



# Working Group Meeting

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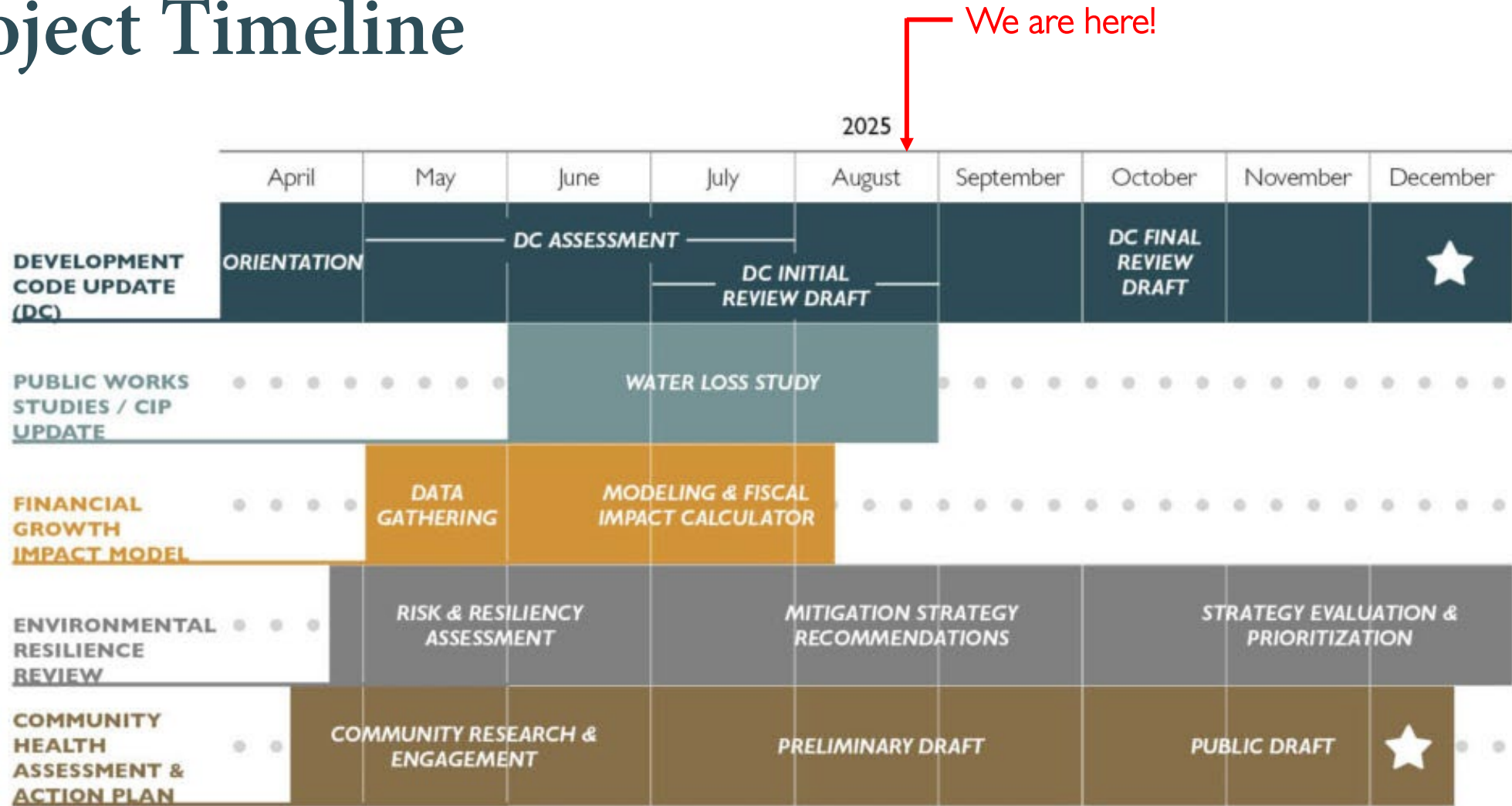
August 5, 2025

# Meeting Agenda

- Review Development Code Assessment Feedback
- Discussion
- General Project Questions & Next Steps



# Project Timeline



Adoption  
Process





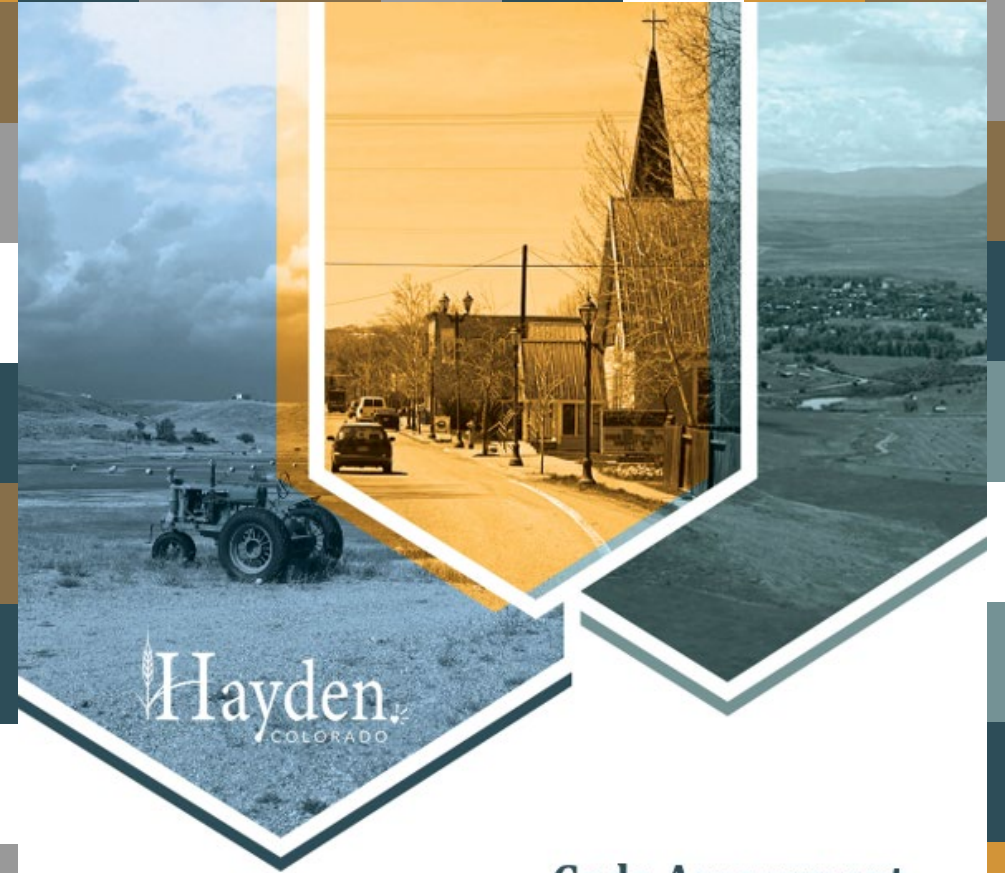
# Recent Outreach Efforts

- Hayden Daze tabling
- Stakeholder interviews with community health experts
- Visits to critical community sites
- Online Code Assessment survey



