



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

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STUDY SESSION AGENDA
TUESDAY
January 26, 2021

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

10:40 A.M.	ATTENDEE(S): ITEM:	Dave Young, State Treasurer Meeting with State Treasurer Dave Young
11:50 A.M.	ATTENDEE(S): ITEM:	Dave Ruppel / Nick Eagleson / Ryan Nalty / Jill Jennings Golich / Jen Rutter / Steven Chester, Kimley-Horn / Blake Young, Kimley-Horn Colorado Air and Space Port Subarea Plan Update
12:30 P.M.	ATTENDEE(S): ITEM:	Jill Jennings Golich / Ryan Nalty / Jen Rutter / Layla Bajelan / Nick Eagleson / Greg Labrie / Patty McCartney, City of Arvada Square Lakes Subarea Plan Update
1:10 P.M.	ATTENDEE(S): ITEM:	Jill Jennings Golich / Ryan Nalty / Jen Rutter / Byron Fanning / Alan Sielaff / Aaron Clark / Marc Pedrucci / Sean Braden / Jessica Garrow, Design Workshop Parks & Open Space Zone Districts Code Amendments
1:50 P.M.	ATTENDEE(S): ITEM:	Raymond Gonzales 2021 BOCC Committee Appointments
2:30 P.M.	ATTENDEE(S): ITEM:	Raymond Gonzales Administrative Item Review / Commissioners Communication
3:10 P.M.	ATTENDEE(S): ITEM:	Heidi Miller Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Yoemans Claim
3:40 P.M.	ATTENDEE(S): ITEM:	Heidi Miller Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Vaccinations

(AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE)

AGENDA IS SUBJECT TO CHANGE



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: January 26, 2020
SUBJECT: Colorado Air and Space Port Subarea Plan Update
OFFICE/DEPARTMENT: Community and Economic Development
CONTACT: Nick Eagleson, Senior Strategic Planner
FINACIAL IMPACT: None
SUPPORT/RESOURCES REQUEST: None
DIRECTION NEEDED: Provide input on the implementation and draft portion of the Subarea Plan
RECOMMENDED ACTION: n/a

DISCUSSION POINTS:

- Overview of Community and Economic Development
- Provide brief summary of Plan
- Provide update on current status of the Subarea Plan
- Provide update on character areas
- Present two scenarios and receive feedback
- Provide timeline and next steps

Community & Economic Development

- Build partnerships, deliver services, oversee planning for future growth, facilitate the physical development of the County, and foster change in a manner that continually improves the quality of life in Adams County
- Our Divisions
 - One-stop Customer Center and Licensing
 - Building Safety
 - Development Services
 - Economic Development
 - Environmental Programs
 - Community Development

2021 CED Planning Activities

- Advancing Adams
- Square Lakes Subarea Plan
 - Joint with Arvada
- Colorado Air and Spaceport Subarea Plan
- Parks and open space zone districts
- Public land dedication fee regulation amendments
- Other development standards and regulations changes
- Aligning oil and gas regulations with new rules from the State



COLORADO AIR AND SPACE PORT SUBAREA PLAN BOCC UPDATE

1/26/2021



Agenda



**Background
and Goals**



**Schedule
Update**



**Subarea
Vision**



**Community
Engagement**



**Future Land Use
Scenarios**



Next Steps

Background and Goals



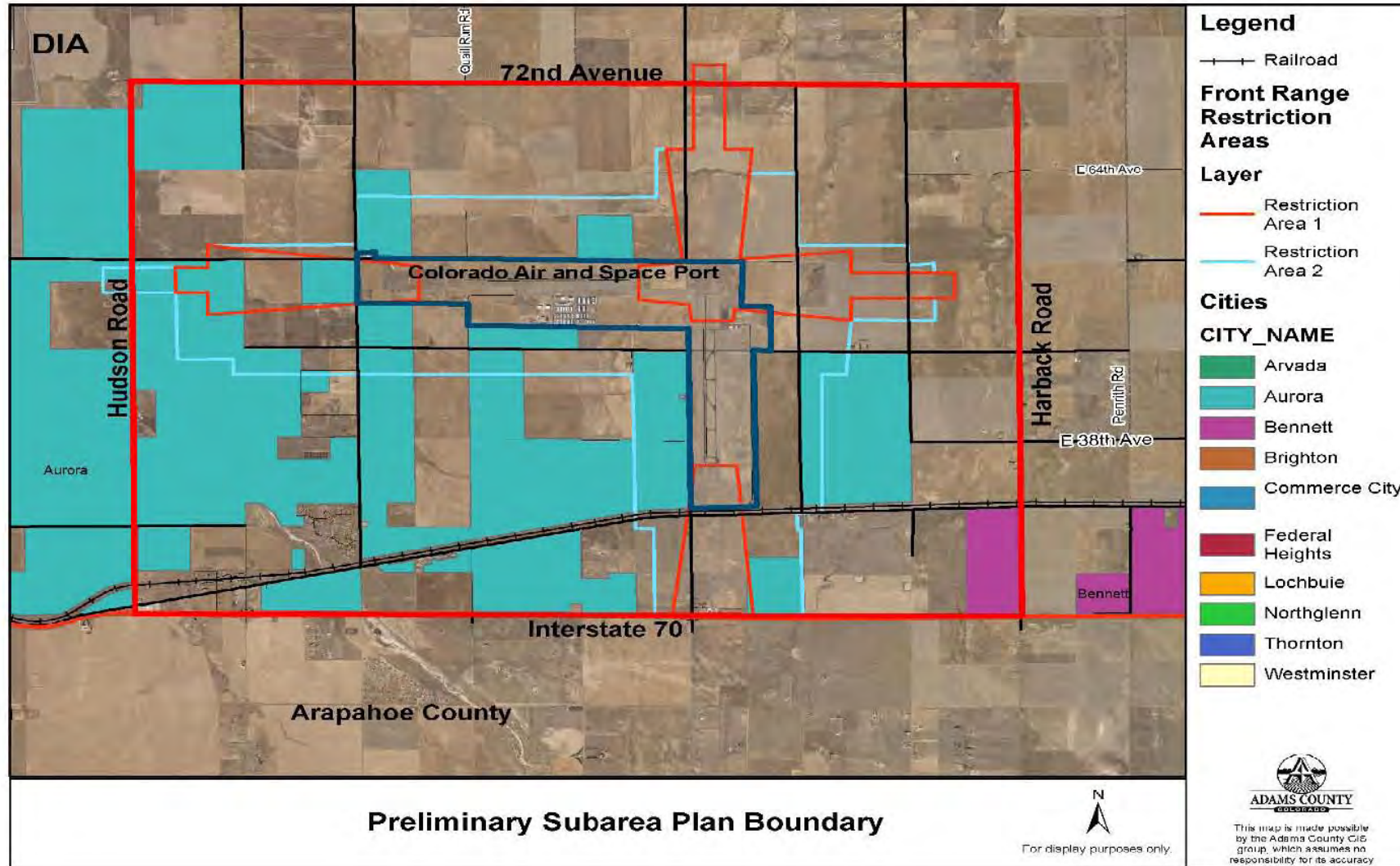
- May 2020 selected Kimley-Horn as consultant
- Establish a vision for the desired future for the area around Colorado Air and Space Port (CASP).
- Serve as a guide for review of future development proposals.
- Provide details about intended future land uses, infrastructure, and development policies and standards.
- Address near-term and long-term goals for the study area

Study Area

Hudson Rd., Harback Rd., I-70, East 72nd Ave.



SUBAREA PLAN



Preliminary Subarea Plan Boundary

For display purposes only.

Agenda



Background
and Goals



**Schedule
Update**



Subarea
Vision



Community
Engagement



Future Land Use
Scenarios



Next Steps

Schedule Update



Agenda



Background
and Goals



Schedule
Update



**Subarea
Vision**



Community
Engagement



Future Land Use
Scenarios



Next Steps

Subarea Vision

The vision for the subarea is to be an **innovative**, **integrated**, and **resilient** place to live and work.



- Land uses
- Infrastructure
- Transportation
- Green infrastructure
- Innovative industries
- Adaptable



- Connected to Metro Area
- DEN/Aerotropolis
- Regional transportation networks
- Cohesive land uses
- Accessible and efficient transportation



- Adaptable
- Flexible
- Market Supported
- Sustainable
- Spaceport access

Agenda



Background
and Goals



Schedule
Update



Subarea
Vision



**Community
Engagement**



Future Land Use
Scenarios



Next Steps

Stakeholder Outreach

Since last BoCC Update



- Steering Committee Meeting / Virtual Coordination
 - Confirmation on Character Areas
 - Initial input on Future Scenarios
- Aurora Water / Planning Coordination
 - Future Water Demands
- State / Metro Denver / Aurora Economic Development
 - Opportunities/Challenges of the Subarea
 - Emerging trends in the Aerospace
- Community Focus Groups
- Online Workshop



Community Focus Groups

- 2 online meetings
- Mailed notice to all property owners in the study area
- 23 total participants
- Agenda
 - Introduce Subarea Plan
 - SWOT Analysis
 - Vision and Goals for the Subarea

Key Themes

Focus Group #1

- **What are the top opportunities of the subarea?**
 - 1st – Access to DEN/Metro Area
 - 2nd – Planned developments align with CASP
 - 3rd – Access to I-70/Heavy Rail
- **What are the top challenges of the subarea?**
 - 1st – Conflicts between CASP surrounding land uses
 - 2nd – Substantial investment needed for future development
 - 3rd – Multiple jurisdictions within subarea
- **Rank your preferences for land uses within the subarea.**
 - 1st – Industrial
 - 2nd – Office
 - 3rd – Agriculture

Focus Group #2

- **What are the top opportunities of the subarea?**
 - 1st – Flexible Zoning
 - 2nd – Access to DEN/Metro Area
 - 3rd – Access to I-70/Heavy Rail
- **What are the top challenges of the subarea?**
 - 1st – Substantial investment needed for future development
 - 2nd – Multiple jurisdictions within subarea
 - 3rd – Conflicts between CASP surrounding land uses
- **Rank your preferences for land uses within the subarea.**
 - 1st – Industrial
 - 2nd – Residential
 - 3rd – Office

