



**ALAMOSA COUNTY
TEXT AMENDMENTS TO THE LAND USE
DEVELOPMENT CODE
TA 26-001**

February 11, 2026 - PLANNING COMMISSION 6:00 PM

March 11, 2026 - BOCC 8:30 AM

LIST OF EXHIBITS

1. STAFF REPORT
2. PROPOSED TEXT AMENDMENTS
3. PUBLIC NOTICES

**Alamosa County
Land Use & Building Department
Memorandum**



County Commission Meeting

Date: March 11, 2026
Case Number: TA 26-001
Prepared By: Richard Hubler, Land Use Administrator

Subject:

This legislative change to the existing Land Use & Development Code (LUDC) updates existing regulations for subdivisions to add a process for agricultural subdivisions and fix the section for replats.

Public Notice Process:

Public Notice was published in the Valley Courier on December 13, 2025. Updated notice was published in the Valley Courier on February 7, 2026.

Background

As the Planning Commission has discussed subdivision processes related to the adoption of the Imagine Alamosa County Comprehensive Plan, we have considered the creation of a new “exempt” subdivision type related to agricultural lands. Initially, this approach was directed at the common minor subdivision applications we see to separate a corner from irrigated farm circles for residential or other development. These applications have all been approved with rather standard conditions related to access and water supply. Based on conversations during the Planning Commission’s meetings in November and December, 2025, this approach was expanded to allow for such new lot creation on other agricultural parcels that didn’t have “corners”, including surface irrigated farms and ranch lands. This process is intended to add another option for active ag land, and so is limited to those circumstances. A property owner is still able to pursue the standard minor subdivision process if they don’t qualify for this new agricultural subdivision process.

We are also adding language to clarify the process for Replats and Plat Vacations, and updating Articles 7 and 8 that describe the process and authority for the new agricultural subdivisions and replats.

Section 5.9 Agricultural Subdivision Standards

This is all new language that defines when this process applies, the requirements of an application, and how an agricultural subdivision application is processed.

Under Section 5.9.1 General Agricultural Subdivision Criteria

To be eligible for this process, the subject property must be active agricultural land of at least 80 acres (half-circle) and have active agricultural water, and front on a maintained county or state road. The applicant must self-certify that they intend to continue the agricultural use of the main property, provide documentation of water and access, and submit a plat the same as other subdivision processes. Proposed small lots (corners) are limited to two per 80 acres (half-circle), can be no larger than 10 acres, and must have existing exempt domestic permits and maintain direct frontage to the county or state road.

Under Section 5.9.2 Action by Administrator

If a proposal meets the requirements, it is processed through an administrative approval similar to Replats and Plat Vacations. This includes a public notice and an administrative hearing. Specific approval conditions are listed, similar to other subdivisions. The Land Use Administrator is tasked with updating the Planning Commission on all agricultural subdivisions during regular meetings.

Under Section 5.9.3

This language clarifies the appeal process and specifies a 30 day appeal period.

Article 6 Replats and Plat Vacations

Prior updates to Article 6 that created an administrative process for review and approval inadvertently removed the specific process and approval criteria language. This amendment adds back the previous approval criteria and matches the long-standing process for replats and vacations. It also specifies the process for administrative approval and appeals.

Under Section 6.1 General

This section specifies that the process applies to a legally created lot, differentiates the replat and vacation process, and clarifies the general requirements for the process. It details what is required with an application and describes how applications near Alamosa and Hooper are handled.

Under Section 6.2 Action by Administrator

This section includes approval criteria consistent with other subdivisions, clarifies when replats or plat vacations are handled by the Planning Commission and BOCC, and clarifies the appeal process, specifying a 30 day appeal period.

Article 7 Review & Decision-Making Bodies

This article generally defines the roles of the BOCC, Planning Commission, Board of Adjustment, Administrator and species which entity has authority for review and decision making of land use applications. Proposed changes reflect updating language to include the new Agricultural Subdivision process, and to be consistent across the sub-sections.

Article 8 Development Review

This article generally describes how land use applications are processed. Proposed changes include the addition of the new Agricultural Subdivisions, clarification of notice requirements and the addition of Administrative Hearings.

Planning Commission Hearings and Recommendation:

The Planning Commission discussed these regulations during regular meetings in November and December, 2025. A public hearing was held on January 14, 2026 that was tabled until February 11, 2026. At the February 11, 2026 meeting, the **Planning Commission Recommended Approval** of the language currently proposed in Exhibit 2.

