



PLANNING DEPARTMENT

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MEMO

To: Board of County Commissioners, Scott Vargo, Jeff Huntley

From: Sid Rivers, Planner II

Date: August 11, 2020

RE: New Business item: Planning Case PLN19-155: Administrative Transferrable Development Rights (TDR) Map Amendment Revisions

On January 28, 2020, the BOCC approved PLN19-155; TDR Map Amendment - change properties that have had development rights removed from Receiving, Sending, or Neutral to "Neutral - Development Rights Removed" for the Upper Blue, Lower Blue, and Snake River Basins.

This planning case was a "housekeeping" item, updating the official TDR Maps and placing the TDR designation of Neutral – Development Rights Removed on properties that had been rezoned to Open Space and the density transferred to the County's TDR bank.

When the amended maps were printed, staff noticed errors in how some properties were designated. For example, some properties with conservation easements were given the Neutral - Development Rights Removed designation. While the conservation easement effectively rendered the property without density, the property density had not been officially removed via the TDR process.

Staff, in consultation with the Community Development Director and the County Attorney's Office, subsequently determined that only properties where the density has been formally extinguished or removed by the TDR process can be designated as Neutral – Density Extinguished on the TDR Map. The parameters of the TDR Map are prescribed by the Summit County Land Use and Development Code, and so should reflect only the status of TDRs on a property. Therefore, properties that do not fit into the above category and have had density nullified and/or removed via conservation easements, parcel assemblage, Open Space rezoning, or other process will be designated on the official TDR Maps as Neutral.

Given the nuances regarding what density may or may not remain on a property, irrespective of the TDR status of a property, staff is discussing other ways to track and reflect density within each Basin.

This amendment will correct the TDR Maps for the Upper Blue, Lower Blue, and Snake River Basins.

Attachments:

1. Revised Maps: Upper Blue, Snake River, Lower Blue Basins
2. Resolution