Agenda



Background
and Goals



Schedule
Update



Subarea
Vision



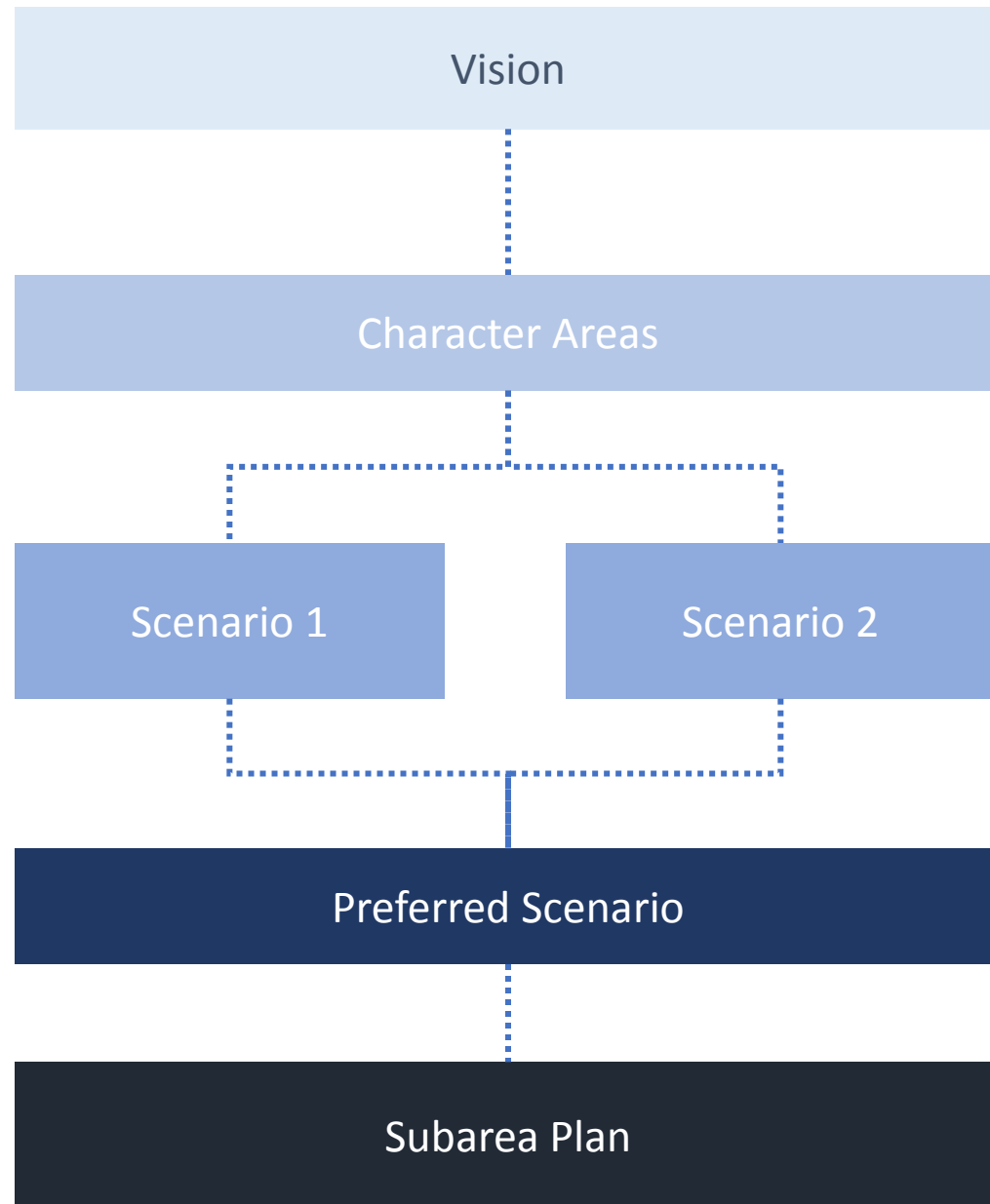
Community
Engagement



**Future Land Use
Scenarios**



Next Steps





Character Areas

- **Why?**

- Recognition that there is not a “one size fits all” approach to achieving the vision throughout the entire subarea
- A framework to describe the various scales and types of development and infrastructure that characterize the subarea

- **What?**

- Divide the planning area into smaller subareas, each with their own complementary set of land uses and supporting infrastructure

- **How?**

- 1st Step- define the menu of character areas for the Subarea
- 2nd Step- Create multiple scenarios that apply the character areas to the subarea
- 3rd Step- Decide on the preferred scenario for future character areas