# Development Code Assessment

What We've Heard

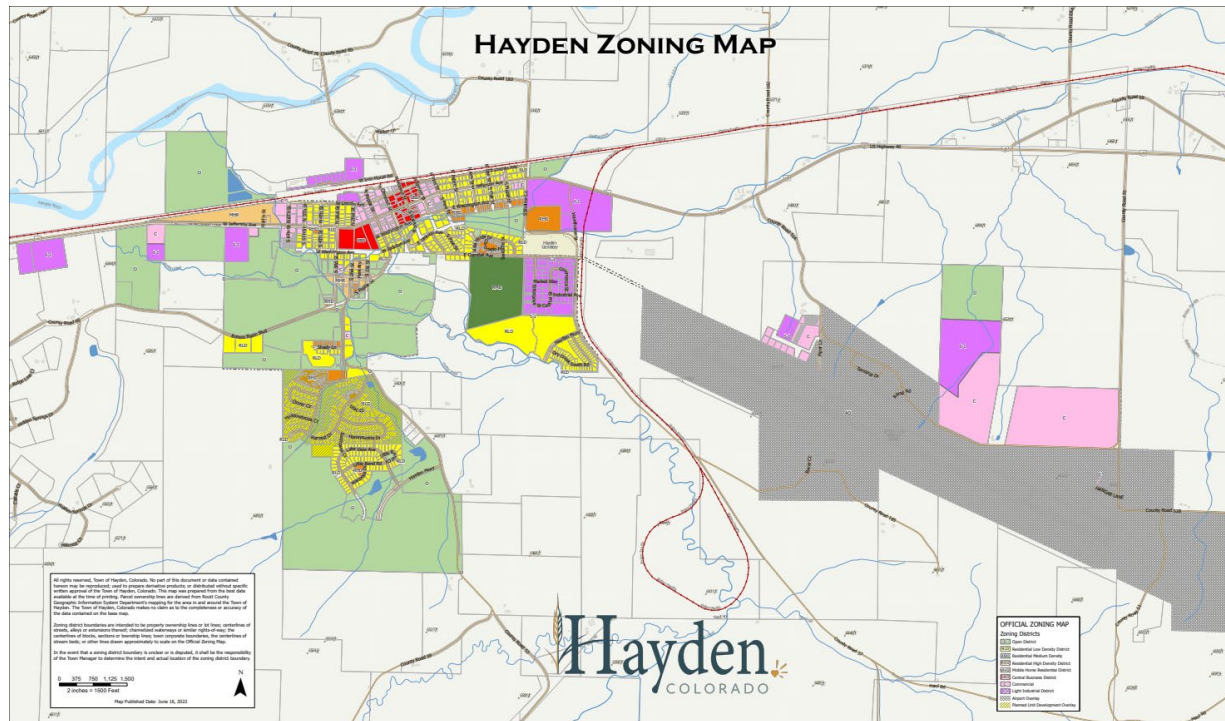


 **HAYDEN**  
Resiliency Project

**Code Assessment**

Public Draft

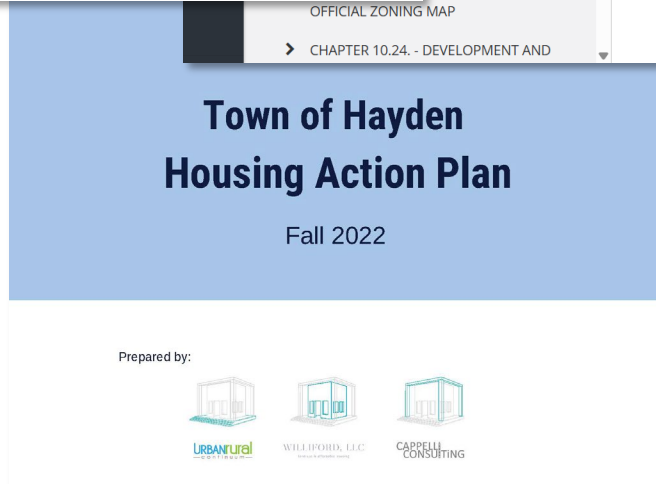
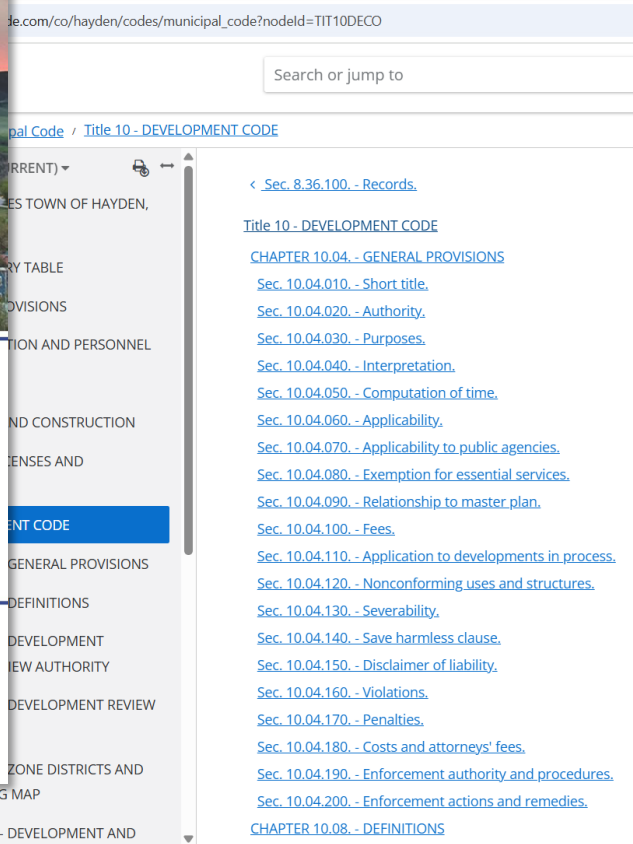
July 2025



# What does the Development Code address?

- Shapes how land in Hayden can be used and developed
- Sets zoning rules for homes, businesses, parks, and more
- Guides construction, redevelopment, and subdivisions
- Helps implement long-term community goals





# Goals of the Development Code update

- Implement adopted plans
- Update zoning districts
- Improve user-friendliness
- Address resiliency and infrastructure standards
- Encourage affordable housing
- Ensure compliance with updated local, state, and federal laws

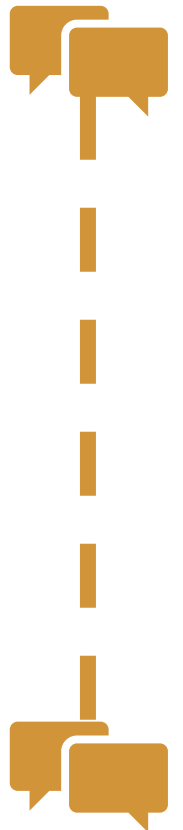


# Development Code Milestones

\*Community and Working Group engagement throughout

Month	Deliverable	Description
July	Code Assessment	Identifies opportunities for improvement and creates the organizational framework
August		
September	Preliminary Draft	“First Draft” of full Development Code - incorporates recommendations from Code Assessment
October	Public Review Draft	Revised Development Code based on initial staff feedback, Working Group input, and results of summer public outreach
November	Adoption Draft	Final Development Code that goes through public hearing process

