building capacity to protect resources, in order to inform LUC update, need to improve historic and scenic protections, here are some of the resources we have available...

-list of historic sites (are they ranked in priority)

- in a GIS Layer (Yvonne Barnes)

-historic reuse - how build old structure into new development (Routt County example)

Check with Jen/Consultant, about overlay development through CMP to be included - timeline holding spot in standards. Still need general standards

____ Asking for a meeting with the consultants while working on this draft

____ Viewshed Impact Analysis (major subdivisions)

Do inventory of inventories

Info on scenic byways

Want a buffer for that in an overlay

Accommodations of historic reuse

Scenic Views - have critical viewshed analysis that has been done - needs to be incorporated

Visual Impact Analysis for Major Subdivisions

??Value-Added Certification - Chaffee Heritage (a suggestion back at a different time. Never got developed)

Mitigation standards for historic structures/ sites/ overlay? Example already exist?

- Historic Reuse (fencing style, outbuildings, keeping old structure, making new construction match historic bldg)
- Buffer
- No disturbance/ Avoid - design around it
- Mitigate/ Reduce Impact
- Archeological Assessment by 3rd party analyst

Regulations/ Restrictions vs. Voluntary Incentives

CLG is an example of what could be an incentive for both preservation and restoration

Between Sketch Plan & Preliminary - include this in memo to Miles Cotton; have this board be able to be a resource for collaborative design opps if x conditions exist (___what are these conditions?) If fall in certain criteria, these are recommendations...

Timeframe between

-site inventory triggers a review - i.e. if on Byway or has a historic structure identified on an inventory/ historic but NOT identified on an inventory on site - trigger an additional layer of review

Draft a letter, meet w/ Jodie for any additions, send to Marjo for review

DUE BY END OF JANUARY!!!

Additional Information Provided by Marjo

Ideas from:

From Principles to Guide Development

<https://www.nccde.org/DocumentCenter/View/34891/Scenic-Byways-Factsheet-11052019?bidId=>

Tools

1. Goals and Objectives in Plans and Policies

Include clear statement about the protection, preservation, and enhancement of the character-defining features, unique qualities, and scenic resources of the scenic byway; including scenic, natural, cultural, historic, archeological, and recreational features. (*keywords features, qualities not road*)

- *Note: Plan and code have general intent on scenic byway, just not what features/qualities This may in the Scenic Byways Plan and should therefore be consulted in development applications.*

2. Scenic Viewshed Protection

Viewsheds are composed of components from a site where the foreground, background, or both are the goals of protection. A visual impact analysis is a methodology for assessing the impacts from a point or points into and across a site to determine what features need protection and therefore mitigation. Tools to conduct these include mock ups, viewshed site line assessments, site visits, etc. The intent is to identify whether a development can be redesigned to mitigate impacts to either the foreground/background/or both.

Photo Mock Ups



- *Note: only a few major subdivisions have done these types of assessments voluntarily as it is not required. The Centerville project did multiple viewshed analyses as did Aspire and the solar farm. As a result, modifications were made to buffers, lot and building site placement to enhance view protection for specific views. This should be a requirement along the scenic byways and in the scenic byway overlay and river overlay going forward.*

3. Conservation Subdivision Design

A development uses flexible site design that can mitigate impacts on resources by clustering development and leaving relevant landscape in open space or with lower density.

- *Note: County is supporting this type of development, but we are getting pushback from neighbors who do not understand what we are doing. This is in comp plan and a key tool in protecting county.)*

4. Context Sensitive Solutions (CSS).

Applications utilize context sensitive solutions, materials, and methods where the development is compatible with the character of the community's existing culture and landscape in terms of **Building Scale, Bulk and Mass**.