Menu of Character Areas



SUBAREA PLAN



Aerospace and Innovation



Industry Hub



Mixed-Use Industrial



Green Energy and Sustainable Agriculture



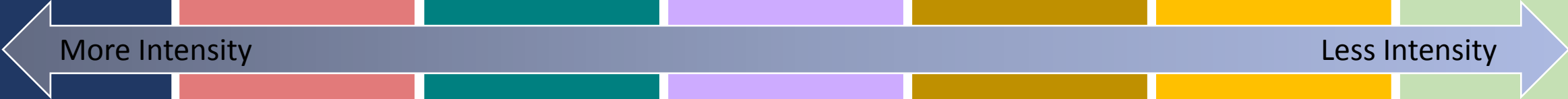
Community Hub



Neighborhood Residential

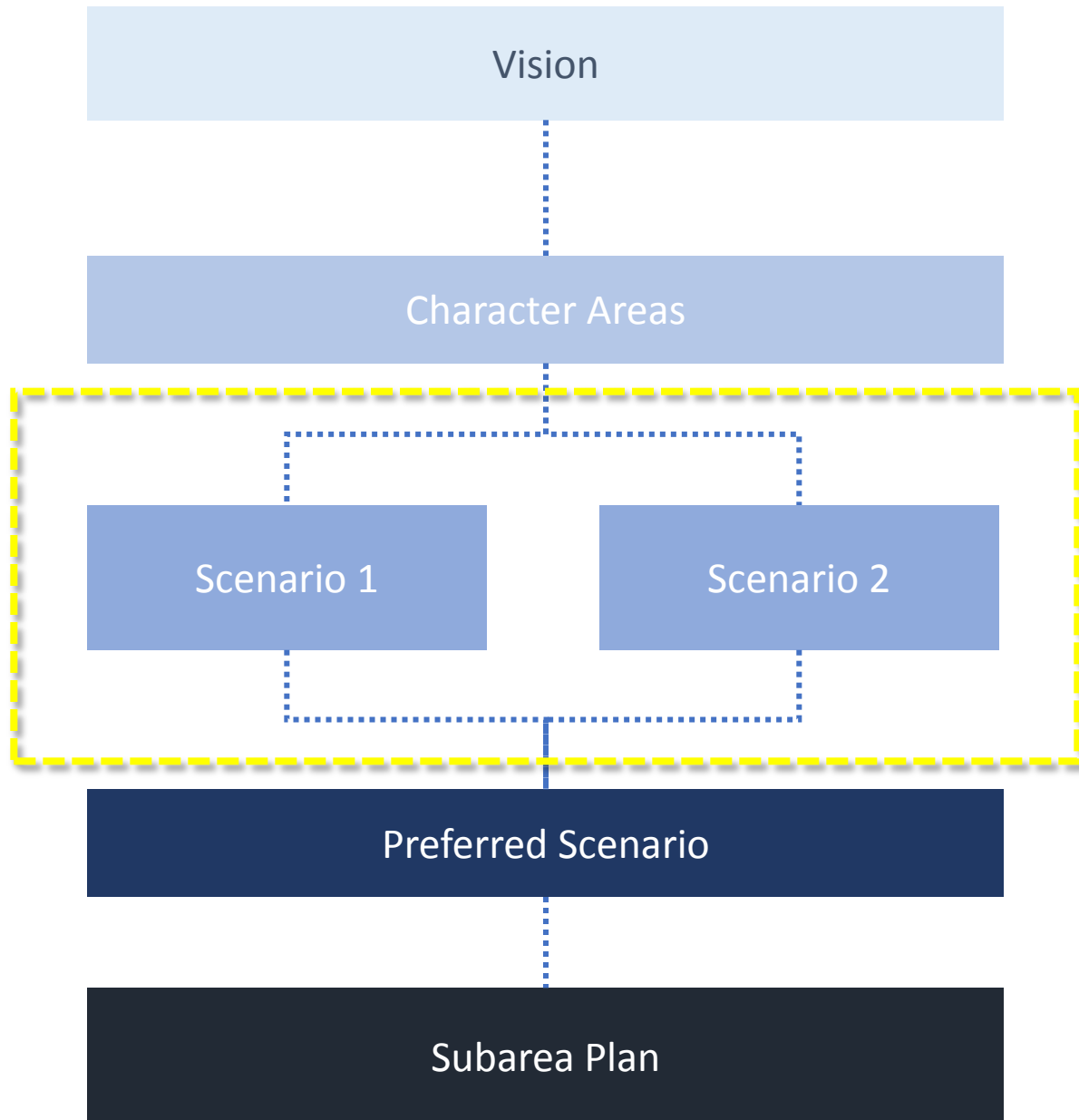


Parks and Open Space



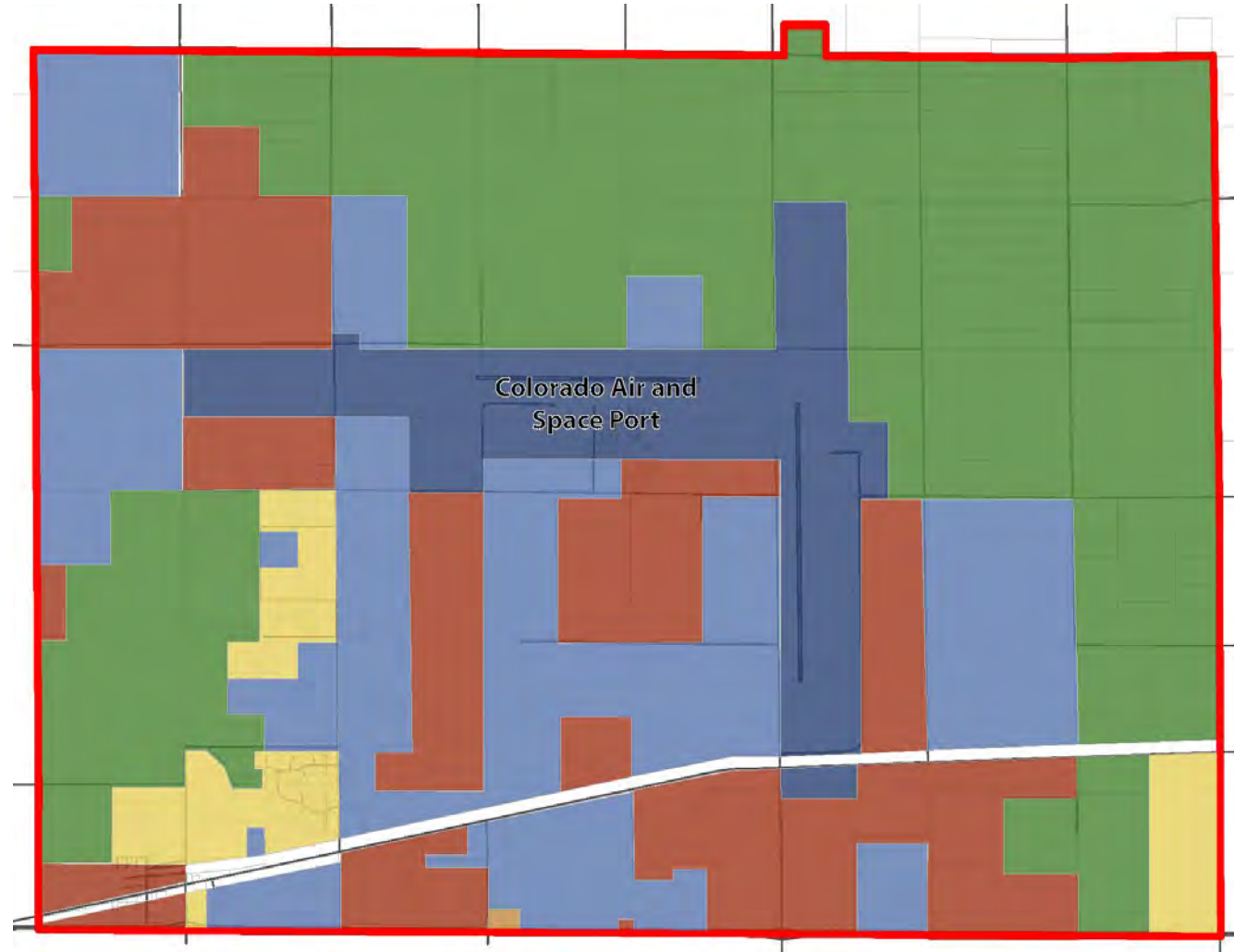
More Intensity

Less Intensity



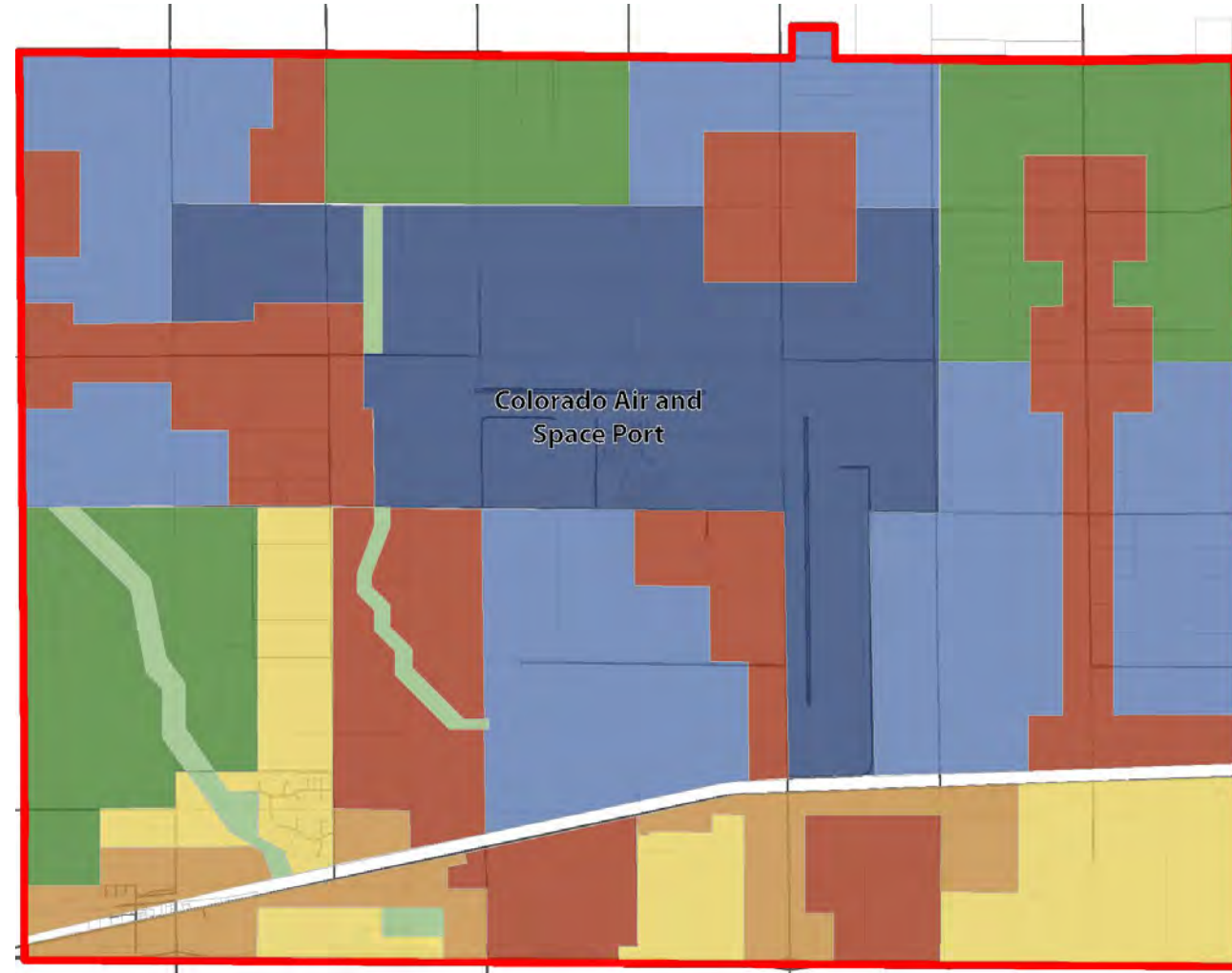
Scenario 1 – Status Quo

1. Builds off Land Use Plans from Imagine Adams County Plan and Aurora Places Plan
2. “As-is” Plan for future of CASP
3. Focus on Industrial and Agriculture



Scenario 2 – Transformative

1. Expands Aerospace and Innovation Land Use area
2. Focuses community hubs along Colfax Avenue
3. Mixed-Use industrial hubs along major intersections
4. Integrates Green Energy and Sustainable Agriculture land uses around the Aerospace and Innovation Land Uses





Feedback heard to date:

- Character Areas
 - Expand allowed uses in Aerospace and Innovation
 - Expand definition of retail to allow other commercial uses
 - Need to better define what is allowed in Green Energy/Sustainable Ag
- Scenario 1
 - Utility Capacity?
 - I70/Colfax Improvements
- Scenario 2
 - Overall Preference for this scenario
 - Limit community hub and replace with Mixed Use industrial in some areas
 - Overall provides allows a better range of uses

Discussion



- What do you like about Scenario 1?
- What do you like about Scenario 2?



- What are your issues/concerns with Scenario 1?
- What are your issues/concerns with Scenario 2?



- Is anything missing from either scenario?

Agenda



Background
and Goals



Schedule
Update



Subarea
Vision



Community
Engagement



Future Land Use
Scenarios



Next Steps

Next Steps



- Create preferred scenario
- Create Future land use and transportation framework
- Strategies and recommendations
- Implementation Plan
- Draft and Final Sub Area Plan



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: January 26, 2020
SUBJECT: Square Lake Subarea Plan
OFFICE/DEPARTMENT: Community and Economic Development
CONTACT: Layla Bajelan, Long Range Planner II
FINACIAL IMPACT: None
SUPPORT/RESOURCES REQUEST: None
DIRECTION NEEDED: Provide an update on the Square Lake Planning Process
RECOMMENDED ACTION: n/a

DISCUSSION POINTS:

- The Square Lakes Subarea Plan is a partnership with the City of Arvada and the goal of the Plan is to develop a vision for area with recommendations on land use, infrastructure, multi-modal transportation, and open space given constraints based on environmental and floodplain regulations.
- Provide a summary of the Scope of Work
- Provide a brief summary of the Stakeholder Committee and TAC Meetings held thus far
- Provide a timeline and next steps

Square Lake Subarea Plan Update

Community and Economic Development

January 26, 2021



Square Lake Subarea Plan

Summary:

- Request for Proposals (RFP)
- Background & Goals
- Study Area
- Scope of Work
- Next Steps

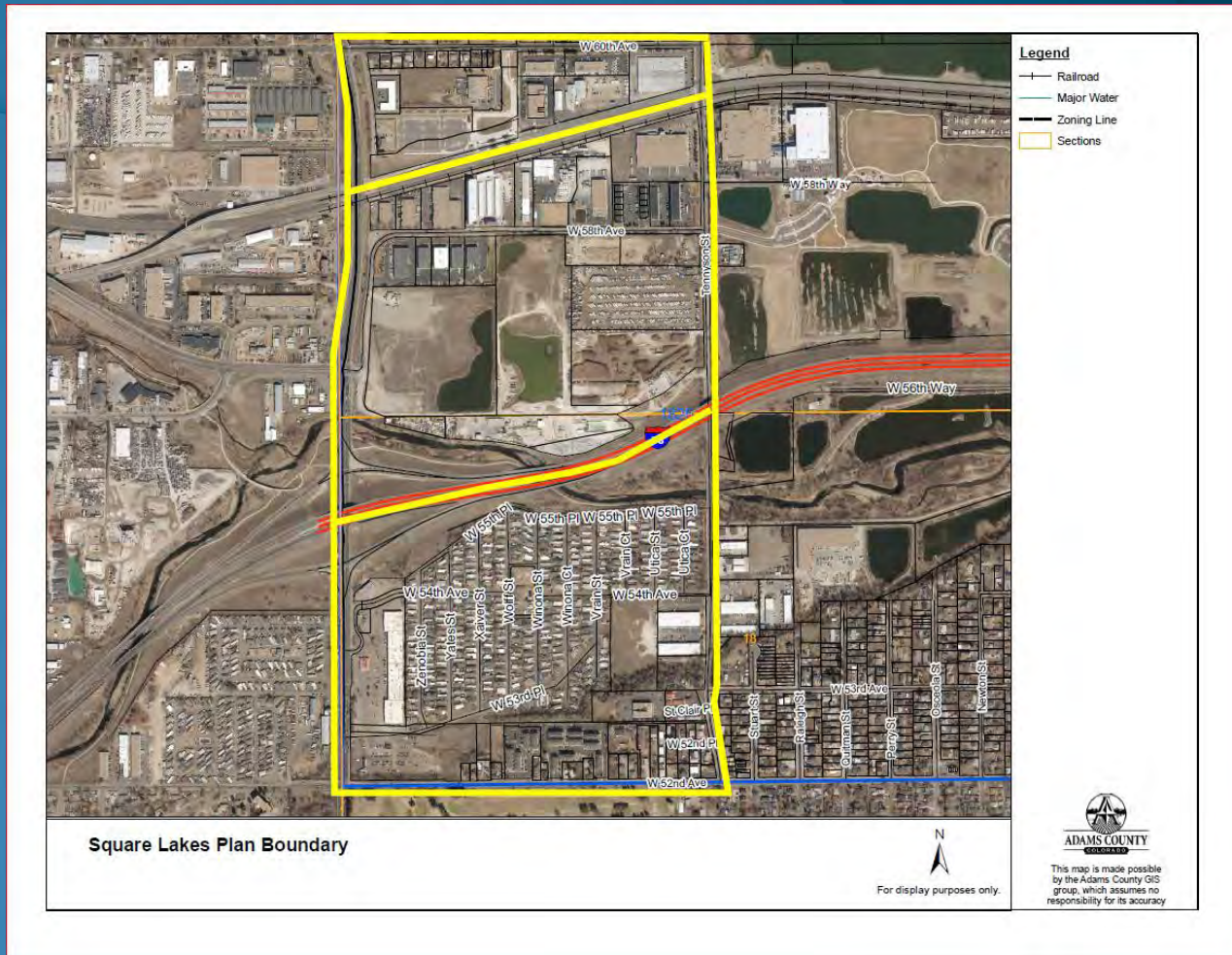
Square Lake Subarea Plan

Background & Goals:

- Develop a vision for the primary and secondary areas with recommendations on land use, infrastructure, multi-modal transportation, and open space given constraints based on environmental and floodplain regulations.
- Serve as a guide for review of future development proposals.
- Address near-term and long-term goals for the defined area.
- Lasting Partnership with the City of Arvada.

Square Lake Subarea Plan

Study Area: W 60th Ave., Tennyson, W 52nd Ave., Sheridan Blvd.



Square Lake Subarea Plan

Scope of Work:

- Inventory and information gathering:
 - Initial Data Request, Transfer and Review
 - Background Document and Existing Conditions Analysis Review
 - Staff-led Site Visit
- Public and Stakeholder Involvement Process:
 - Public Engagement Plan
 - Stakeholder Committee Meetings (6)
 - Technical Advisory Committee Meetings (6)
 - Public Open Houses (3)
 - City and County Planning Commissions and Adams County Board of County Commissioners (BoCC) Study Sessions

Square Lake Subarea Plan

Scope of Work:

- Plan Framework and Needs Analysis:
 - Future Land Use, Zoning and Transit-Oriented Development
 - Open Space
 - Infrastructure - Streets, Drainage, Sidewalk Network, Utility Gaps and Transportation Corridors
 - Environmental and Floodplain
- Master Subarea Plan:
 - Draft Subarea Plan
 - Final Subarea Plan

Square Lake Subarea Plan

Stakeholder Committee Meeting (12/17/20)

- Property Owners, Businesses, and residents within the Area
- SWOT Exercise

Technical Advisory Committee Meeting (01/14/21)

- Adams County/City of Arvada Staff, Berkley Sanitation, TCHD, CDOT, CDPHE, Mile High Flood District



Square Lake Subarea Plan

Next Steps:

- Public Open House (End of January)
- Technical Advisory Committee and Stakeholder Committee Meetings
- Study Sessions with the PC/BoCC
- Draft Square Lake Plan
- 9-Month overall process (June 2021 adoption)



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: January 26, 2021
SUBJECT: Parks and Open Space Zone Districts Code Amendment
OFFICE/DEPARTMENT: Community & Economic Development Department
CONTACT: Jen Rutter, Development Services Manager and Alan Sielaff, Planner II
FINANCIAL IMPACT: None
SUPPORT/RESOURCES REQUEST: None
DIRECTION NEEDED: Introduce the BoCC to the project and get feedback on work completed to date.
RECOMMENDED ACTION: Approve staff to move forward in developing new zone districts for parks and open space.