\*all dates are tentative





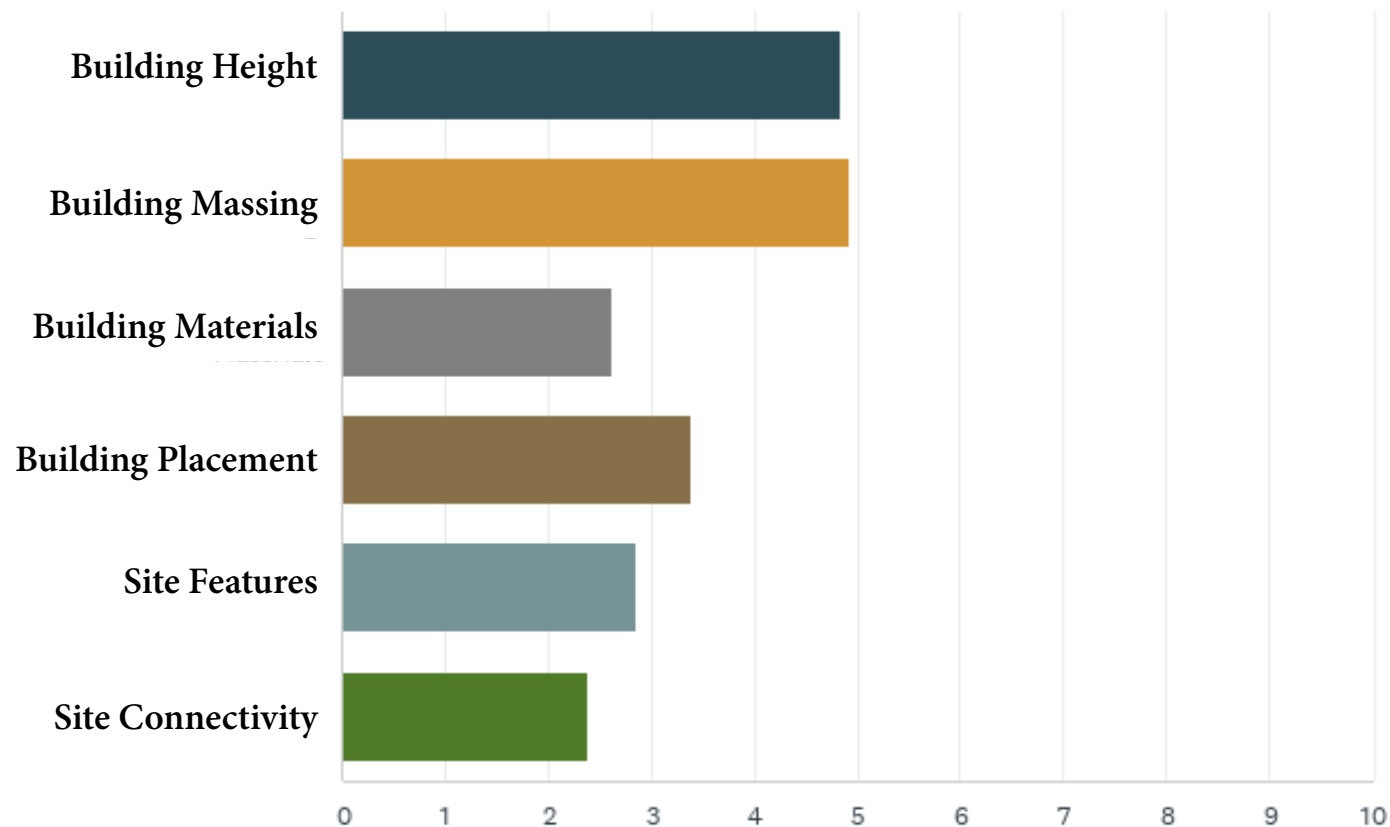
# Development Code Assessment Survey Results (so far)

- Posted last week
- Shared on Hayden social media channels
- 19 responses

## KEY CONCERNS

1. The pace of growth and development
2. Housing density & housing types
  1. Where higher-density housing is allowed
  2. How higher-density housing interacts with adjacent properties
  3. The amount of green space associated with high-density housing
3. Minimum parking requirements
4. Pedestrian connectivity

Which of the following site and building design features is most important for maintaining Hayden's small-town feel?

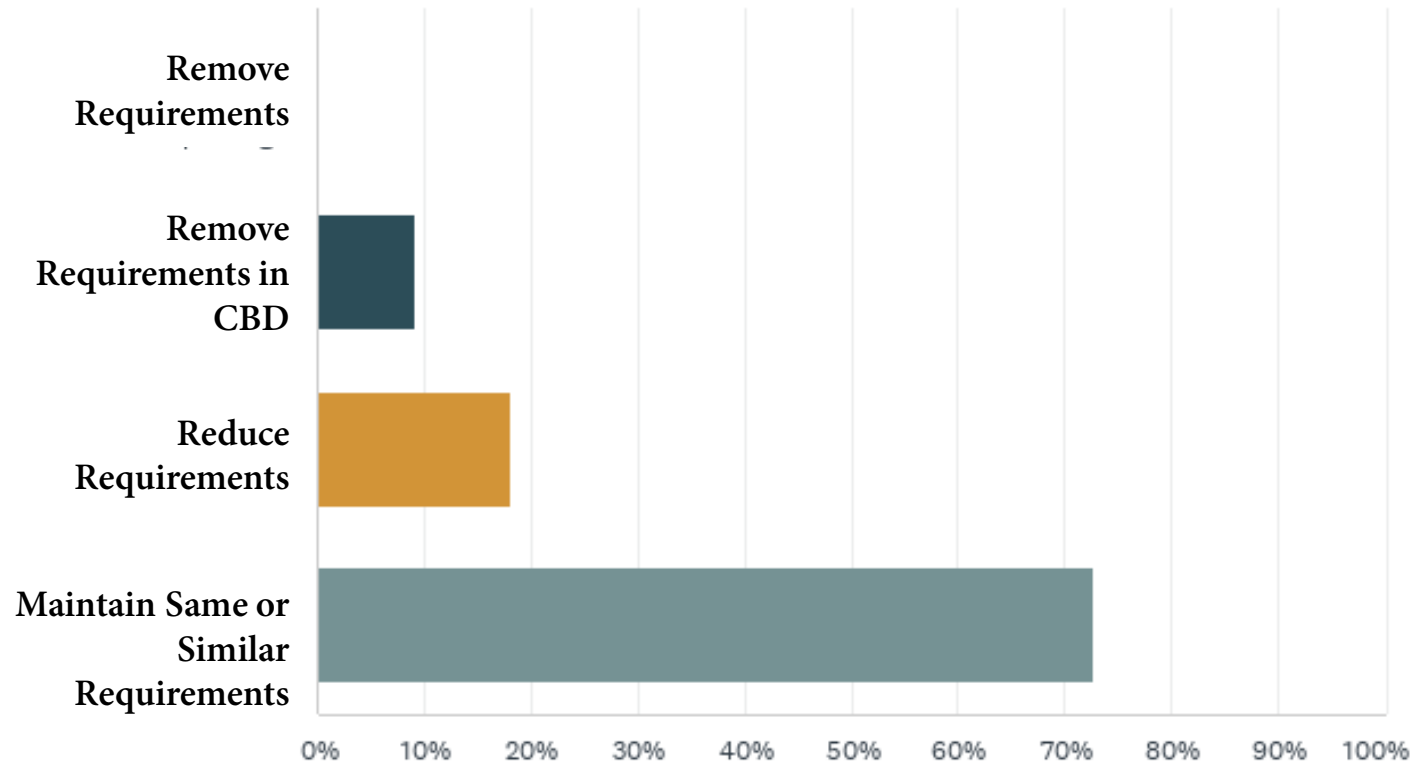


## Design Preferences

Building height and massing were identified as the most important design features for maintaining Hayden's small-town feel.



