

Text Amendments

TA 26-001

Ag subdivisions & Replats

Legislative cleanup



Agricultural Subdivision

New allowance for limited circumstances:

Zoning – Rural (RU) zone district

FLUM – Prime Agriculture or Agriculture & Rural Preservation

Legal – “exempt” per CRS 30-28-101, Affidavit/attestation of agricultural intention

Lots – existing half section (80 acres) or larger original parcel

- proposed corner lot(s) no larger than 10 acres or smaller than 1 acre

- no more than 2 new corners per half section

Water – active ag well(s)

- domestic well for the corner lot is encouraged/required (plat note required)

Access – direct access to County Rd/State Hwy

Process – administrative process like replat – 30 day notice in paper, administrator approval

(7.4.3, 8.1, 8.25)

Replat/Plat Vacations

Existing Code is missing historic language

6.3.1 Replat or plat vacation shall be approved unless the Board of County Commissioners finds that:

- A. The application is in conformance with the goals, objectives, and policies of the Alamosa County Comprehensive Plan and the Alamosa County Land Use and Development Code;
- B. The application is compatible with surrounding land uses and the area of its location;
- C. All site, tracts or lots shall have a maintained access to a public road which maintained access is built to County standards prior to the recording of the required plat;
- D. The application will conform to existing zoning.

Need to add specifics of approval by administrator for all replats

Legislative Cleanup

HB 24-1007 Residential Occupancy Limits:

- Cannot limit the number of people who may live together in a single dwelling based on the occupants' familial relationship

SB 24-005/HB 25-1113 Limit non-functional turf:

- Prohibits the installation of nonfunctional turf, artificial turf, and invasive plant species on nonresidential properties, and multifamily > 12 units

HB 24-1152 Accessory Delling Units:

- Must allow one ADU where single-family detached are allowed,
- Can regulate parking, short-term rental, structure type (e.g. RVs, tiny homes) compliance with district standards, limit max size to main home, allow under 500 sf,
- Can require compliance with building/fire code and proof of water supply/wastewater treatment

(more) Legislative Cleanup

SB 24-174 Local Housing Needs Assessment & Housing Action Plans

- Must do HNA or regional HNA & HAP every 6 years
- Comp Plans must include water element and strategic growth element

HB 23-1255/SB 25-1093 Local Growth Limits :

- Must balance available residential density (if reducing available units in one area must increase elsewhere)

These do not apply to Alamosa county

HB 24-1304 Parking Limits

HB 24-1313 Transit Oriented Development

HB 25-1273 Multifamily single-stair up to 5 stories