DISCUSSION POINTS:

- The goal of this project is to complete an analysis of the current code related to parks and open space development including use allowances, limitations, and other standards and regulations and update these as necessary.
- This project involves the collaboration of a number of departments: Community and Economic Development, Parks, Open Space & Cultural Arts, and Facilities & Fleet Management
- A consultant, Design Workshop, has been hired to help facilitate the development of new zone districts that meet the current and future needs of the Parks, Open Space, & Cultural Arts Department, as well as those identified by a variety of stakeholders.
- The work completed to date will be presented, including code analysis recommendations, stakeholder interviews, best practices recommendations, and overall recommendations.
- Upcoming community engagement and next steps will be discussed.



ADAMS COUNTY DEVELOPMENT CODES

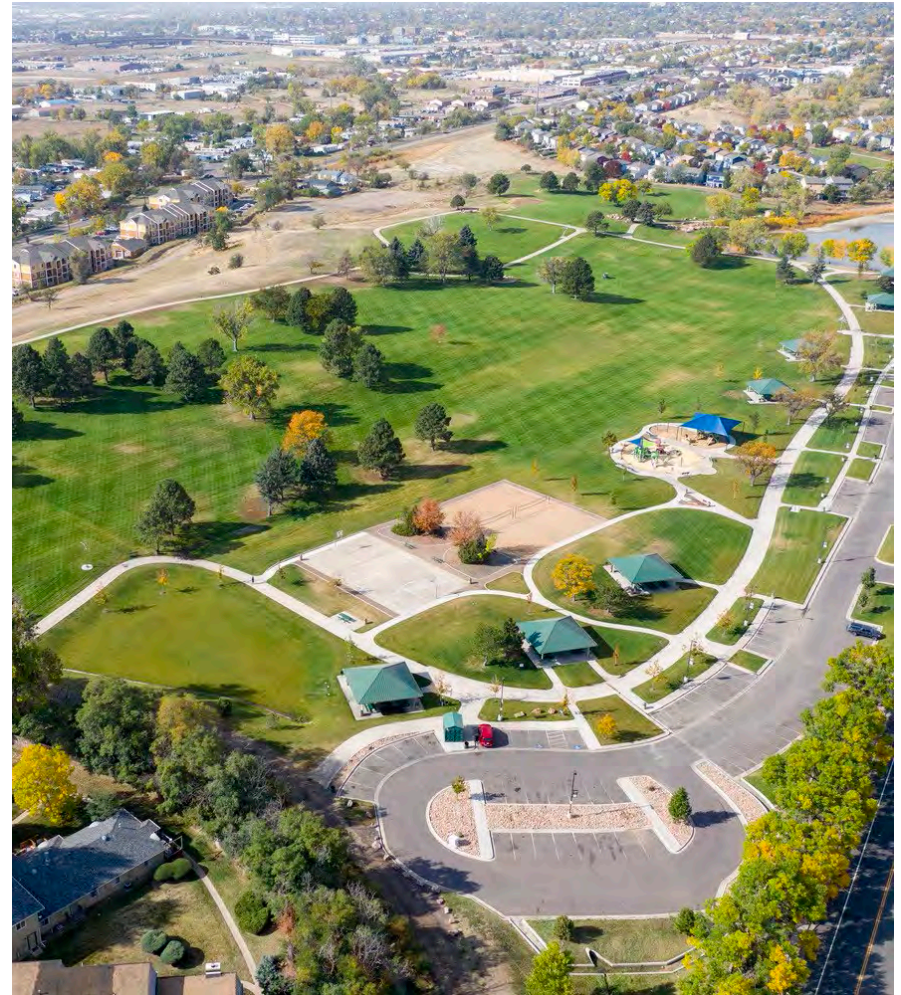
January 26, 2021

PREPARED BY

DESIGNWORKSHOP

Project Purpose

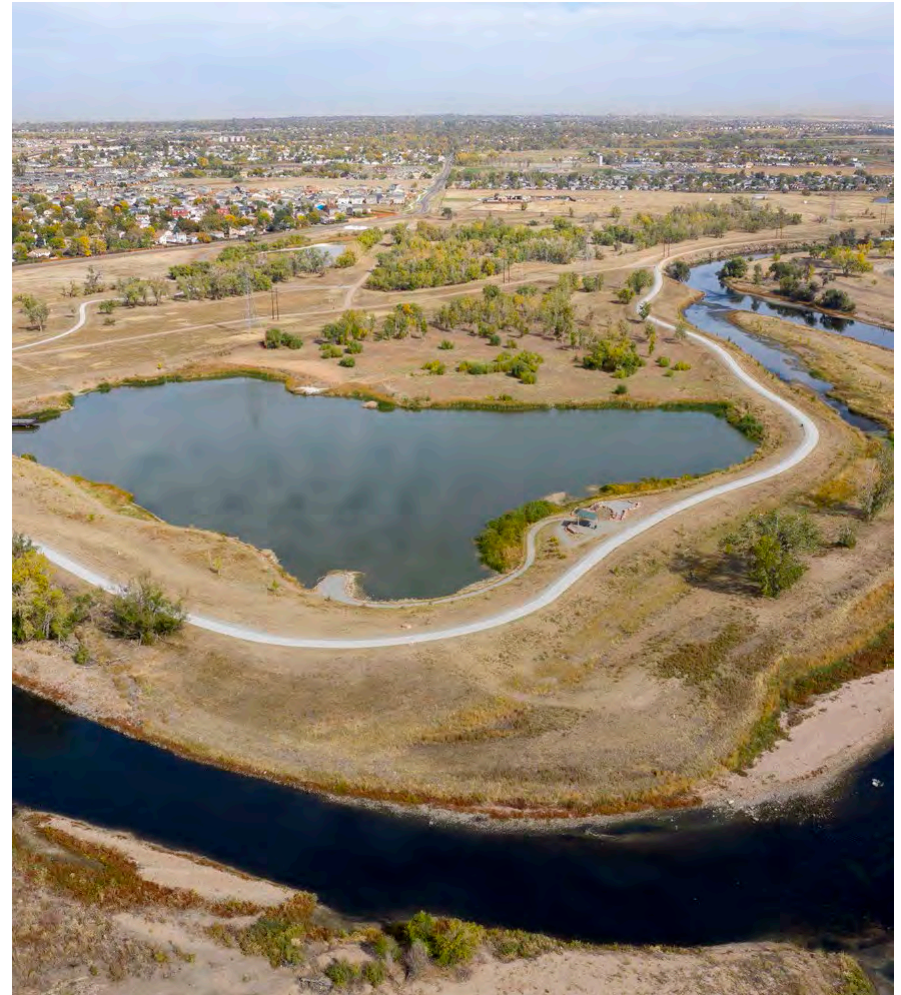
- Review the current and future uses in parks and open spaces in Adams County
- Develop new zone district regulations to better address land uses



Rotella Park

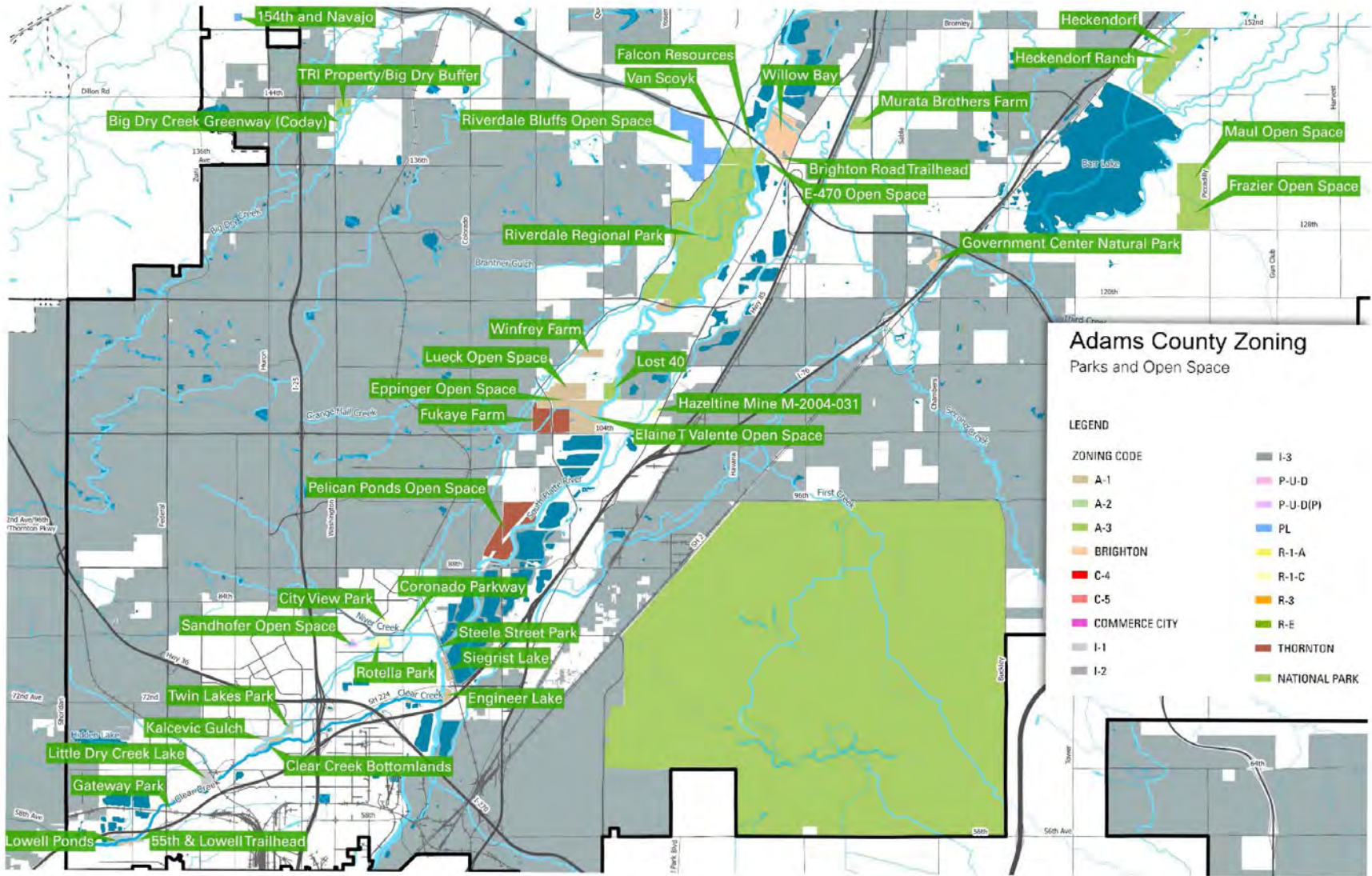
Work Completed to Date

- Existing Code Analysis
- Key Stakeholder Interviews
- Best Practice Analysis
- Check in with the Planning Commission
- Today's Meeting
Checking in with BOCC



Pelican Ponds

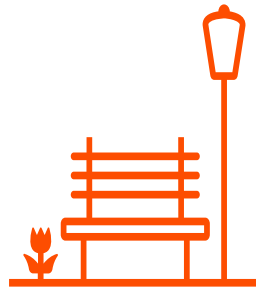
Existing Parks & Open Space Zoning



Summary of Code Analysis Recommendations



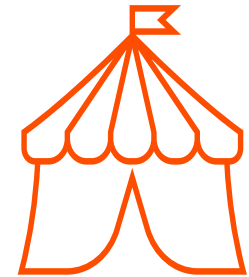
Create Parks and
Open Space Zone
Districts