What changes, if any, should be made to the Town's minimum off-street parking requirements?



## Support for Off-Street Parking

Respondents overwhelmingly support maintaining existing off-street parking requirements.

# Discussion



Questions or clarifications about Code Assessment content



Housing Types – Addressing the full spectrum of housing choices



Community Design and Architectural Standards



Small lot development and townhomes





## Courtyard Development







Duplexes and small multi-unit dwellings — individual lots or grouped on-site

# Next Steps



[haydencolorado.com/hayden-resiliency-project](https://haydencolorado.com/hayden-resiliency-project)

Share the Development Code Assessment survey link with friends and neighbors!

Next Meeting: August 19<sup>th</sup>





Thank you!



# Discussion – Residential Density

## **LDR: Low Density Residential – over 1 and up to 6 du/ac**

This land use designation primarily includes single-family and duplex development, with options for increased lot sizes to clustered development. This land use designation is primarily located to the south of existing residential development and transitions into agricultural uses.

## **MDR: Medium Density Residential – over 6 and up to 10 du/ac**

This land use designation occurs adjacent to community destinations (schools and parks) and at key existing and future intersections. MDR transitions from low density to higher intensity uses.

**LDR**



**MDR**



## **HDR: High Density Residential – over 11 du/ac**

The HDR land use designation provides an increased level of density promoting a mix of uses and multi-family housing within walking distance to the historic Downtown Core. A mix of housing types is recommended when achieving this density, including some inclusionary housing types (accessory dwelling units, workforce housing, etc.). Properties in this area should develop at three stories or higher.