Relevant Regulations:

8.3.8 Approval Criteria

- A.** In evaluating any proposed amendment of the text of this LUDC, the planning commission and the board of county commissioners shall consider the following:
 - 1.** The extent to which the proposed text amendment is consistent with the remainder of the LUDC.
 - 2.** The amendment must not adversely affect the public health, safety, or general welfare; and
 - 3.** The amendment is necessary because of changed or changing social values, new planning concepts, or other social or economic conditions in the areas affected; and
 - 4.** Whether or not the proposed text amendment revises the LUDC to comply with state or federal statutes or case law.
- B.** In deciding whether to adopt a proposed text amendment to this LUDC, the central issue before the board of county commissioners is whether the proposed amendment advances the public health, safety or welfare and is consistent with the adopted plans and policies of the county and the specific intent of this LUDC.

TA 26-001: Proposed Text Amendment to the LUDC regarding Subdivisions

[Bold Bracketed] text indicates new language

~~Strikethrough~~ text indicates deleted language

Highlighting added for attention

Article 5 | Subdivision Standards

Section 5.9 ~~[Agricultural Subdivision Design Standards]~~

5.9.1 [General Agricultural Subdivision Criteria

This section applies only to the creation of new lots or tracts on agricultural land and is intended to support the continuation of active agriculture uses on the land being divided. Such land may be divided into tracts, lots, or parcels of less than 35 acres as described in this section, and such action is considered exempt from the definition of a “subdivision” contained in C.R.S. 30-28-101 *et seq.*

- A. To be eligible for an agricultural subdivision, the land to be divided must:
 1. Be in the Rural (RU) zone district and be in those areas identified in the future land use maps of the comprehensive plan as Agriculture and Rural Preservation, Prime Agriculture, or Natural Resource Open Space; and
 2. Be at least 80 acres prior to division; and
 3. Have an adjudicated irrigation well or surface water right for irrigation that is in active use and not subject to abandonment or pending transfer from the land to be divided; and
 4. Have direct frontage to a maintained county road or state highway.
- B. All applications shall meet the application requirements in Article 8 and shall also include the following:
 1. An affidavit of intended agricultural future land use,
 2. An exempt domestic well permit filed with the Division of Water Resources for any proposed lot less than 35 acres,
 3. Documentation of application to Alamosa County Road & Bridge or Colorado Department of Transportation, if applicable, for all proposed access points.
 4. A survey plat prepared by a professional land surveyor licensed in the State of Colorado.
- C. Design Criteria
 1. For each full eighty acres of land to be divided, the application shall include no more than two “small tracts” of less than 35 acres.
 2. Each small tract shall be no larger than 10 acres and shall otherwise meet the dimensional standards of this code.
 3. Each small tract shall have an exempt domestic well or well permit that encumbers the entirety of the small tract and whatever other

acreage is required to meet statutory requirements.

4. All proposed tracts shall have direct frontage and access to a maintained county road or state highway as specified in Section 3.1.

5.9.2 Action by Administrator

This section grants authority to the Administrator for the creation of new lots pursuant to C.R.S 30-28-133.5(1.5).

- A. Public notice and required hearings shall be as specified in Article 8.
- B. An Agricultural Subdivision shall be approved only when the Administrator finds that all of the following conditions exist:
 1. 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.
 2. The application is compatible with surrounding land uses and the area of its location.
 3. All sites, tracts, or lots have direct access to a maintained public road.
 4. The division of land will not create more than two additional building tracts or lots for every eighty acres being divided.
- C. The administrator shall provide an update to the Planning Commission at each regular meeting that includes the details and status of all applications for Agricultural Subdivisions.]

5.9.3 An appeal from any final decision by the administrator shall be made within 30 working days of the final decision in accordance with Section 8.15 Administrative Appeals.]

Article 6 | Replats and Plat Vacations

Section 6.1 ~~Replats or Plat Vacation Applicability~~ General

6.1.1 [Scope and purpose]

Replats and plat vacations, shall be considered under this article. [Any lot or tract that existed in the records of the Alamosa County Clerk and Recorder prior to September 29, 1971 or that was created pursuant to the Alamosa County Subdivision Regulations adopted September 29, 1971, as amended, or was created pursuant to the Alamosa County Land Development Code adopted July 15, 2009, as amended, is eligible for a replat or plat vacation.]