Update Parks
Performance
Criteria



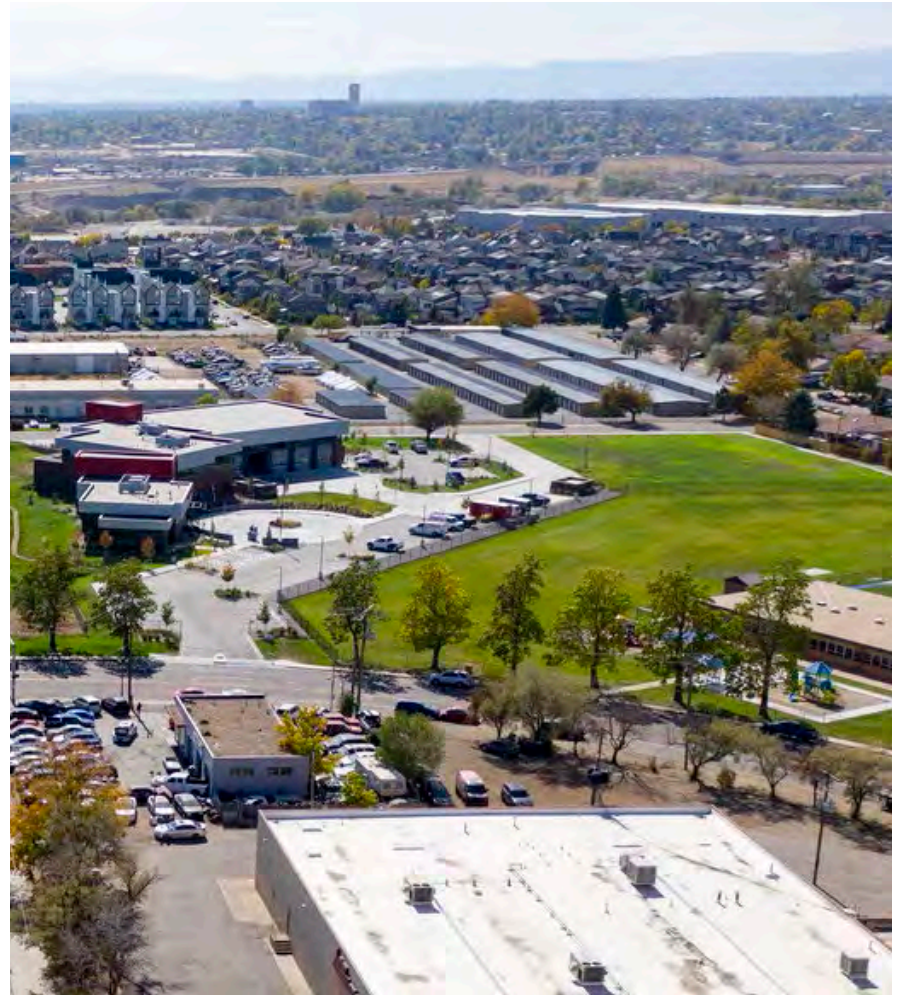
Update Agriculture
Performance
Criteria



Address Temporary
and Special Uses
through the Parks
Zone Districts

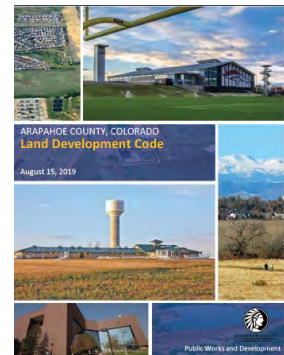
Summary of Stakeholder Interviews

- Address different types of spaces (rural versus urban)
- Ensure existing uses are allowed
- Retain simple process
- Explore opportunities for “agri-tourism”
- Allow ancillary commercial sales



Best Practices Recommendations

- Simplify temporary and special use process.
- Create a pathway for unique uses, such as Community Gardens, Farm Events, and Educational Tours.
- Addresses the different types and scale of parks and open spaces.
- Create a Recreation Use Category.
- Establish clear dimensional allowances.



Overall Recommendations

- Create 3 New Zone Districts
 1. Neighborhood Parks
 2. Regional Parks
 3. Natural Parks
- Address Special Uses and needs at Fairgrounds



Next Steps



1. Draft Code Outline



4. Draft Code Language with Public Comment Period



2. Coordinate Engagement with POST Plan



5. Public Hearing and Adoption



3. Follow up with Interviewees

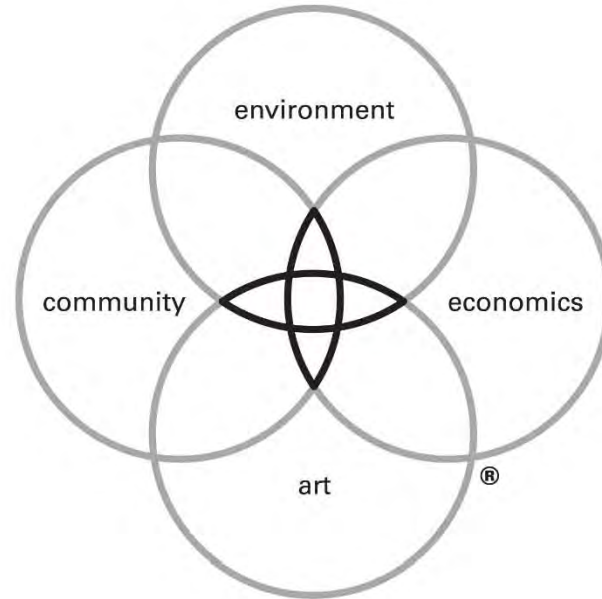
Questions for BOCC

1

What questions, if any, does the BOCC have on the work completed to date?

2

Does the BOCC support the general direction to create three new zone districts for parks and open spaces in Adams County?



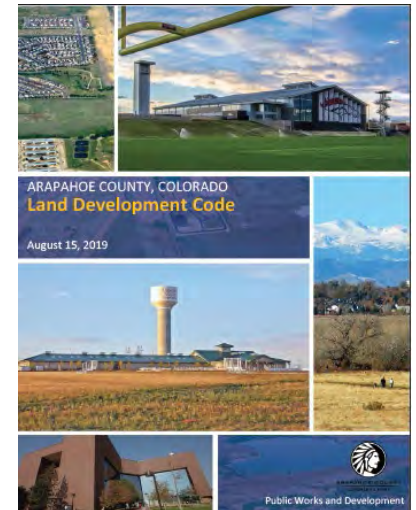
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Best Practices Recommendations

Applicable Takeaways from Arapahoe County

1. Create administrative temporary use and special events process.
2. Standards for Community Gardens and Farmers' Markets may be relevant.
3. Community Gardens could be a model for the Public Lands (PL) Zone District.
4. The “agri-tainment” opportunities could be relevant to expand business opportunities on agriculture properties.



Best Practices Recommendations

Applicable Takeaways from Boulder County

1. Create administrative temporary use and special events process.
2. Protect agriculture and environmental areas in any temporary or special event approval.
3. Create a Recreation Use Category for Adams County Code.
4. Farm Events allowance maybe applicable to properties with working farms or fairgrounds.
5. Educational Tour example on special events is also relevant for various properties in the county.

Boulder County
Land Use Department



Best Practices Recommendations

Applicable Takeaways from Denver

1. Create three different zone districts that outline all requirements.
2. In the longer term, establish design guidelines for Adams County Parks and Open Spaces.
3. Create additional consistent dimensional allowances based on parks types.
4. Implement administrative authority for county-managed parks and open spaces, similar to Denver's OS-A zone.



DESIGNWORKSHOP

Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

MEMORANDUM

To: Adams County Board of County Commissioners (BOCC)

From: Design Workshop: Jessica Garrow, Tarana Hafiz

Date: January 4, 2021

Project Name: Adams County Parks / Open Spaces Development Codes

Project #: 6393

Subject: Project Progress Update

PURPOSE

In 2020, Adams County hired Design Workshop to complete an analysis of the current code related to parks and open space development. This work is intended to guide Adams County in updating the code regulations related to parks and open space use allowances, limitations, and other standards and regulations. The Design Workshop team has completed a review of the current code, as well as a review of state and national best practices related to the development requirements for parks and open spaces. Attached to this cover memo is a copy of the Code Analysis to provide general background for the BOCC. This memorandum is intended to capture Design Workshop's review of development code requirements and outline suggested next steps in the project. The BOCC is asked to weigh in on the next steps for the project.

SUMMARY OF FINDINGS FROM CODE ANALYSIS

As is outlined in the Code Analysis document, there are opportunities for the County to update and streamline the requirements for Parks and Open Spaces. In particular, there is some confusion about the allowed dimensions for parks related buildings in the Residential and Agricultural Zone districts. Similarly, the use table is somewhat cumbersome and difficult to navigate when exploring the various uses related to parks, open spaces, and recreation. An update to include a section on Recreational Uses would be helpful.

The code includes Performance Standards for a variety of different uses. These should be updated as part of this project. For instance, picnic areas currently require additional setbacks when the spaces are adjacent to residential developments. Rather than include additional setbacks, limitations on the hours of use could be imposed to address potential impacts to surrounding properties.

While the code addresses certain uses related to parks, playfields, recreation, and agriculture in different use categories, the code lacks a specific listing of Recreation or Parks Uses that carry through to each zone district. This creates confusion about what types of uses are allowed in the variety of parks and open spaces in the County. The consolidation of this set of uses could add clarity to the code.

Finally, the temporary use and special use process is more detailed than many other communities. There are opportunities to simplify these and introduce additional administrative processes for uses that occur on open space and parks lands. This is particularly important for areas like the Fairgrounds that promote youth agricultural uses and potential associated commercial sales for produce and livestock.

The specific recommendations from the Code Analysis include:

- Create Parks and Open Space Zone Districts
- Update Parks Performance Criteria
- Update Agriculture Performance Criteria
- Address Temporary and Special Uses through the Parks Zone Districts

SUMMARY OF FINDINGS FROM BEST PRACTICES

The Best Practices analysis investigated standards and guidelines from national and regional examples for code related to best practices in parks and open space regulations. Some of the key takeaways for each of the regional examples – Arapahoe County, Boulder County, and the City and County of Denver – are outlined below. These communities address zoning for parks and open spaces differently, and each as a different set of parameters that could be useful to Adams County. Based on the review, Design Workshop recommends the following be incorporated into the Adams County code and process.

- Create a simpler temporary and special use process, including an administrative path for certain uses and events. (Arapahoe and Boulder)
- Create a pathway for certain uses through zoning or performance criteria, such as Community Gardens (Arapahoe), Farm Events (Boulder), and Educational Tours (Boulder).
- Incorporate requirements prohibiting impacts to agricultural and environmental areas for temporary or special events.
- Create new zoning that addresses the different types and scale of parks and open spaces (Denver).
- If the code continues to be based on traditional zoning, a Recreation Use Category should be added. (Boulder and Denver).
- Establish clear dimensional allowances in zoning for different parks and open spaces (Denver)

SUMMARY OF INTERVIEWS

A key aspect of engagement to date has been a focus on interviews with groups who manage and use parks in the County. These interviews included participants from Hyland Hills Parks and Recreation, Splendid Valley District, Strasburg Parks and Recreation, Adams County Education Consortium, and Adams County Special Event staff. The purpose of these interviews was to gain a better understanding of the current conditions, uses and operations in the County's different parks and open spaces. Responses were helpful in gaging issues and understanding potential solutions. Key takeaways from the interviews included:

- Currently, the code does not adequately address existing allowable / prohibited uses on parks and open spaces.
- The interviewees supported the addition of incidental commercial sales as an allowed use or as part of special events. The interviewees were uniformly against allowing commercial sales as a primary activity on parks.
- Requirements in the code do not differentiate between urban areas and rural areas. Guidelines and provisions in the code could be tailored to smaller communities, or different geographies in the County.
- Adding some language to include agritourism in the code could allow for successful businesses to prosper and allow for educational opportunities.
- The overall navigation of the code is difficult. It would be useful to establish a clear outline for the parks and open space section and separate it from the current Public Lands (PL) zoning.
- There was general consensus that the categorization of open spaces into several districts makes sense given the vastness of Adams County, but there should be caution for the code to not become overly cumbersome.