**HDR**

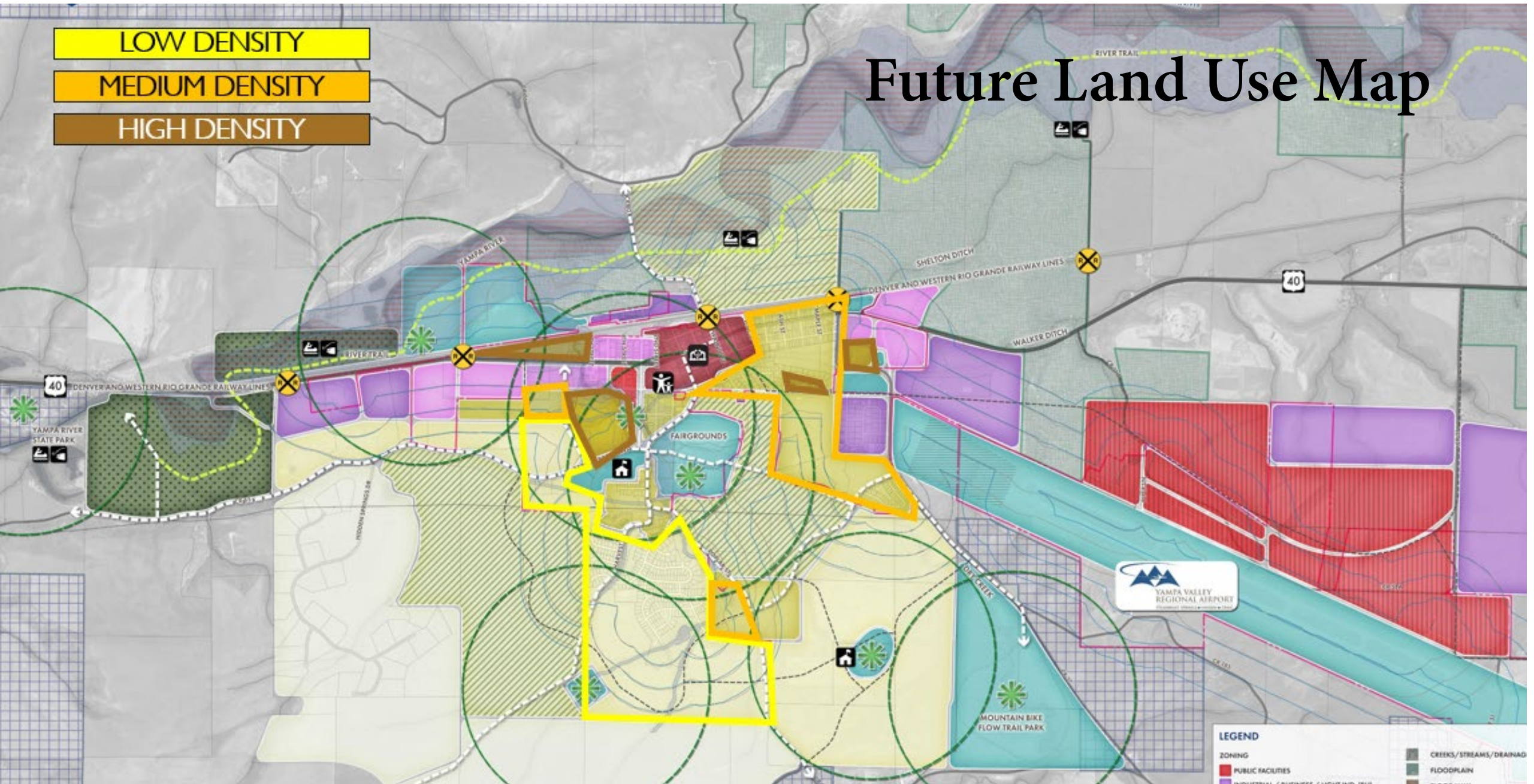






- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY

# Future Land Use Map



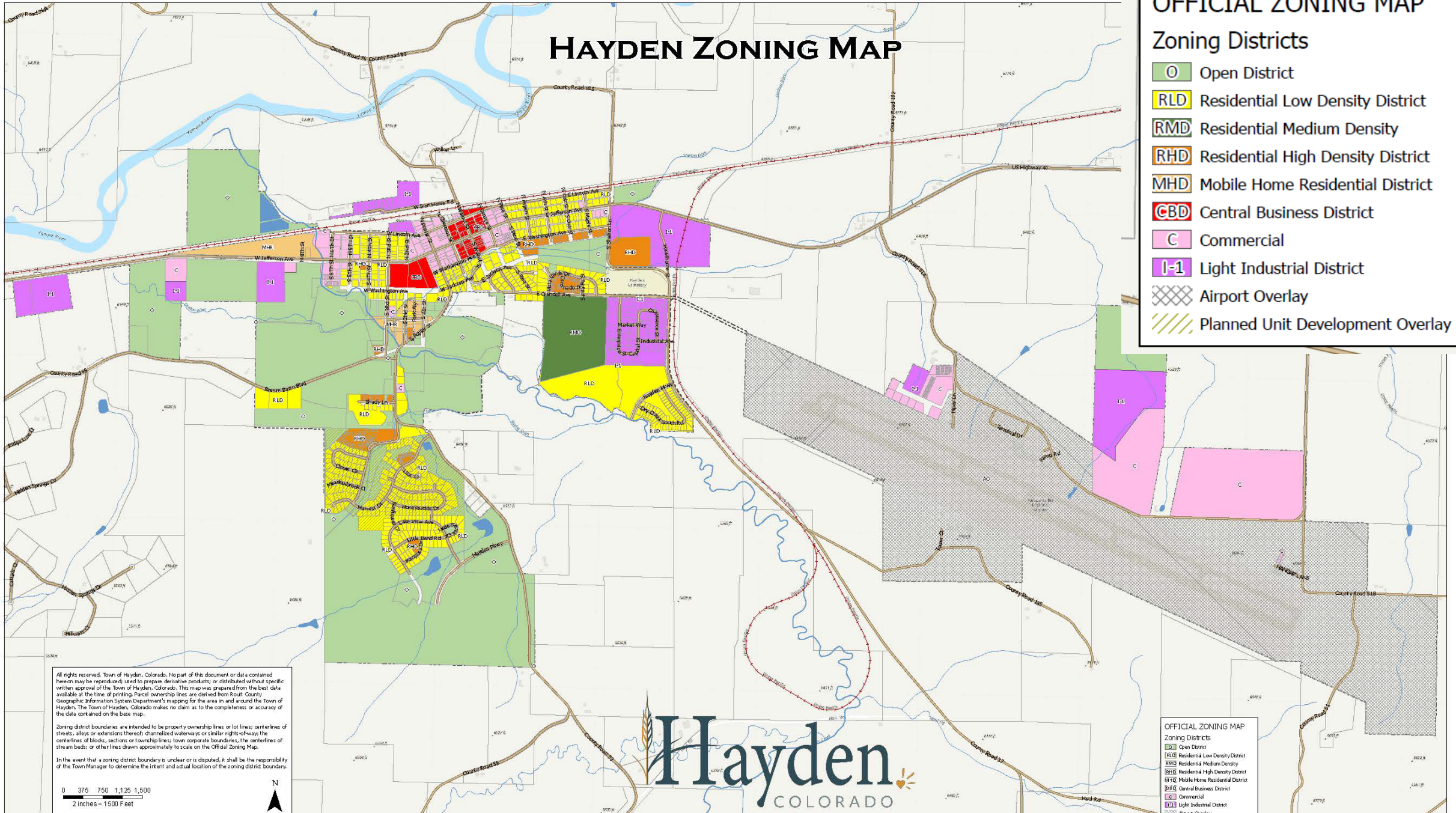


# HAYDEN ZONING MAP

## OFFICIAL ZONING MAP

### Zoning Districts

- O Open District
- RLD Residential Low Density District
- RMD Residential Medium Density
- RHD Residential High Density District
- MHD Mobile Home Residential District
- CBD Central Business District
- C Commercial
- I-1 Light Industrial District
- ✖ Airport Overlay
- ▨ Planned Unit Development Overlay

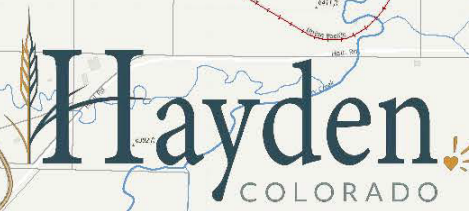


All rights reserved. Town of Hayden, Colorado. No part of this document or data contained herein may be reproduced, used to prepare derivative products or distributed without specific written approval of the Town of Hayden, Colorado. This map was prepared from the best data available at the time of printing. Parcel ownership lines are derived from Routt County Geographic Information System Department's mapping for the area in and around the Town of Hayden. The Town of Hayden, Colorado makes no claim as to the completeness or accuracy of the data contained on the base map.

Zoning district boundaries are intended to be property ownership lines or lot lines; centerlines of streets, alleys or extensions thereof; channelled waterways or similar rights-of-way; the centerlines of blocks, sections or township lines; town corporate boundaries; the centerlines of stream beds; or other lines drawn approximately to scale on the Official Zoning Map.

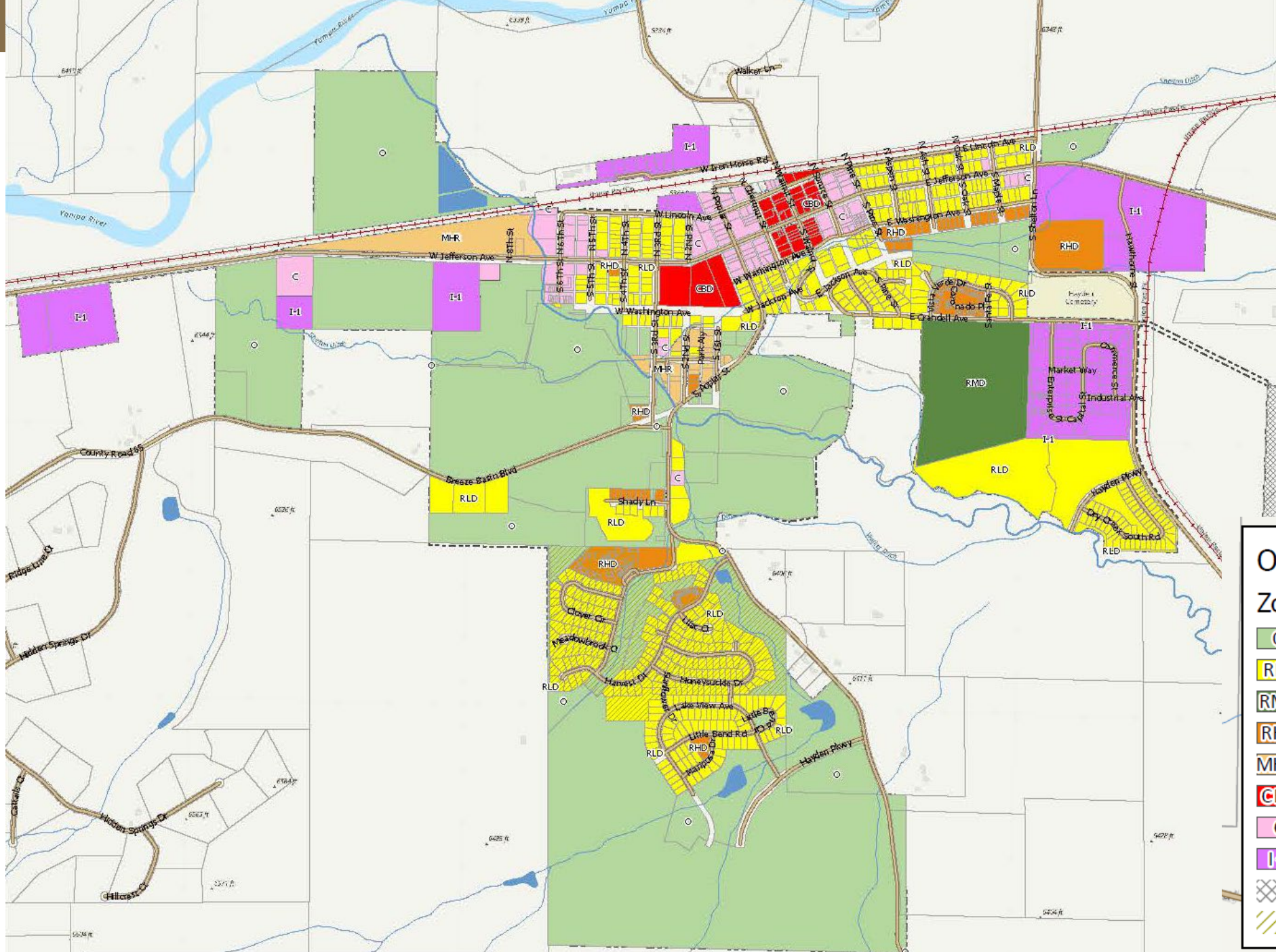
In the event that a zoning district boundary is unclear or is disputed, it shall be the responsibility of the Town Manager to determine the intent and actual location of the zoning district boundary.