6.1.2 [General Criteria]

- A. A replat is an action to revise the boundary lines or lot lines of an existing recorded plat that does not increase the number of lots or tracts previously approved or recorded.
- B. A plat vacation is an action to combine contiguous lots or tracts by eliminating lot lines or to modify or eliminate easements or roads dedicated on an existing plat or other document in the records of the Alamosa County Clerk and Recorder.
- C. An application may be for any combination of actions described above as a replat or plat vacation and the survey plat shall be titled accordingly.
- D. Lots or tracts that are described by metes and bounds or aliquot descriptions can be included in a replat or plat vacation only if they were created prior to September 29, 1971 OR if they share a common lot line with the lot or tract included in the previously recorded subdivision plat that is being amended.
- E. No action shall be taken to review or approve a replat or plat vacation until a survey plat is prepared by a professional land surveyor licensed in the State of Colorado.
- F. No action shall be taken on a replat or plat vacation where any portion of the existing or proposed lots or tracts or the existing recorded plat lies within the boundaries of the city limits of Alamosa or the town limits of Hooper.
- G. Any application on land adjacent to the city limits of Alamosa or the town limits of Hooper or within the area of an adopted 3-mile plan requires the Administrator to request comments from the city or town and refer the application to the Planning Commission for review and the Board of County Commissioners for approval.
- H. Application requirements, public notice, and required hearings shall be as specified in Article 8.]

Section 6.2 Administrative Adjustment [Action by the Administrator]

6.2.1 The administrator may authorize adjustment by up to 10 percent of the applicable standard, not including allowable density.

6.2.1 [Replats or Plat vacations shall be approved only when the Administrator finds that all of the following conditions exist:

- 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; and
- B.** The application is compatible with surrounding land uses and the area of its location; and
- C.** All sites, tracts, or lots have direct access to a maintained public road, which access is built to the county's construction standards as published by the Alamosa County Road & Bridge Department; and
- D.** The application will conform to existing zoning; and
- E.** The application does not propose to vacate a platted road or any county right-of-way.

6.2.2 The administrator may refer any application for a replat or plat vacation to the Planning Commission for recommendation and the Board of County Commissioners for approval when the application includes concurrent actions that require such approval, for example zoning map amendments, subdivisions, major site plans or special use permits

6.2.3 An appeal from any final decision by the administrator shall be made within 30 working days of the final decision in accordance with Section 8.15 Administrative Appeals.]

Article 7 | Review & Decision-Making Bodies

Section 7.1 Board of County Commissioners

7.1.1 Defined

The Alamosa County Board of Commissioners (board of county commissioners).

7.1.2 Powers and duties

In execution of the provisions of this LUDC, the board of county commissioners shall have the following power and duties.

A. General authority

The board of county commissioners may exercise powers as may be described elsewhere in this LUDC, and as permitted by Colorado Revised Statutes.

B. Powers and duties

In execution of the provisions of this LUDC, the board of county commissioners shall be responsible for final action regarding the following:

1. Text amendments;
2. Rezoning;
3. Planned Unit Development Review;
4. [Major and Minor] Subdivision Review
5. Preliminary Plat Review;
6. Final Plat Review;
7. Major Site Plan Review
8. Special Use [Review]; and
9. Floodplain Development Permit Variances.

Section 7.2 Planning and Zoning Commission

7.2.1 Established

The Alamosa County Planning and Zoning Commission (planning commission) is hereby established by the board of county commissioners in accordance with Colorado Revised Statutes.

7.2.2 Powers and duties

In execution of the provisions of this LUDC, the planning commission shall have the following power and duties.

A. General authority

The planning commission may exercise powers as may be described elsewhere in this LUDC, as permitted by Colorado Revised Statutes, and as directed by the board of county commissioners.

B. Review authority

The planning commission shall make recommendations regarding the following:

1. Text amendments;
2. Rezoning;
3. Planned Unit Development Review
4. **[Major and Minor] Subdivision [Review];**
5. Preliminary Plat Review;
6. **[Final Plat Review];**
7. **[Major Site Plan Review]; and**
8. Special Use Review.

Section 7.3 Board of Adjustment

7.3.1 Established

The Alamosa County Board of Adjustment (board of adjustment) is hereby established by the board of county commissioners in accordance with Colorado Revised Statutes.

7.3.2 Composition

- A.** The board of adjustment shall consist of the current three members of the Board of County Commissioners and the acting chair and vice-chair of the Planning Commission.
- B.** In addition to the regular members of the board of adjustment, the board of county commissioners may appoint two associate members. In the event that any regular member shall be temporarily unable to act owing to absence from the county, illness, interest in a case before the board, or any other cause, his place may be taken during such temporary disability by an associate member who shall enjoy full voting privileges.
- C.** Vacancies which may occur from time to time on said Board shall be filled by appointment of the board of county commissioners.