OVERALL RECOMMENDATIONS

Based on the analysis completed, Design Workshop recommends a framework that establishes new zone districts for parks and open spaces in Adams County. Specifically, zone districts for the different scales of spaces should be utilized:

1. Neighborhood Parks – These would cover smaller parks that tend to serve individual neighborhoods. These could include indoor spaces such as a recreation center, pavilion, and the like.
2. Regional Parks – These would cover larger parks and open spaces that provide regional benefits. The list of allowed uses could be larger to address the diversity that already exists in Adams County.
3. Natural Parks – This zone district would address areas that are intended for very limited development but could allow some passive recreation opportunities like trails.

Additionally, we recommend an update to the Temporary Use allowances through the new zone districts to create a more streamlined approach to certain activities. This is particularly important for spaces like the Fairgrounds which tends to have unique events and uses.

SUMMARY FROM THE PLANNING COMMISSION

This framework was also reviewed with the Planning Commission in November of 2020. The Commission generally supported the direction of the recommendations.

Commissioners requested clarity on the overall applicability of the work. This project may establish new zone districts, but this project does not include specific rezoning of properties. The Commission agreed with the direction that the County would not rezone properties in Special Districts, but that individual Special Districts could decide to use the zoning, by completing a rezoning under the County's process, if they desired. Additionally, the Commission wanted to ensure a Regional Park zone district would have general applicability in the County for both current and future regional parks. This was confirmed.

NEXT STEPS

Based on the feedback from the BOCC, Design Workshop will move into the initial code outline. This outline is intended to ensure the drafting of the code language fits in with the current code structure and addresses the topics identified to date. Following review of the outline, additional engagement with key stakeholders and through the ongoing POST Plan and Comprehensive Plan efforts will be completed. Based on the feedback, code language will be drafted and prepared for review and adoption by the Planning Commission and BOCC.

QUESTIONS FOR THE BOARD OF COUNTY COMMISSIONERS:

1. What questions, if any, does the BOCC have on the work completed to date?
2. Does the BOCC support the general direction to create three new zone districts for parks and open spaces in Adams County?
3. Are there additional thoughts that could assist in the development of parks and open space codes

ATTACHMENTS

Attachment A – Current Code Analysis, including:

- Memo Summary
- 1 – Inventory Map
- 2 – Existing Dimensional Allowances and Requirements
- 3 – Land Use Table
- 4 – Parking Requirements

Attachment B – Presentation Slides

DESIGNWORKSHOP

Landscape Architecture

Planning

Urban Design

Strategic Services

120 East Main Street

Aspen, Colorado 81611

MEMORANDUM

To: Adams County: Sean Braden, Aaron Clark, Alan Sielaff

From: Design Workshop: Jessica Garrow, Tarana Hafiz, Robb Berg

Date: October 29, 2020

Project Name: Adams County Development Codes

Project #: 6393

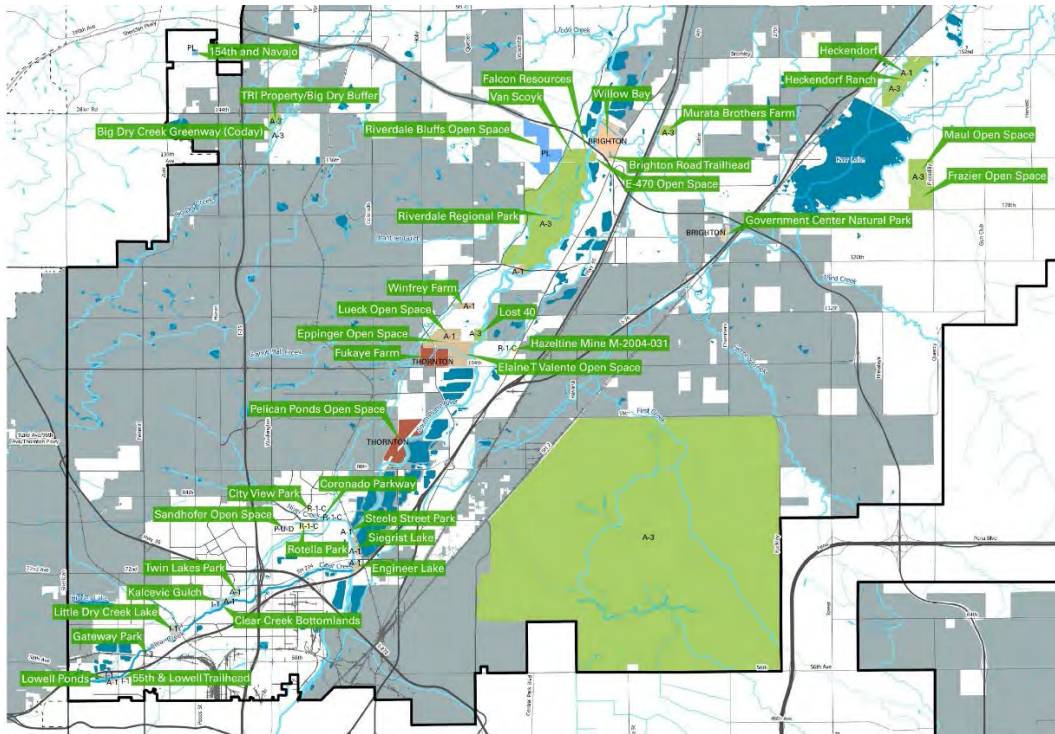
Subject: Current Code Analysis

This memorandum reviews the Adams County Land Use and Development Code related to Parks and Open Spaces. This analysis focuses on allowed uses, dimensions, and design requirements related to parks and open spaces, as well as the process for special use and temporary use approvals. Specific suggestions for how to update the codes related to parks and open space development are included in each section. A set of recommendations is included in the final section and can be used to inform the next steps of the work.

Zone Districts

The County's inventory of parks and open spaces is located in the western portion of the County, and are predominantly located in the Agriculture zone districts (A-1 and A-3), with some in the Public Lands (PL), Industrial (I-1), and Residential (R-1-C) zones. This is illustrated in Image 1, below, and in a full-sized attachment.

Image 1: Map of Adams County Open Spaces



Additionally, Design Workshop reviewed the zone district designations with the Hyland Hills and Strasburg Recreation Districts. In these districts, there are parks and recreation facilities in the Public Lands zone district, as well as the R-1-C, R-2, and C-3 zone districts. Because the project seeks to create zone districts that are broadly applicable throughout the County, these zone districts were also analyzed. It is also important to note that certain parks and open spaces are in a Planned Unit Development (PUD), which have site specific dimensional and use allowances. These were not reviewed as part of this analysis. Details on dimensional allowances and requirements for the zone districts reviewed are included as Attachment 2.

Public Lands zone district (PL)

Parcels in the Public Lands zone district only include specific the dimensional requirements for setbacks and height. In this zone district, height is limited to the lesser of 35 feet or the same as that allowed for a principal structure in the adjacent zone district. Accessory structures are limited to no more than 20 feet in height, or the allowance in the adjacent zone district, whichever is lesser. Setbacks are similar to the residential zone districts, ranging from 15 feet to 30 feet.

Agricultural zone districts (A-1 and A-3)

Within the Agricultural zone districts, there is a focus on agricultural buildings and residential buildings. Parcels in these zone districts are typically larger (2.5 acres or more) and have large setback requirements ranging from 30 feet to 50 feet. Setbacks from rights-of-way are 50 feet. These zones have similar setback requirements and dwelling size allowances requirements for each land use. Height is the exception, with agricultural buildings allowed significantly more height than residential buildings (70 feet versus 35 feet). Any building that is non-agricultural in its use is limited to 35 feet.

Residential zone districts (R-1-C and R-2)

Parcels in the residential zone districts have a smaller minimum lot size (7,500 sq ft) and smaller setback requirements (5 feet to 20 feet) when compared to the Agricultural zone district. Setbacks from rights-of-way range between 20 feet to 50 feet depending on the road type. The allowed heights for these zone districts are 25 feet for a dwelling and 16 feet for an accessory structure. There is no identification of height for other land use types.

Industrial zone district (I-1)

Within the I-1 zone district, lot size is required to be at least 1 acre, and setbacks range from 15 feet to 25 feet. Setbacks from rights-of-way are higher – 75 feet from a State Highway or Arterial and 25 feet from a Local or Collector Street. Heights are limited to 60 feet.

Commercial zone district (C-3)

Parcels in the C-3 zone district have no minimum lot size, with setbacks of 5 feet to 25 feet. Setbacks from rights-of-way are higher – 75 feet from a State Highway or Arterial and 25 feet from a Local or Collector Street. Heights are limited to 35 feet. Floor area for commercial uses are limited to 10,000 sq ft. Additionally, this zone district includes specific limitation on hours of operation to 7:00am – 12:00am when adjacent to a residential zone.

Analysis

The dimensional allowances for the zone districts reviewed are clear for certain uses, and less so for others. In the Agricultural and Residential zones, the code is very clear for agricultural and residential buildings. Other types of structures in these zone districts, such as shelter spaces, restrooms, and the like, are less clear. For instance, if a park is developed, it is unclear if it is regulated by the “residential and non-agricultural” references in the zone districts and if the allowances for these types of parks structures would be considered a primary or accessory use. Design Workshop recommends that as this project progresses, different dimensional allowances are further articulated for a wider range of land uses to ensure clarity in what development is allowed for parks and open spaces.

For the parks and open spaces located in the industrial and commercial zones reviewed, the dimensional allowances are clearer because there are no written differences based on uses. Design Workshop recommends this approach be used for any new zone district that might be established as part of this project.

The code outlines dimensional and use allowances in chart and text form, which creates some confusion for the user about where to look for the allowances specific to a property. As a longer term adjustment, the allowed dimensions for each zone district could be better integrated with the use table to assist with overall usability and readability.

Land Uses

Permitted, accessory, and conditional uses are outlined for each zone district. The text refers to general use types, and then a detailed chart follows, which breaks down larger land use categories into specific uses. For instance, the Agriculture Use Category is further divided into "Agricultural Business and Farming Operations," "Agricultural Support Businesses and Services," "Nurseries," and "Forestry and Silviculture." Overall, seventeen (17) uses are outlined in this category. Each primary use category is described in similar terms.

Attachment 3 includes the different land uses that are permitted in each of these zone districts. There is no specific use category for Open Spaces or Parks, so the table outlines those uses that are most closely identified as uses one would see in parks and open spaces. Generally speaking, outdoor uses are permitted in all zones whereas indoor uses are either conditional or prohibited. Outdoor commercial recreational uses are considered conditional uses in the agricultural, industrial, and commercial zone districts. Indoor recreation uses that would be typically seen with a recreation or community center are permitted in the Public Lands zone district.

The code specifies that if a use is not specifically permitted or conditionally permitted the Director of Community and Economic Development has the ability to determine if the use is similar to another use in the land use chart. Guidance can be taken from the Standard Industrial Classification Manual.

Analysis

Generally, the use table should be reviewed and updated for clarity. For instance, both "Handball" and "Handball Courts" are listed in the use table. This appears to be redundant and could be combined. Similarly, the differentiation between commercial recreation uses and other recreation uses could be more clearly articulated in purpose statement language or in an updated use table as part of this project. Because some commercial uses in public parks is desired – for instance, 4H activities, or sale of produce or goods produced on the land – additional clarity for these commercial activities should be incorporated into the use table or referenced as allowed accessory uses.