0 375 750 1,125 1,500  
2 inches = 1500 Feet













OFFICIAL ZONING MAP  
Zoning Districts  
O Open District  
RLD Residential Low Density District  
RMD Residential Medium Density  
RHD Residential High Density District  
MHD Mobile Home Residential District  
CBD Central Business District  
C Commercial  
I-1 Light Industrial District





## OFFICIAL ZONING MAP

### Zoning Districts

-  Open District
-  Residential Low Density District
-  Residential Medium Density
-  Residential High Density District
-  Mobile Home Residential District
-  Central Business District
-  Commercial
-  Light Industrial District
-  Airport Overlay
-  Planned Unit Development Overlay

# Fine-Tune Zone Districts

	Current District	Proposed District
	<b>Residential Districts</b>	
10%	RLD: Residential Low Density	RLD: Residential Low Density
	RMD: Residential Medium Density	RMD: Residential Medium Density
	RHD: Residential High Density	RHD: Residential High Density
	MHR: Mobile Home Residential District	MHR-R: Mobile Home Residential-Retired
	<b>Mixed-Use and Nonresidential Districts</b>	
	CBD: Central Business District	CBD: Central Business District
9%	C: Commercial District	MU-C: Mixed-Use Commercial
	I-1: Light Industrial District	MU-I: Mixed-Use Industrial
	I-2: Industrial District	I: Industrial
	<b>Special Districts</b>	
	[New]	A: Aviation District
29%	O: Open	[Remove]
	[New]	OS: Open Space
	[New]	P: Public

\*Retired districts stays mapped with legally conforming properties, but new rezonings into the district are prohibited

\*O district to be rezoned into best applicable district



Master Plan Densities	Current Zoning Districts	Proposed Zoning Districts

### Use Codes

R—Use Permitted by Right  
M—Use Permitted by Minor Permit  
A—Use Permitted by Administrative Permit  
C—Use Permitted by Conditional Use Permit  
Blank Cell indicates use is not permitted.  
Italics indicate there are specific standards for the listed use in section(s) 7.28.

## Residential Neighborhoods

USE	O	RLD	RMD	RHD	MHR	CB	C	I-1	I-2
<b>Residential and Related Uses</b>									
<i>Accessory dwelling</i>	R	R	R	R		R	R	C	
Boarding and rooming houses	M	A	A	C		R	R	C	
Dwellings, duplex		R	R	R		R	R		
Dwellings, mixed use						R	R	C	C
Dwellings, multi-family, up to 24 units per building				R		R	R		
Dwellings, multi-family, senior housing, affordable (exempt from 24 units per building)				R		R	R		
Dwelling, single-family detached	R	R	R	R		R	R	C	
Dwelling, cluster, zero lot line and attached single-family			R	R		R	R	C	
Group homes for intellectually and developmentally disabled, behaviorally or mentally ill individuals, children or senior citizens	R	R	R	R		R	R	C	
<i>Home occupation</i>	R	R	R	R	R	R	R	R	
Live/work dwellings (see Dwellings, mixed use)									
<i>Mobile homes parks and subdivisions</i>					R				
<i>Short-term rental</i>	A	A	A	A		A	A	A	



# Resiliency

The ability for the Town to adapt and thrive in the face of change, challenges, and potential disruptions to physical, economic, social and environmental aspects of the Town.



**HAYDEN FORWARD**  
MASTER PLAN

12.29.2020



Routt County Public  
Health

Community Health Assessment  
March 2022 - February 2023



## Project Goals

- Strengthen Hayden's critical infrastructure and environmental resilience to prepare for future risks
- Modernize Hayden's policies, regulations, and financial tools to support sustainable growth and improve community health
- Ensure resiliency is incorporated into Hayden's decision-making and policy-setting process



# Fine-Tune Use Regulations

- Expand housing types (e.g., cottages, co-housing, tiny homes)
- Remove outdated categories (e.g., print shops)
- Update use-specific standards to address operational characteristics and potential impacts
- Consolidate use review types
  - **Permitted by Right.** No additional review needed
  - **Administrative.** Requires staff-level approval, often with notice
  - **Conditional.** Requires a public hearing for uses with more impact



USE	O	RLD	RMD	RHD	MHR	CB	C	I-1	I-2
<b>Agricultural, Resource Extraction and Related Uses</b>									
<i>Agritourism Enterprise - less than 50 vehicle trips per day</i>	M								
<i>Agritourism Enterprise - more than 50 vehicle trips per day</i>	A								
<i>Airport facilities, public</i>	R						C	R	R
Animal boarding, small (kennels)	C						C	C	C
Animal boarding, large, including riding stables	C						C	C	C



# Provide Objective Development Standards

- Clear rules for parking, landscaping, building design
- Context-sensitive design standards
- Proportional compliance for small projects
- Encourage coordinated street and trail networks to support walking, biking, and future rail





# Update Subdivision Standards

- Ensure access to adequate streets, water, and sewer
- Require public facilities report for major projects
- Add flexibility for phasing or developer-built improvements
- Clarify expectations for open space dedication including parks, trails, and usable open space



# Establish Efficient and Resilient Infrastructure

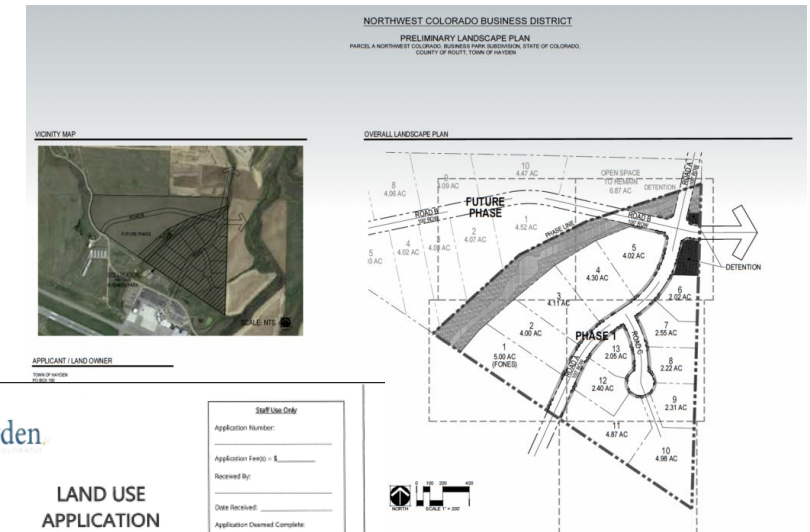
- Update water adequacy requirements in development procedures
- Require water efficiency strategies or documentation
- Prioritize adequate public facilities before development
- Update development standards based on hazard exposure (e.g., floodplain, wildfire)
- Inform incentive provisions for developments that incorporate resilient building practices or on-site infrastructure improvements
- Add resilience-based decision-making criteria to review processes