7.3.3 Proceedings

- A.** The board of adjustment shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this article. The meetings shall be held at the call of the chairman and at such other times as the board may determine. The chairman, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses by application to the district court. All meetings shall be open to the public.
- B.** The board of adjustment shall keep minutes of its proceedings showing the vote of each member upon each decision, or if absent, or failing to vote, indicating such fact. It shall keep records of its examinations and other official actions, all of which shall be a public record and immediately filed in the office of the county clerk.

7.3.4 Powers and duties

In execution of the provisions of this LUDC, the board of adjustment shall have the following powers and duties.

A. General authority

The board of adjustment may exercise powers as may be described elsewhere in this LUDC and as permitted by Colorado Revised Statutes.

B. Final authority

The board of adjustment shall be responsible for final action regarding the following:

1. Variance (Section 8.13); and
2. Administrative Appeal (Section 8.15).

7.3.5 Removal

Any member of the board of adjustment may be removed for cause by the board of county commissioners upon written charges and after public hearing.

Section 7.4 Administrator

7.4.1 Designated

The administrator identified in the text of this LUDC as having authority to enforce certain provisions of this LUDC shall be the Alamosa County **[Land Use]** Administrator (administrator). The administrator shall administer certain provisions of this LUDC as may be required below.

7.4.2 Delegation of authority

The administrator may designate any staff member to represent the administrator in any function assigned by this LUDC but shall remain responsible for any final action.

7.4.3 Powers and duties

In execution of the provisions of this LUDC, the administrator shall have the following powers and duties.

A. General authority

The administrator shall

1. Enforce this LUDC;
2. Maintain an up-to-date Zoning Map, including all amendments directly adopted by the board of county commissioners; and
3. Exercise additional powers as may be described elsewhere in this LUDC.

B. Review authority

The administrator shall make recommendations regarding the following:

1. Text amendments;
2. Rezoning;
3. Planned Unit Development Review ;
4. **[Major and Minor] Subdivision [Review];**
5. Preliminary Plat Review;
6. **[Final Plat Review];**
7. Major Site Plan Review;
8. Special Use **[Review];**
9. ~~Written interpretation;~~
10. Floodplain Development Permit Variances; and

11. Variance [(Section 8.13)];

C. Final authority

1. The administrator shall be responsible for final action regarding the following:

- a. Replats and Plat Vacations
- b. **[Agricultural Subdivisions (Section 5.9)]**
- c. Minor Site Plan Review;
- d. Temporary Use Permits;
- e. Sign Permits;
- f. Master Signage Plans;
- g. Written Interpretation;
- h. Floodplain Development Permits; and
- i. Administrative Adjustments;

2. At the option of the administrator, additional review may be required by the planning commission and/or board of county commissioners prior to taking final action on any of the above procedures.

D. Floodplain development permits and administration

Additional duties of the administrator related to floodplain administration shall include, but not be limited to:

1. Permit review

- a. Review all development permits to determine that the permit requirements of this article have been satisfied;
- b. Review all development permits to determine that all necessary permits have been obtained from federal, state, or local governmental agencies from which prior approval is required;
- c. Review all development permits to determine if the proposed development is located in the floodway. If located in the floodway, assure that the encroachment complies with the provisions of Section 4.6.

2. Use of other base flood data

When base flood elevation data has not been provided in accordance with Section 4.6.2F, the administrator shall obtain, review and reasonably utilize any base flood elevation and floodway data available from any federal, state, or other source, as criteria for requiring that new construction, substantial improvements, or other development in Zone A, are administered in accordance with the specific standards of Section 4.6.5.

Article 8 | Development Review

Section 8.1 Summary of review authority

The following table summarizes review and approval authority under this LUDC. Required public hearings shall be as shown below.

	Administrator	Board of Adjustment	Planning Commission	Board of County Commissioners	
Text amendment	Review		Review	Decision	
Replat [or Plat Vacation]	Decision				
Plat Vacation	Decision				
Rezoning	Review		Review	Decision	
Planned Unit Development Review	Review		Review	Decision	
[Agricultural Subdivision]	Decision				
Minor subdivision review	Review		Review	Decision	
Preliminary plat review	Review		Review	Decision	
Final plat review	Review		Review	Decision	
Minor site plan review	Decision				
Major site plan review	Review		Review	Decision	
Special use permit	Review		Review	Decision	
Temporary use review	Decision				
Sign permit	Decision				
Master signage plan	Decision				
Written interpretation	Decision				
Floodplain development permit	Decision				
Floodplain development permit variances	Review			Decision	
Variance	Review	Decision			
Administrative adjustment	Decision				
Administrative appeal		Decision			

Section 8.2 Common review procedures

8.2.5 Notice and public hearing

1. Summary of notice required

Notice shall be required for all applications requiring a public **[or administrative]** hearing

