



ADAMS COUNTY

COLORADO
BOARD OF COUNTY COMMISSIONERS

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Emma Pinter - District #3
Steve O'Dorisio - District #4
Mary Hodge - District #5

STUDY SESSION AGENDA
TUESDAY
August 18, 2020

ALL TIMES LISTED ON THIS AGENDA ARE SUBJECT TO CHANGE

- | | | |
|-------------------|---------------------|--|
| 10:00 A.M. | ATTENDEE(S): | Heidi Miller |
| | ITEM: | Executive Session Pursuant to C.R.S. 24-6-402(4)(e) for the Purpose of Instructing Negotiators Regarding Economic Incentives |
| 10:30 A.M. | ATTENDEE(S): | Jill Jennings Golich / Ryan Nalty / Jen Rutter / Greg Barnes / Thomas Dimperio / Christy Fitch |
| | ITEM: | 2020 Development Standards and Regulations Amendments Phase 2 |
| 11:30 A.M. | ATTENDEE(S): | Raymond Gonzales |
| | ITEM: | Administrative Item Review / Commissioners Communication |
| 12:00 P.M. | ATTENDEE(S): | Heidi Miller |
| | ITEM: | 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 |

TO WATCH THE MEETING:

- Watch the virtual Zoom Study Session through our [You Tube Channel](#)

(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