# Clarify Development Review Procedures

- Streamline review levels to match the scale and complexity of each project
- Focus public input where it's most effective, early in design and for impactful proposals
- Introduce an "Adjustment" process for small, measurable deviations from standards
- Standardize each application process with clear steps, criteria, and new flowcharts
- Consolidate review bodies and removes rarely used procedures to improve efficiency



**Hayden**

**LAND USE APPLICATION**

APPLICANT (LAND OWNER)  
Name of project: \_\_\_\_\_

**1. Application is made for:** (please bold/underline one of the following!)

Minor Use Permit	Annexation	Zoning
Administrative Permit	Planned Unit Development 1 2	Major Subdivision 1 2 3
<b>Conditional Use Permit</b>	Historic Site Designation	Minor Subdivision
Site Plan	Right of Way Vacation	Administrative Subdivision
Alternative Design	Variance or Appeal	
Other:		

**2. Project Name:** Kunby, Inc.

**3. Contact Information:** (a list of additional contacts may be attached)

Owner Name: Brian K. Hedges, LLC Applicant Name: John & Trish Kelly  
 Address: P.O. Box 937 Hayden, CO 81639 Address: P.O. Box 937 Hayden, CO 81639  
 Telephone: 970-761-5126 Telephone: 970-761-5126  
 E-mail: John & Trish Kelly E-mail: John & Trish Kelly

**4. Property Description:**

Address or Location: 481 Enterprise Street Hayden, CO 81639  
 Existing Zoning: General Existing Use: 41 North Greenwood (Vacant)  
 Proposed Zoning: General Proposed Use: Colorado Licensed Retail Pharmacy

**5. Purpose:** (describe intent of this application in 1-2 sentences)  
Proposing the building of 844 Enterprise Street Hayden, CO 81639 to house our new local pharmacy operation 481 Enterprise Street at the same address

**Staff Use Only**

Application Number: \_\_\_\_\_  
 Application Fee(s) = \$ \_\_\_\_\_  
 Received By: \_\_\_\_\_  
 Date Received: \_\_\_\_\_  
 Application Deemed Complete: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_

**HAYDEN PLANNING COMMISSION**

**Shaping Tomorrow, Together.**

**Planning Commission Meeting**  
 2nd & 4th Thursday of each month  
 \*HPC will not meet if there are no applications to review.  
 6:00pm Start Time  
 Hayden Town Hall  
 178 W Jefferson Avenue, Hayden, CO 81639

**Free & Open to the Public!**

The Hayden Planning Commission is composed of seven volunteer members. All seven members are appointed by the Hayden Town Council. The Planning Commission reviews new development requests, rezoning and most land use requests in Hayden.

The Planning Commission acts as an advisory board under certain application types, and makes recommendations to the Town Council for their approval or denial. The Planning Commission holds meetings on the second and fourth Thursday of each month at 6:00 p.m. at Town Hall. The HPC will NOT meet if there are no applications scheduled to review.

Any questions about planning and zoning issues should be addressed to Tegan Ebbert, Deputy Town Manager. To schedule an appointment with her, call 970-276-3741 or send an email to [Tegan.Ebbert@HaydenColorado.org](mailto:Tegan.Ebbert@HaydenColorado.org)

**Hayden**

#### 10.20.110C Commercial District.

The intent of this district is to provide a variety of commercial, business, and residential uses, including into the historic downtown core area. These include space for professional and tradespeople (specializing in the built environment), live/work opportunities coupled with elements needed for trades such as indoor and outdoor storage space, tailgating, vehicle equipment parking, and offices. Warehouse, commercial sales, construction supplies and offerings are encouraged so as to create the town as a center for home commerce. Commercial areas at the gateway to Town along Jefferson Avenue/US Highway 40 should create a cohesive transition between residential and commercial properties, and use combined access points, architectural design consistent with Hayward's character (1 to 2.5 story), pedestrian and access points, and connected setting visible along the Jefferson Avenue/US Highway 40 corridor.

#### 10.20.120-1 Light Industrial District.

It is the intent of this district to provide locations for a variety of workplaces including light industrial uses, research and development, offices and institutions and complementary secondary uses. Additionally, this district is intended to encourage the development of planned office-to-business parks and to promote pedestrian in the design and construction of buildings, outdoor spaces, transportation facilities, and streetscapes.

#### 10.20.130-2 Industrial District.

The intent of this zoning district is to provide a location for a variety of employment opportunities such as manufacturing, warehousing and distributing, indoor and outdoor storage and a wide range of commercial and industrial operations and complementary secondary uses. Uses in this district require good access to major arterial streets and adequate water, sewer, and power.

#### 10.20.140AO Airport Overlay District.

The Airport Overlay (AO) District is a supplemental zone district that overlays the underlying zone districts in the vicinity of the Yampa Valley Regional Airport (YVRA) as such is shown on the Zoning Map. Besides uses identified in the most current Town-approved version of the YVRA Airport Master Plan and accessory buildings and uses incidental to YVRA operations, any Use Four (office/flight school) and uses in the underlying zone districts are also permitted in the AO District so long as that use meets the special conditions and standards required in the AO District as further stated in Chapter 10.20 as well as other applicable standards of this Development Code.

The AO District is designed to minimize encroachment of residential and other uses that are not intended to be near, to avoid danger from aircraft operations, to reduce the possibility for such accidents, and to restrict incompatible and uses in proximity to and within airport air traffic areas. It is also designed to minimize the potential negative impacts of structures and land uses on airport operations and navigable airspace.

The degree of protection provided by this overlay zone district is considered less severe and present for land use regulatory purposes and is based on established parameters on control. Establishment of this zone district, however, does not imply that areas outside of the zone district will be totally free from airport and aircraft-related hazards nor that all hazards within the zone district will be completely mitigated. Establishment of this overlay zone district shall not create a liability on the part of or cause any action against the town or any officer, employee or contractor thereof for any damages that may result, directly or

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Hayward Development Code March 1, 2022

#### Chapter 10.03: Zone Districts and Dimensional Standards 10.03.010: Industrial Districts 10.03.020: Industrial General District

##### (f) Industrial General (I-2)

###### (i) Intent

I-2 is intended to provide areas for the accommodation of normal operations of heavy and concentrated fabrication, manufacturing, technology, and industrial uses and associated outdoor activities and storage. I-2 zone districts shall have easy semi-trailer access to highway and federal highway system and/or railroads, and the availability of adequate public services, utilities, and facilities. It is appropriate as indicated in Table 21.03-2: Comprehensive Plan Implementation.