- The scale and proportions of new construction on properties within this district shall be compatible with buildings on adjacent properties.
- Buildings shall be designed to utilize scaling of architecture and material elements to

reduce the appearance of the height and length of building facades through the use of changes in wall plane, height, and materials. The appearance of mass can be minimized through the use of design elements such as porches, porticos, bay windows, dormer windows, and pergolas. (clearly not the architecture of the West, but you get the point)

- c. Reduction of Visual Bulk of development reduced so that structures do not create negative impacts on adjacent properties or “stand out” prominently when seen from a distance. The form, mass, profile, and architectural features of the buildings should be designed to be compatible with the scale and character of the visible community. General massing of buildings can be divided into smaller parts, including detached buildings, to reduce effective visual bulk. This is especially important in visible hillside settings.
- *(Note: we do not do any of this as we have not defined an architectural style for any area – think building materials in MT or in Crested Butte or Santa Fe that convey history. Clearly we are not trying to say look like the subdivision built in 2020)*

5. Enhanced Resource Protection

- a. In addition to other resource goals in a code, applications within the Scenic Viewshed Protection Overlay District *(Note: we need one of these, it is in the comp plan. Better than from any county road)* shall reserve and protect the following natural, cultural, and other character-defining features (list). These features shall be integrated into the overall plan for the property.:
 - For example: old growth forests, stone walls, old lanes, hedge rows, fence rows, historic vegetative plantings, and visible cultural remnants of past human settlement. *(Note: clearly east not west...but you get it - historic barns, types of wood fences, tree stands, remnants of mining or ranching, etc. but specific features or qualities, not just from undeveloped to developed parcel. Staff and PC have little guidance on this and could use help)*

6. Enhanced Dimensional Standards for Overlay

Zoning dimensional standards determine where a structure is placed in context of a parcel. For an overlay district, the standards can be higher. For example, larger front or side setback from the byway.

- *(Note: we have been negotiating bigger setbacks from the hwy without a clear code requirement or consistency for years to try to mitigate in key area along river/50/285.)*

<i>Sub-Districts Standards Table for the Brandywine Valley National Scenic Byway, Red Clay Scenic Byway and Harriet Tubman Underground Railroad Byway - North of Wilmington</i>			
	Sub-District 2 (SD-2) (0-200 ft.)¹	Sub-District 3 (SD-3) (>200 ft. to 1,000 ft.)¹	Other Areas subject to the Overlay District
Street Yard & Paving Setback from ROW²			
S, SE, SR	100-foot minimum	N/A	Per base zoning district
All other Districts ³	40-foot minimum	-	Per base zoning district
Visible Building Mass⁴ (as measured from ROW² of SD-1)			
Less than or equal to 100 ft.	Not permitted	-	-
>100 – 150 ft.,	20 percent	-	-
>150 – 200 ft.,	40 percent	-	-
>200 – 400 ft.,	-	60 percent	-
>400 – 600 ft.,	-	80 percent	-
>600 ft.	-	100 percent	-
Visible Building Height⁵ (as measured from ROW² of SD-1)			
Less than or equal to 100 ft.	-	-	Not permitted
>100 – 150 ft.,	-	-	20 percent
>150 – 200 ft.,	-	-	40 percent
>200 – 400 ft.,	-	-	60 percent
>400 – 600 ft.,	-	-	80 percent
>600 ft.	-	-	100 percent
Landscaping, buffering, screening	Per Buffering in SVPOD Corridor Standards, below		
Grading & Earthwork	Limit to 10-foot maximum cut or fill	-	-

Examples of Viewshed Preservation Techniques

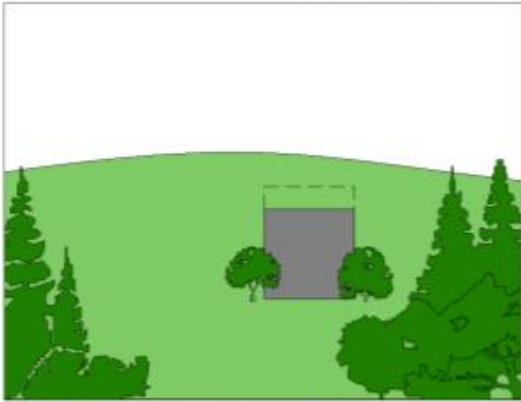


Figure 1 - Building height is reduced and building screened to reduce impact on the viewshed