	PUBLISHED	MAILED
Text amendment	X	
Replat [or Plat Vacation]	X	
Plat Vacation	X	
Rezoning	X	X
Planned Unit Development Review	X	X
[Agricultural Subdivision]	X	X
Minor subdivision review	X	X
Preliminary plat review	X	X
Final plat review	X	X
Minor site plan review		
Major site plan review	X	X
Special use permit	X	X
	PUBLISHED	MAILED
Temporary use review		
Sign permit		

Master signage plan		
Written interpretation		
Floodplain development permit	X	X
Floodplain development permit variances	X	X
Variance	X	X
Administrative adjustment		
Administrative appeal	X	X

2. Public notice requirements

a. Published notice

The administrator shall publish notice of a public **[or administrative]** hearing in a newspaper of general circulation in the county. The notice shall be published no less than 30 days in advance of the public hearing.

b. Mailed notice

- (1) **[As indicated in the table a]**Above, the administrator shall mail notice to all owners of property within a 1,500 foot radius of the exterior boundary of the subject property at least 30 days before the scheduled public hearing, using available county records to compile a mailing list.
- (2) Mailed notice shall be sent by first class mail to the parties involved.

3. Content of notice

The **[published or mailed]** notice listed above shall contain the following specific information.

a. ~~Published notice~~

~~A published or mailed notice shall provide at least the following:~~

- (1) Date, time and place of the public hearing;
- (2) Who will conduct the public hearing;
- (3) Address of the subject property (if available) **[and the legal description of the subject property]**
- (4) Type of action;
- (5) Where a rezoning is proposed, the current and proposed districts;
- (6) Phone number to contact the county; and
- (7) Statement that interested parties may appear at the public hearing.

b. ~~Mailed notice~~

~~Required mailed notices shall indicate the following:~~

- (1) ~~Information listed in a above; and~~
- (2) ~~The legal description of the property and street address, or approximate location in the county;~~

4. Constructive notice

Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.

8.2.6 Required hearings

- A. A public hearing shall be required for development review as shown in the table below.
- B. Attendance by applicant(s) or duly authorized representative(s) is required for all hearings except those for replats and plat vacations.
 - 1. Applicants must submit a notarized letter of authorization of applicant(s) unable to attend.
 - 2. Failure to attend or have an authorized representative attend is grounds to table or deny the application.
- C. No more than five land use applications per hearing.

	Public Hearing	[Administrative Hearing]
Text amendment	X	
[Replat or Plat Vacation]		X
Rezoning	X	
Planned Unit Development Review	X	
[Agricultural Subdivision]		X
Minor/Major subdivision review	X	
Preliminary plat review	X	
Final plat review	X	
Major site plan review	X	
Special use permit	X	
Floodplain development permit	X	
Floodplain development permit variances	X	
Variance	X	
Administrative appeal	X	

**ALAMOSA COUNTY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Alamosa Planning Commission on **Wednesday, January 14, 2026** at 6:00 PM and again before the Alamosa Board of County Commissioners on **Wednesday, February 11, 2026** at 8:30 AM, in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado for the purpose of considering a **Text Amendment** to the Alamosa County Land Use & Development Code

The proposed amendment adds or modifies language relating to landscaping, single-family occupancy, and subdivisions, and amends Article 2 Zoning Districts, Article 3 Specific Use Standards, Article 4 General Development Standards, Article 5 Subdivision Standards, Article 6 Replats and Plat Vacations, Article 8 Development Review, and Section 11.3 Defined Terms.

Details regarding the proposed amendment are available for public inspection in the Alamosa County Land Use Office at 8999 Independence Way Suite 100 during regular office hours or at (719) 589-3812.

Richard Hubler
Land Use Administrator
Alamosa County

Published in the Valley Courier December 13, 2025

**ALAMOSA COUNTY
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Alamosa Board of County Commissioners on **Wednesday, March 11, 2026** at 8:30 AM, in the Alamosa County Services Center, 8900 Independence Way, Alamosa, Colorado for the purpose of considering a **Text Amendment** to the Alamosa County Land Use & Development Code

The proposed amendment adds or modifies language relating to subdivisions and amends Article 5 Subdivision Standards, Article 6 Replats and Plat Vacations, Article 7 Review & Decision Making Bodies, and Article 8 Development Review.

Details regarding the proposed amendment are available for public inspection in the Alamosa County Land Use Office at 8999 Independence Way Suite 100 during regular office hours or at (719) 589-3812.

Richard Hubler
Land Use Administrator
Alamosa County

Published in the Valley Courier February 7, 2026