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District I

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District III

**TO: Town of Hayden**  
**FROM: Kristy Winsler, Planning Director, Mike Mordi, Director Of Public Works and Kevin Booth, Airport Director, though the Board of County Commissioners**  
**DATE: March 27, 2022**  
**SUBJECT: COUNTY ROAD 51A – SANDHILL ANNEXATION REZONE**

The County received a request for comment on a proposal for the annexation, subdivision into two (2) parcels, and rezoning of approximately 117 acres. Staff discussed this matter with the County Commissioners and is providing the following comments for your consideration.

- The property is a vacant parcel zoned Agricultural Forestry (AF) or 1 per 35-acre development.
- The request to annex this parcel meets annexation eligibility into the town.
- The subject property is within Hayden's 3-mile plan.
- Two preliminary proposed accesses will be off of CR 51A for this parcel. One access is in the Hayden town limits, and the other is outside the boundaries. Therefore, an access permit would be required for future development from us for the other. I think the connection to 40 will be later in the future.
- Future access from State Highway 40 includes appropriate acceleration and deceleration lanes to increase safe access off of the highway. However, any future development will require review from CDOT utilizing the highway 40 access point.
- It is the County's understanding there is no formal development proposal at this time, but we would appreciate the opportunity to comment on future project proposals.
- Should there be a development proposal considered in the future, the annexation could support the following policies of the current Routt County Master Plan:
  - 3.3. A. New residential, commercial and industrial development and uses should occur within the vicinity of designated growth centers and in compliance in with the adopted comprehensive plans of those areas.
  - 3.3. B. Routt County supports infill development and redevelopment within the boundaries of designated growth centers.
  - 4.3. A. All new urban-type developments and appropriate uses are encouraged to occur within designated Growth Centers.
  - 12.3. A. Routt County supports a broad range of housing opportunities in every Growth Center. Affordable housing should be integrated into existing neighborhoods and communities, preferably close to civic/social amenities. 12.3. B. Where appropriate, encourage mixed use residential and commercial infill in new developments
- Through the County's new Master Plan process, there is community support to locate growth in areas accessible by the existing primary road system and encourage a mix of residential and commercial land uses and variety of housing types in appropriate areas of the County.
  - Findings have confirmed for the County to continue to direct new development to the designated growth centers: our existing municipalities, which can grow through infill development where possible, and annexation when appropriate
- Future development plans should consider noise impacts and salutation strategy for new development in proximity to the regional airport.