The Public Lands Zone District includes land uses applicable to government buildings as well as to parks and open spaces, creating a one-size fits all approach to these parcels. Design Workshop strongly recommends the PL zone district be focused on government buildings (County offices, jails, etc), and that the County create new parks and open space zone districts for lands that are intended for open space and recreational uses.

The ability for the Director to review different uses that are not in the use table is important to maintain, as certain uses that may occur in parks spaces are not specifically called out.

Overall, the use table as currently formatted is cumbersome and difficult for a layperson to use. The excerpt included in this report is limited to the uses related to this project, but as we completed the review, it became clear that the use table is out of date and should be updated as part of future work. We strongly recommend an overhaul to the use table, potentially better linking it to the dimensional table, and reducing the number of land uses listed.

Performance Standards

Specific Performance Standards are outlined for different permitted, conditional, and accessory uses. These standards are all important to consider relative to this code project, as they apply to some of the uses occurring on Adams County open spaces and at the fairgrounds. For instance, vending and produce stands have specific standards, including a requirement to be located on parcels with an area larger than 400 sq ft, and are limited to the hours of 7:00am to 7:00 pm. Performance standards for agricultural uses help define the maximum height for fencing, walls, and screening at ninety-six inches. Also included in this section are standards for auction yards, commercial and personal equestrian arenas, livestock and poultry keeping, and nurseries.

There are also performance standards specific to outdoor public uses, including specific setbacks from adjacent commercial and residential properties (75 feet for picnic areas and 100 feet for swimming pools), hours of operation, and storage areas. Performance standards for Institutional uses, which could apply to different parks structures, address architectural character, building material, and structure orientation.

Analysis

The performance standards are detailed and appear to work for the general uses that occur in the county's parks and open spaces. However, additional information related to allowance for uses at the Fairgrounds could be a worthwhile addition as part of this effort. For instance, ensuring flexibility for commercial activities that are associated and incidental to 4H events or a festival is important. Similarly, ensuring the performance standards for picnic areas and playgrounds are consistent with current park design is critical. Design Workshop suggests eliminating or reducing the setback requirements for picnic tables and play equipment, and use the underlying zone district rather than the additional setbacks outlined in the Performance Standards.

Generally speaking, the requirements for open spaces in residential developments are detailed and address the need to ensure functional and usable spaces. Design Workshop does not recommend any adjustments to these standards, and any adjustments would be out of scope for this project.

Parking Requirements

The Adams County Code outlines parking space requirements based on uses. Recreation uses have a parking count established by the Planning Commission, while parking related to golf courses are established based on a review with the Director of Community and Economic Development. Specific requirements are called out for the Fairgrounds (1 space per 600 sq ft of gross space) and Events Centers (1 space for every 4 seats). The table of parking requirements is included in the Attachments.

Analysis

Design Workshop suggests a longer term code update to address parking requirements. The difference in review processes for recreation uses versus golf courses is unique, and could be an area to align in the future. Additionally, creating standardized parking requirements for parks and open spaces could assist in expeditiously making long term improvements and expansion to the parks and open space system. While out of the scope of this project, there may be opportunities to reduce parking requirements when there are adjacent transit and mobility options, which could be explored as part of a future study.

Special Use Permits and Temporary Use Permits

The County has two processes to allow uses that are not permitted in the underlying zone district but "often support other land uses authorized or permitted in a zone district or public utilities or services." The Temporary Use Permit is approved administratively by the Director of Community and Economic Development (CED) for uses lasting less than one (1) year. (Note that other references in this section state that the CED is authorized to approve a Temporary Use of up to 90 days and may be issued annually.) The Special use Permit is approved by the Board of Adjustment for up to five (5) years.

Applications for these uses must demonstrate the proposed use is compatible with the surrounding area and is not detrimental to County residents, as well as demonstrate all off-site impacts have been addressed and it will provide adequate parking, open space, screening, landscaping, and utilities.

The County may impose conditions on the use to mitigate potential impacts of both Special Uses and Temporary Uses to County residents, including:

- Limitations on hours;
- Improvements for pedestrian, bike, and vehicle circulation, alternative site access and open space provisions to address site capacity and resource protection;
- Construction of fencing or landscaping;
- Restrictions on lighting and signage;
- Adjustments to off-street parking layout;
- Restrictions on the external appearance related to height, bulk, and setback; and
- Addressing stormwater drainage and other utility needs.

Additionally, for Temporary uses, the County may impose “any conditions necessary to implement the Adams County Comprehensive Plan and to ensure compatibility with adjacent uses.” Additional review criterion for firework stands/tents are included in the language, allowing CED to review the use’s history of applying with the regulations.

Analysis

While it does not appear the County currently uses the Temporary Use Permit or Special Use Permit process for either recurring or stand-alone events the County might put on, the process could be used to cover unique circumstances that are not anticipated by the land use code. The current code language provides discretion for the County to appropriately address the unique circumstances of a property or proposal, and no significant adjustments are needed to this section. Design Workshop recommends these uses be accommodated in zone district updates as part of this project.

The language within Temporary Uses regarding the duration of a temporary use is somewhat unclear, but Design Workshop understands the intention is to approve a Temporary Use of up to 90 days in any single calendar year, with annual renewals permitted. The language should be updated and clarified to address how often the 90 day uses are allowed in a single year.

Recommendations

Based on Design Workshop’s review of the County’s Land Use Code, we recommend updates to more clearly reflect allowable dimensions and uses for parks and open spaces. Specifically,

1. **Create Parks and Open Space Zone Districts.** Based on the review of the code, there is a lack of clarity about the allowed uses or dimensions for parks and open spaces. In the Agriculture zone districts, where a majority of the County’s parks are located, there are no clear height or size allowances for structures. This could be addressed through the creation of a zone district specific to these spaces, rather than adding additional complexity to the existing zone districts. Additionally, given the diversity of the spaces in Adams County – active recreation, passive recreation, agriculture, and open space conservation - Design Workshop recommends three different zone districts be created to address the unique spaces. These should be focused on county-owned properties, but should be written to enable use for other special districts should they choose.
2. **Update Parks Performance Criteria.** There are specific criteria for picnic areas, play structures, and parks that limit their use and operation adjacent to residential and commercial areas. It is unclear why this

limitation does not extend to industrial uses. Design Workshop recommends the setback requirements for picnic areas and playgrounds be adjusted or removed. Similarly, the allowances for outdoor storage in these areas should be considered and updated based on existing maintenance needs in the County's parks.

3. **Update Agriculture Performance Criteria.** There are detailed performance criteria for agricultural uses that make sense for farming and ranching operations. However, these appear to limit certain activities in the county's open spaces and at the Fairgrounds, such as distance from adjacent residential properties and the percentage of land coverage for certain activities. Updating these to allow ancillary commercial activities, such as a corn maze, hayrides, sales of goods farmed on the land, etc. would also be helpful to cover the range of activities that currently occur.
4. **Address the Temporary Use and Special Use Process.** We understand from interviews that there can be events that occur without a review through special use or temporary use. Given the unique events and activities that occur at the county's parks, creating a process for these to be approved administratively in conjunction with the Parks and CED Directors could create more predictability for staff in both departments. These could be addressed through the zone district updates, rather than adjusting the Temporary and Special Use processes themselves.