###### (ii) Uses and Dimensions

(a) Permitted principal and accessory uses are identified in CMC Chapter 21.04.

(b) The following dimensions apply in the I-2 zone district:



Lot Standards		Building Standards	
Lot Standards		Setbacks: Principal Structure (min)	
Lot Area (min. ft.)	1 acre	A. Front	15
Lot Width (min. ft.)	100	B. Side	0
Lot Coverage (max. %)	100	C. Side Adj. to Residential	10
		D. Rear	10
Use Limits		Setbacks: Accessory Structure (min)	
Retail sales area max: 10% CFA of principal structure, 5000 sq. ft. or less, or 10,000 sq. ft. or less, as determined by the town.		Front	25
		Side	0
		Side Adj. to Residential	5
		Rear	10
		Height (max. ft.)	
		E. Height	30

Grand Junction, CO Zoning & Development Code 171

# Create a More User-Friendly Code

- Reorganized layout with better navigation
- Include tables, graphics, and flowcharts
- Update definitions for clarity and consistency

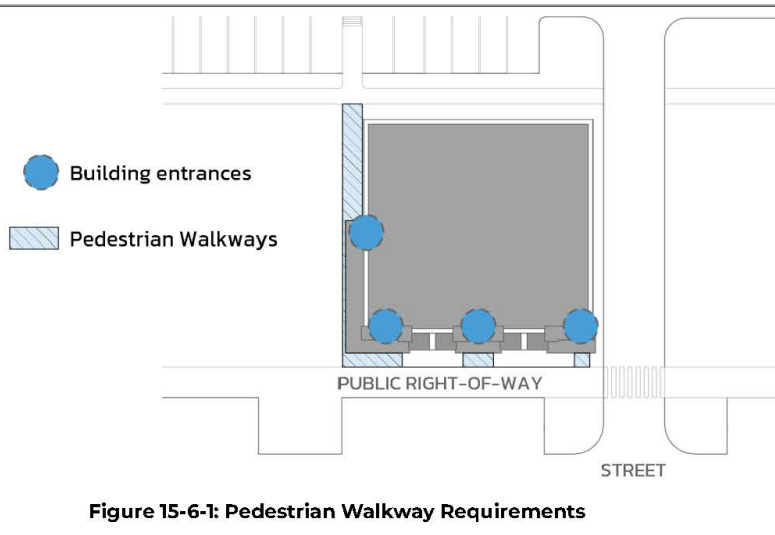
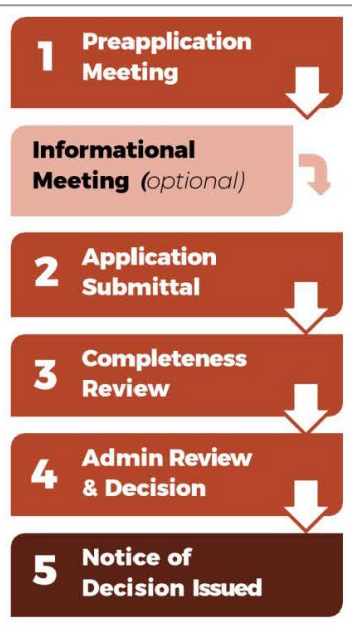
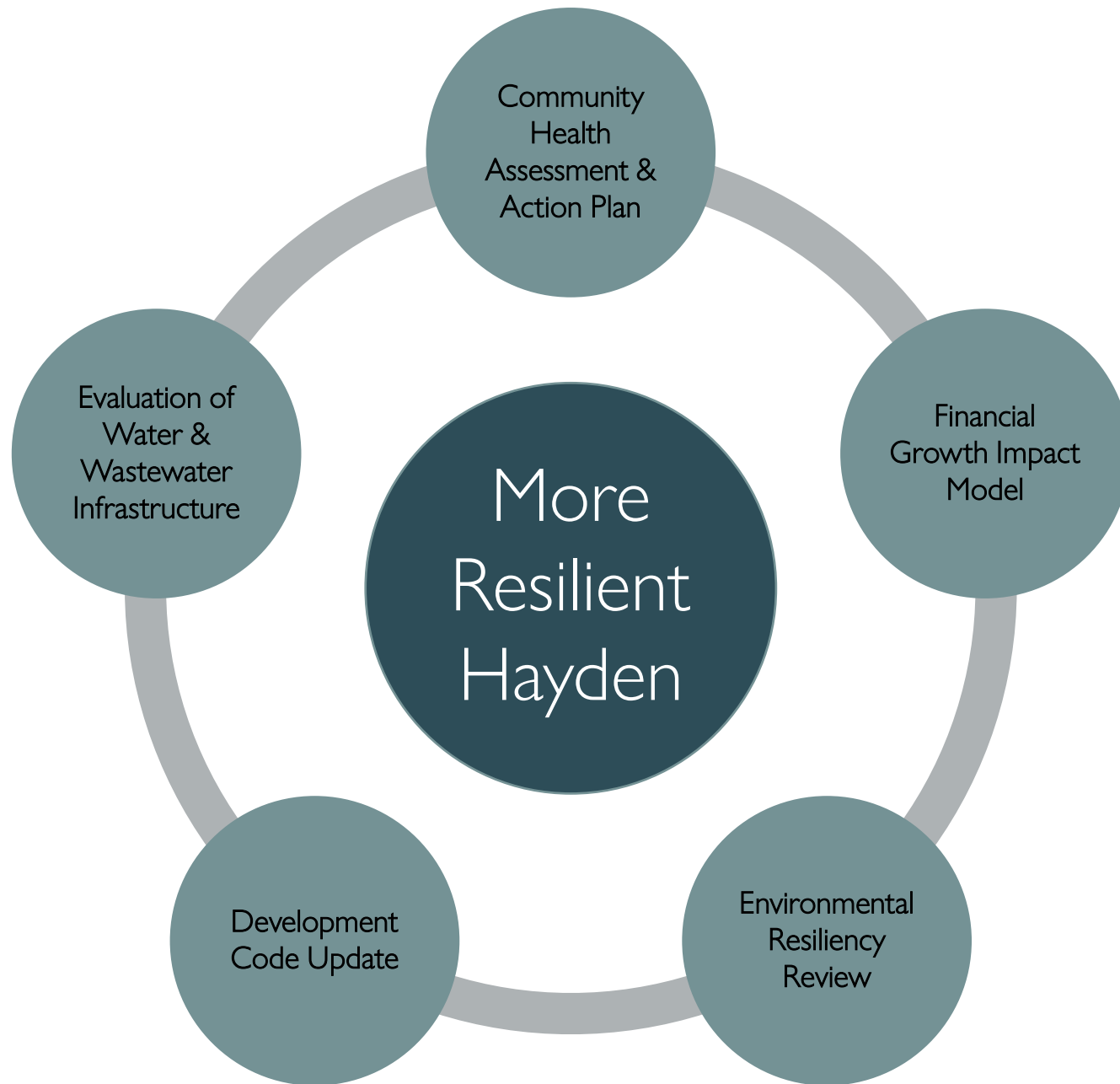


Figure 15-6-1: Pedestrian Walkway Requirements





## Five Components