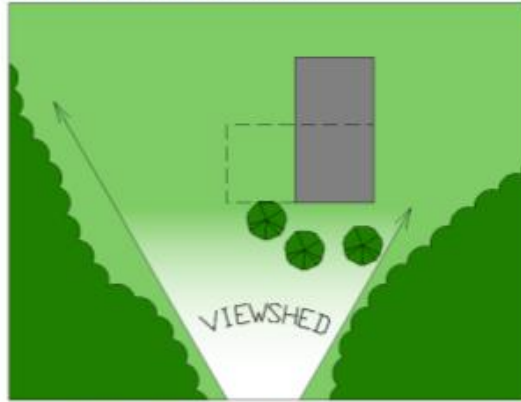


Figure 2 - Building in viewshed is reoriented and screened to reduce impact on viewshed

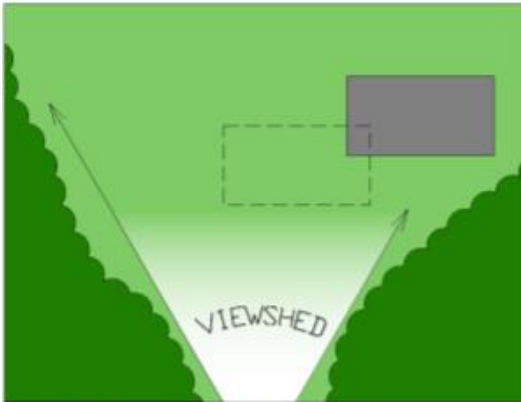


Figure 3 - Building is relocated to be partly outside the viewshed

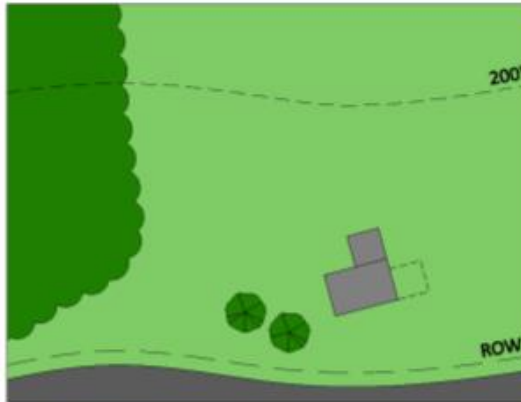


Figure 4 - Addition to existing structure is placed to the rear of the building rather than directly in the viewshed

Case Study

Utah

Summit County has developed policies to protect views of meadows and hillsides in the Snyderville Basin. The policy divides the basin into **four areas, subject to different levels of development controls**. Residential and other forms of development are not permitted in *preservation areas*. In *retention areas*, developments are only permitted if they are not visible from major roads in the basin. In *modification areas*, developments are permitted but their visual impact must be mitigated through such means as siting, landscaping, and lighting. The final type of area are those which have been *visually degraded* and should be rehabilitated and where the landscape should be restored. In all areas, development should occur in a way to preserve the scenic foreground and distant views, by placing development at the edge of open meadows and at the bottom of the hillsides. The policy is available on-line at http://www.co.summit.ut.us/dept/planng/sville/Chpt6_drft.htm

<https://www.state.nj.us/transportation/works/studies/rt57/pdf/ScenicCorridorOverlayZoning..pdf>

https://codelibrary.amlegal.com/codes/tucson/latest/tucson_az_udc/0-0-0-3362

<https://plandev.sccgov.org/ordinances-codes/planning-studies/viewshed-protection-study>

https://stgenpln.blob.core.windows.net/document/Viewshed_SCMaps.pdf

https://stgenpln.blob.core.windows.net/document/Viewshed_ModelOrds.pdf

https://www.ledgeviewwisconsin.com/wp-content/uploads/2019/10/Ledgeview_Viewshed-Analysis_FINAL_2019-07-09.pdf