REGULAR MEETING OF THE
ARAPAHOE COUNTY PLANNING COMMISSION
TUESDAY, MAY 19, 2020 @ 6:30 P.M.

To view the Planning Commission meeting online, please click on the link below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGYxZTZkNTkTM4MC00MTBmLTk3ODEtZDiZTY4ZDAyNju2%40thread.v2/0?context=%7b%22Tid%22%3a%22%3a%2257d7b6d6-d71d-4766-84c1-c43bda19ba16%22%2c%22%3a%22598c759-ef37-4510-a39d-da827b24c6ff%22%2c%3a%22c%22%3a%22true%3a%7d

Please note the online Planning Commission meeting broadcasts with a 20-30 second delay.

If you would prefer to listen live to the meeting please call the following telephone number: (719) 569-5048. When prompted enter the Conference ID: 754 008 69#.

1. CALL TO ORDER

2. GENERAL BUSINESS ITEMS

   2.I. Approval Of The Minutes From January 21, 2020

   Documents:

   01-21-2020 PC MINUTES.PDF

3. STUDY SESSION ITEMS

   3.I. Watkins/Bennet Area Vision Study Website Preview - Study Session

   Item 1: Watkins / Bennet Area Vision Study Website Preview - Study Session

   Presenter: Alan White, Long Range Planning

   Request: Present information regarding the proposed Watkins/Bennet Area Vision Study Website - NO FORMAL ACTION TAKEN

3.II. Case No LDC20-001, A-1 And RR-A Setbacks For Accessory Buildings / Land Development Code Amendment - Study Session

   Item 2: Case No LDC20-001, A-1 and RR-A Setbacks for Accessory Buildings / Land Development Code Amendment - Study Session

   Presenters: Michelle Lantz, Zoning Inspector; Caitlyn Cahill, Zoning Administrator and Animal Services Manager

   Request: Present proposed changes to A-1 and RR-A setback requirements for accessory buildings. NO FORMAL ACTION TAKEN

Documents:
ANNOUNCEMENTS:

- The next Planning Commission meeting is scheduled for June 2, 2020.
- Planning Commission agendas, Board of County Commission agendas, and other important Arapahoe County information may be viewed online at www.arapahoegov.com or you may contact the Planning Division at 720-874-6650.

PLANNING COMMISSION MEMBERS:

Jamie Wollman  Randall Miller  Lynn Sauve
Jane Rieck, Chair  Richard Sall  Kathryn Latsis, Pro-Tem
Rodney Brockelman

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ATTENDANCE

A regular meeting of the Arapahoe County Planning Commission was called and held in accordance with the statutes of the State of Colorado and the Arapahoe County Land Development Code. The following Planning Commission members were in attendance:

Jane Rieck, Chair; Richard Sall, Diane Chaffin, Jamie Wollman, and Rodney Brockelman.

Also present were: Robert Hill, Senior Asst. County Attorney; Alan White and Larry Mugler, Planner/Project Specialists; Loretta Daniel, Long Range Planning Program Manager; Jan Yeckes, Planning Division Manager, and members of the public.

CALL TO ORDER

Chair Rieck called the meeting to order at 6:30 p.m. and noted a quorum of the Board was present.

DISCLOSURE MATTERS

There were no Planning Commission member conflicts with the matters before them.

GENERAL BUSINESS ITEMS:

APPROVAL OF THE MINUTES

The motion was made by Ms. Wollman and duly seconded by Mr. Brockelman to accept the minutes from the January 7, 2020, Planning Commission meeting, as amended to fix clerical errors.

The motion passed unanimously.

APPROVAL OF PLANNING COMMISSION BYLAWS AMENDMENTS

The motion was made by Ms. Wollman and duly seconded by Mr. Sall to approve the bylaws, as revised, to change a reference from “Specific Development Plan” to “General Development Plan” as suggested by the Planning Division Manager.

The motion passed unanimously.

REGULAR ITEMS:

ITEM 1

Case No. LR19-003, Dirt Track Urban Reserve / Comprehensive Plan Amendment – Larry Mugler, Planner/Project Specialist, Public Works and Development (PWD)
Mr. Mugler provided a history of the development and use of the property and introduced the proposal to remove the Urban Growth Area designation on a portion of the property to allow rural density subdivision of the land for single-family detached homes on lots anticipated to be a minimum of 35 acres in size. He explained rezoning would be required prior to subdivision of the land, as there was a Preliminary Development Plan (PDP) approved on the property in association with use of the adjoining property for track-related events. He reported if new lots were a minimum of 35 acres, the development would be exempt from the subdivision regulations under Colorado statute, but would be subject to other zoning requirements. Mr. Mugler reported the overall site was used formerly as the Byers Dog Track and the Colorado Motor Sports Track and consisted of two parcels under separate ownership. He explained the second parcel would retain its Urban Growth Area designation to enable future development at an urbanized level, anticipated to be non-residential in nature given the development of the land to support the former uses. He said the property would require rezoning to change the use from that approved under the PDP or to develop the property differently. He stated if there was a desire to use the land under the approved PDP, the zoning boundary would require an amendment and a Specific Development Plan (SDP) for the site development would need to be submitted and approved.

Ms. Rieck opened the hearing for public comment. There were no public comments. The public hearing was closed.