Attachments

Attachment 1: Parks and Open Spaces Inventory Map with Zoning

Attachment 2: Dimensional Allowances and Requirements

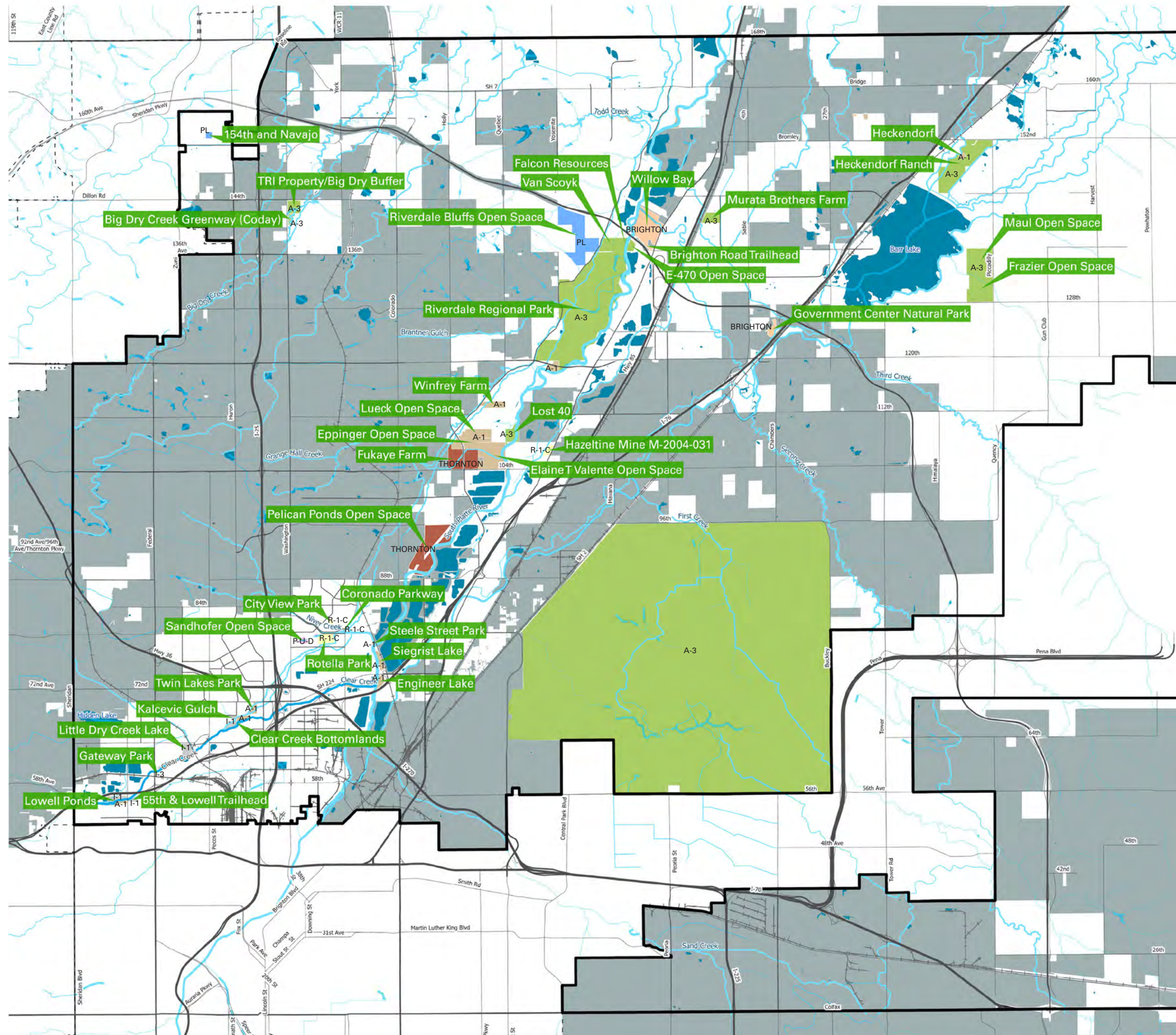
Attachment 3: Use Table

Attachment 4: Parking Requirements

COUNTY PARKS AND OPEN SPACE WITH ZONING

LEGEND

- A-1
- A-3
- BRIGHTON
- I-1
- I-3
- P-U-D
- PL
- R-1-C
- THORNTON
- MUNICIPALITIES



Attachment 2: Dimensional Allowances and Requirements

ZONE DISTRICT		AGRICULTURE-1 (A-1)	AGRICULTURE-3 (A-3)	PUBLIC LANDS, PARKS, OPEN SPACE, AND FACILITIES DISTRICT (PL)
MINIMUM LOT SIZE		2.5 acres	35 acres	N/A
MINIMUM LOT WIDTH	W/Well AND Individual Sewage Disposal System	150 feet	600 feet	N/A
	W/Public Water OR Sewer Facilities	100 feet		N/A
	Corner Lot	N/A	N/A	N/A
	Internal Lot	N/A	N/A	N/A
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	Front	30 feet	50 feet	30 feet
	Side Corner	30 feet	50 feet	30 feet
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	15 feet
	Rear	20 feet	20 feet	20 feet or the same as the minimum rear setback requirement for the adjacent zone district, whichever is greater
	R.O.W.	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet	50 feet except a section line arterial R.O.W. where the minimum setback shall be 75 feet. Variations may be permitted if full R.O.W. has already been acquired by the County for section lines.
		Local or Collector: 30 feet	Local or Collector: 50 feet	
SETBACK FROM SECTION LINES (Variations may be permitted if the Department of Public Works determines)		120 feet	120 feet	N/A
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE OR AG. BUILDING	Front	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	At least 10' to the rear of the front structure line of the principal dwelling, or 100' from the front property line, whichever is less	N/A
	Side	10 ft, or 1 ft per 2 ft of height, whichever is greater	10 feet, or 1 foot per 2 feet of height, whichever is greater	N/A
	Rear	10 feet	10 feet	N/A
	R.O.W.	State Highway or Arterial: 50 feet	State Highway or Arterial: 50 feet	N/A
		Local or Collector: 30 feet	Local or Collector: 50 feet	N/A
MAXIMUM HEIGHT	Dwelling and Non-Ag. Structure	35 feet	35 feet	35 feet or the same as the maximum height requirement for a principal structure in the adjacent zone district, whichever is less.
	Agriculture Structure	70 feet (25 feet on a lot established by a recorded subdivision plat)	70 feet (25 feet on a lot established by a recorded subdivision plat)	20 feet or the same as the maximum height requirement for accessory buildings in the adjacent zone district, whichever is less.
MAXIMUM STRUCTURE COVERAGE	W/Well AND Indiv. Sewage Disposal System	6% of lot area (access. bldg. n/a without a principal dwelling)	N/A	N/A
	W/Public Water OR Sewer	7.5% of lot area (access. bldg. n/a without a principal dwelling)		N/A
	W/Public Water AND Sewer	12.5% of lot area (access. bldg. n/a without a principal dwelling)		N/A
	Accessory Building	N/A	N/A	N/A
MINIMUM FLOOR AREA OF DWELLING	Single Story Dwelling	1,200 square feet	1,200 square feet	N/A
	Tri-Level Dwelling	1,200 square feet	1,200 square feet	N/A
	Bi-Level or Two-Story Dwelling	900 square feet on the 1st floor plus 600 square feet on the 2nd floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	900 square feet on the 1st floor plus 600 square feet on the 2nd floor. (A lower level with more than 50% of its perimeter located more than 50% above grade level may be counted as floor area.)	N/A

Attachment 2: Dimensional Allowances and Requirements

ZONE DISTRICT		COMMERCIAL-3 (C-3)	INDUSTRIAL-1 (I-1)	RESIDENTIAL-1-C (R-1-C)	RESIDENTIAL TWO-FAMILY (R-2)		
MINIMUM LOT SIZE		N/A	1 acre	Corner Lots: 7,500 square feet	Internal Lots: 7,000 square feet	Two-Family Lot: 4,500 square feet per dwelling unit	
						Single Family Lot	
						Corner Lot: 7,500 square feet	Internal Lot: 7,000 square feet
MINIMUM LOT WIDTH	W/Well AND Individual Sewage Disposal System	75 feet	100 feet	N/A		Two-Family Lot	
	W/Public Water OR Sewer Facilities			N/A		Corner Lot: 50 feet	Internal Lot: 45 feet
	Corner Lot			70 feet		Single Family Lot	
	Internal Lot			65 feet		Corner Lot: 70 feet	Internal Lot: 65 feet
MINIMUM SETBACKS FOR PRINCIPAL STRUCTURE	Front	25 feet	25 feet	20 feet	20 feet		
	Side Corner	25 feet	25 feet	20 feet	20 feet		
	Side	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	15 feet one side, 5 feet other side, 0 foot setbacks may be approved for fireproof structures	17 feet one side or 5 feet from attached garage, 5 feet on the other side	17 feet one side or 5 feet from attached garage, 5 feet on the other side, 0 feet along common wall of two-family		
	Rear	15 feet	15 feet	15 feet	15 feet		
	R.O.W.	State Highway or Arterial: 75 feet	State Highway or Arterial: 75 feet	State Highway or Arterial: 50 feet	State Highway or Arterial: 40 feet		
		Local or Collector: 25 feet	Local or Collector: 25 feet	Local or Collector: 20 feet	Local or Collector: 20 feet		
SETBACK FROM SECTION LINES (Variations may be permitted if the		100 feet	145 feet	120 feet	100 feet		
MINIMUM SETBACKS FOR ACCESSORY STRUCTURE OR AG. BUILDING	Front	N/A	N/A	At least equal to the principal dwelling or more		20 feet	
	Side			20 feet or equal to the principal dwelling, whichever is greater	Side 5 feet	Side Corner 20 feet	
	Rear			5 feet	5 feet		
	R.O.W.			5 feet	State Highway or Arterial: 40 feet		
				State Highway or Arterial: 50 feet	Local or Collector: 20 feet		
MAXIMUM HEIGHT	Dwelling and Non-Ag. Structure	35 feet	60 feet	25 feet		25 feet	
	Agriculture Structure			16 feet		16 feet	
MAXIMUM STRUCTURE COVERAGE	W/Well AND Indiv. Sewage Disposal System	#NAME?	N/A	N/A		N/A	
	W/Public Water OR Sewer			N/A			
	W/Public Water AND Sewer			N/A			
	Accessory Building			900 square feet			
MINIMUM FLOOR AREA OF DWELLING	Single Story Dwelling	N/A	N/A	1,250 square feet		N/A	
	Tri-Level Dwelling						
	Bi-Level or Two-Story Dwelling						

Attachment 3: Use Table

USE CATEGORIES	ZONE DISTRICT							
	A-1	A-2	A-3	P-L	C-3	I-1	R-1-C	R-2
INSTITUTIONAL USES								
Neighborhood Indoor Uses	C	C	C	P	P	P	C	C
Branch libraries	C	C	C	P	P	P	C	C
Day care centers (day or nursery schools) (Adult* or Child)	C	P	P	P	P	P	C	C
Gymnasiums	C	C	C	P	P	P	C	C
Handball	C	C	C	P	P	P	C	C
Handball courts	C	C	C	P	P	P	C	C
Indoor recreational centers	C	C	C	P	P	P	C	C
Indoor skating rinks (ice or roller)	C	C	C	P	P	P	C	C
Indoor swimming pools	C	C	C	P	P	P	C	C
Neighborhood community or recreational centers	C	C	C	P	P	P	C	C
Public or private primary and secondary schools (excluding trade schools)	C	C	C	P	P	P	C	C
Racquetball	C	C	C	P	P	P	C	C
Tennis	C	C	C	P	P	P	C	C
Outdoor Public Uses	P	P	P	P	P	P	P	P
Arboretums	P	P	P	P	P	P	P	P
Areas for hiking	P	P	P	P	P	P	P	P
Cemeteries, with or without caretaker residences*	C	C	P	-	P	P	-	-
Garden plots	P	P	P	P	P	P	P	P
Nature areas	P	P	P	P	P	P	P	P
Picnic areas	P	P	P	P	P	P	P	P
Public areas for active recreational activities	P	P	P	P	P	P	P	P
Recreation-oriented parks	P	P	P	P	P	P	P	P
Wildlife sanctuaries	P	P	P	P	P	P	P	P
COMMERCIAL USES								
Animal Hospitals	C	C	C	-	P	P	-	-
Commercial Retail	-	-	-	-	P	P	-	-
Greenhouses (retail) and greenhouses with garden supplies	-	C	C	-	P	P	C	C
Drive-In Establishments	-	-	-	-	P	P	-	-
Golf Course/Driving Range, Commercial	C	C	C	-	P	P	C	C
Indoor Commercial Recreation/Entertainment	-	-	-	-	P	P	-	-
Event Centers	-	-	C	C	P	P	-	-
Bowling alleys	-	-	-	-	P	P	-	-
Indoor sports arenas	-	-	-	-	P	P	-	-
Movie theaters	-	-	-	-	P	P	-	-
Physical fitness facilities	-	-	-	-	P	P	-	-
Pool arcades	-	-	-	-	P	P	-	-
Video arcades	-	-	-	-	P	P	-	-
 kennel, Commercial	C	C	C	-	C	C	-	-
Outdoor Commercial Recreation	C	C	C	-	C	C	-	-
Amusement parks	C	C	C	-	C	C	-	-
Archery ranges	C	C	C	-	C	C	-	-
Batting cages	C	C	C	-	C	C	-	-
Drive-in theaters	C	C	C	-	C	C	-	-
Go-cart establishments	C	C	C	-	C	C	-	-
Ice and roller skating rinks	C	C	C	-	C	C	-	-
Miniature golf establishments	C	C	C	-	C	C	-	-
Music arenas	C	C	C	-	C	C	-	-
Outdoor commercial amusement facilities	C	C	C	-	C	C	-	-
Pistol and shooting ranges	C	C	C	-	C	C	-	-
Theme parks	C	C	C	-	C	C	-	-
Water slides	C	C	C	-	C	C	-	-
Racing Facilities	-	-	C	-	-	C	-	-

Automobile racing	-	-	C	-	-	C	-	-
Dog tracks	-	-	C	-	-	C	-	-
Horse racing	-	-	C	-	-	C	-	-
Truck racing	-	-	C	-	-	C	-	-

Attachment 4: Parking Requirements

Use	Minimum Required Off-Road Parking Spaces
Art galleries	1 space for each 300 sq. ft. of gross floor area
Day care facility	1 space for each employee on a major shift, plus 2 drop off spaces for patrons
Visitor	Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum required off-road parking
Event Center	1 space for each 4 seats or 1 space for each 40 sq. ft. of gross floor area available for the accommodation of movable seats in the event center, whichever is greater.
Fairgrounds	1 space for each 600 sq. ft. of gross floor area
Golf courses	Based on review by the Director of Community and Economic Development considering site size, topography and supporting facilities
Museums	1 space for each 300 sq. ft. of gross floor area
Recreation, indoor	Based on review by the Planning Commission considering site size, topography and type of use
Recreation, outdoor	Based on review by the Planning Commission
Restaurants, cafeterias, dining rooms including drive-up windows	1 space for every 3 seats
Retail spaces or other unspecified	See: "Service establishments"
Kindergarten, elementary	1 space for each classroom and 1 space per 300 sq. ft. of administrative office space
High school, college, vocational, business	6 spaces for each classroom and 1 space per 300 sq. ft. of administrative office space
Veterinary establishments	4 spaces for each doctor and 1 for each employee



STUDY SESSION ITEM SUMMARY

DATE OF STUDY SESSION: January 26, 2021
SUBJECT: 2021 BOCC Committee Appointments
OFFICE/DEPARTMENT: Raymond H. Gonzales, County Manager
CONTACT: Raymond H. Gonzales
FINACIAL IMPACT: n/a
SUPPORT/RESOURCES REQUEST: n/a
DIRECTION NEEDED: Appointments to the BOCC Committees
RECOMMENDED ACTION: n/a

DISCUSSION POINTS:

- Annually, the Board of County Commissioners discuss their board assignments during Study Session and will formally approve them during a Public Hearing.
- The list of committees are attached for reference.