## STUDY SESSION AGENDA

### TUESDAY

August 18, 2020

All times listed on this agenda are subject to change

<table>
<thead>
<tr>
<th>Time</th>
<th>Attendee(s)</th>
<th>Item</th>
</tr>
</thead>
<tbody>
<tr>
<td>10:00 A.M.</td>
<td>Heidi Miller</td>
<td>Executive Session Pursuant to C.R.S. 24-6-402(4)(e) for the Purpose of Instructing Negotiators Regarding Economic Incentives</td>
</tr>
<tr>
<td>11:30 A.M.</td>
<td>Raymond Gonzales</td>
<td>Administrative Item Review / Commissioners Communication</td>
</tr>
<tr>
<td>12:00 P.M.</td>
<td>Heidi Miller</td>
<td>Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Sena Case</td>
</tr>
</tbody>
</table>

**To watch the meeting:**
- Watch the virtual Zoom Study Session through our [YouTube Channel](https://www.youtube.com)

(and such other matters of public business which may arise)

***Agenda is subject to change***
STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: August 18, 2020

SUBJECT: 2020 Development Standards and Regulations Amendments Phase 2

OFFICE/DEPARTMENT: Community & Economic Development Department

CONTACT: Jill Jennings Golich, Director

FINACIAL IMPACT: None

SUPPORT/RESOURCES REQUEST: None

DIRECTION NEEDED: Assurance that the proposed changes reflect the will of the Board

RECOMMENDED ACTION: That the Board of County Commissioners allow staff to move forward with the proposed regulation amendments.

DISCUSSION POINTS:

- Content of the amendments
- Specific timeline of the amendments
2020 Regulation Amendments
2nd Phase

Community and Economic Development Department
August 18, 2020
Summary of 2020, Phase II
Text Amendments

- Uses
  - Additions
  - Use Chart
  - Performance Standards
  - Definition
- Special Districts
- Engineering Standards
Summary of 2020, Phase II
Text Amendments

• Changes from Parking Study Performed in 2019
• Hours of Operation for Industrial Uses Adjacent to Residential Use
• Sign Regulations
• Mixed-Use and Multi-Family in the C-5 Zone
• User-Friendly Redesign
Table of Permitted Uses and Associated Performance Standards

• Evaluate where gas stations are allowed
  – Distance from dwellings
• Evaluate light industry standards
• Include Performance Standards for RV and Boat Storage
• Short-Term Rentals
• Separation of Trucking and Warehousing from Mini-Storage
• Redefine Uses
  – Services
  – Heavy Retail and Heavy Services
Special Districts

- Streamlined process for review of Service Plans
  - Coincides with state statute
  - Addition of a model Service Plan for applicants to edit and submit as part of their application
- New requirements for Site Plan
  - Ensure that future development within the proposed Special District conforms with the County’s recorded plats and maps
- Financial Review (paid for by applicant)
Mixed-Use Options

• Evaluate Commercial-5 Viability for:
  • Mixed-Use
  • Multi-Family Dwellings

• Evaluate Zoning Overlay District
  • Targeted Commercial Zoning to Allow for Residential Options

• Urban Design
  • Reduced setbacks for roadways
Other Proposed Changes

• Engineering Standards
  – Limit Number of Driveway/Access for residential properties
  – Enhanced language to prevent vehicle tracking onto public roadways
  – Removal of administrative relief option for drainage improvements

• Re-Evaluation of Shared Parking Standards

• Height Limit for Unoccupied Structures

• Use-Friendly Redesign
  – Reconfigured Use Table
  – Improved Section Delineation
Next Steps

• Public Outreach
  • Meetings
  • Website

• Stakeholder Outreach
  • Meetings
  • Mailing
  • Website

• Study Sessions
  • Planning Commission
  • Board of County Commissioners
Proposed Timeline

- **Stakeholder/Public Meetings**
  - August 25 – September 8

- **Draft Language**
  - August 25 – September 21

- **Referral Period – Public Comment**
  - September 22 – October 14

- **Study Session Midpoint Check-in**
  - October 20

- **Planning Commission**
  - November 12

- **Board of County Commissioners**
  - December 8
Proposed Changes for 2021

- Public Land Dedication Requirements
- Architectural Standards for Mixed-Use, Multi-Family Residential, and Industrial Uses
Discussion

• Recommendation:
  • Proceed with public and stakeholder outreach for proposed text amendments