It was moved by Ms. Chaffin and duly seconded by Mr. Brockelman, in the case of LR19-003 Dirt Track Urban Reserve Comprehensive Plan Amendment, that the Planning Commission read the proposed plan amendment and staff report, considered additional information presented during the public hearing, and found themselves in agreement with Staff findings one (1) through three (3) as set forth in the Staff report dated January 13, 2020, and moved to approve the application with the following condition:

1. An attachment to this report illustrated the changes to be made to the Plan Map if the Planning Commission approved the request. Staff, in conjunction with the County Attorney’s Office, are authorized to update the map.

The vote was:
| Ms. Rieck, Yes; Ms. Chaffin, Yes; Mr. Sall, Yes; Ms. Wollman, Yes; Mr. Brockelman, Yes. |

**STUDY SESSION ITEMS:**

**ITEM 1**

**Tier 1 Study Scope of Work – Comprehensive Plan, eastern unincorporated Arapahoe County – Alan White, Planner/Project Specialist, Public Works and Development (PWD)**

Mr. White presented a PowerPoint, a copy of which was retained for the record. He explained the need for the upcoming study of the areas of the Comprehensive Plan land use map designated as Tier 1 within the rural eastern area of unincorporated Arapahoe County. He stated Tier 1 areas were anticipated to be the first areas appropriate for increased level of development at an urbanized level. Mr. White reported the current goal of the study was to prepare a subarea plan to the Comprehensive Plan for Tier 1 to provide guidance to staff, to property owners, to prospective land developers, and to decision makers in reviewing applications for land development. He said the study would also facilitate coordination of planning efforts with other studies and plans underway, such as CDOT’s study of future interchanges, updates to the County’s Transportation Master Plan and Open Spaces Plan, and it would help local school districts and other service providers plan for the future. Mr. White addressed the changing demographics in the area, which helped project land development needs and noted significant land development plans approved in the east county, such as Prosper and Sky Ranch. He also noted other existing and proposed developments in the area, including those along the I-70 Corridor lying within Adams County, as well as, those associated with the Denver International Airport. He stated Adams County influences included the Colorado Air and Space Port. Mr. White reviewed highlights of the scope of work for the project, including the need for a stakeholder advisory committee anticipated to hold at least five meetings. He explained the committee would include representatives from the Town of Bennett, City of Aurora, Adams County, various school districts and other service/infrastructure providers, as well as, landowners, business owners, and residents. He said the scope of work was attached to the Planning Commission staff report. Mr. White discussed the anticipated project timeline. He stated an option to a subarea plan as a separate document, similar to the Strasburg and Byers Subarea Plans, might be a more detailed discussion within the Comprehensive Plan document; however, until the study was further along, staff was not certain of the approach that will be most useful.
There were discussions concerning:

- Involvement of the Colorado Air and Space Port
- Proximity of Prosper and airports and influences from and interests of the City of Aurora as critical factors.
- Aurora Annexations impacting the study/plan and concern over creation of enclaves.
- Prosper’s water and wastewater treatment plants and oil and gas projects.
- Impacts to Adams County as a result of City of Aurora Annexations and how that might factor into development north of I-70 and south of the Air and Space Port.
- Projected population growth shown under Population Forecast as 71,600 people.
- Coordination with Town of Bennett.
- Impacts of growth in Deer Trail.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned.
Date: May 19, 2020

To: Planning Commission

Through: Caitlyn Cahill, Zoning and Animal Services Manager
        Jan Yeckes, Planning Program Manager

From: Michelle Lantz, Zoning Inspector

Subject: LDC Amendment LDC20-001

Information
Staff is proposing two modifications to the Land Development Code. The changes are proposed for the minimum required front setback for accessory buildings in the A-1 and RR-A zone districts. Current regulations require accessory buildings to be behind the front building line of the principal structure. Staff will provide information and a presentation explaining the proposed changes and answer any questions the Planning Commission may have regarding the proposal.

Request and Recommendation
Staff is recommending two modifications.

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Current Regulations</th>
<th>Proposed Regulations</th>
</tr>
</thead>
<tbody>
<tr>
<td>A-1 (min. lot size 19 acres)</td>
<td>Accessory Structures must be set at or behind the front building line of principal structure</td>
<td>100 feet from front property line</td>
</tr>
<tr>
<td>Principal structure setback – 100 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>RR-A (min. Lot size 9 acres)</td>
<td>Accessory Structures must be set at or behind the front building line of principal structure</td>
<td>100 feet from front property line</td>
</tr>
<tr>
<td>Principal structure setback – 50 feet</td>
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</tbody>
</table>

Links to Align Arapahoe
The proposed changes to the A-1 and RR-A setbacks correlates strongly with all of the Align Arapahoe objectives- Service First, Quality of Life, and Fiscal Responsibility.

Service First and Quality of Life: The proposed changes for accessory structure setbacks in these two zone districts will allow property owners a better opportunity to utilize their land as they desire, while still taking into account the intent and need for some type of setback requirement in a rural and semi-rural setting.
**Fiscal Responsibility**: The current regulations are often overlooked when someone starts building either a residential structure or an accessory building without anticipating where they will eventually want to build other structures. This causes additional work for staff to communicate the requirements to property owners and people working to build on their parcels of land. Additionally, over the past several years, staff has worked with several property owners who went to the Board of Adjustment requesting a variance to the setback requirement.
A-1 & RR-A Accessory Building Setback
A-1 Agricultural 1 Zone

What it requires:

- Minimum Lot Size 19 acres
- Accessory Structure front setback “front building line of principle structure”

Proposed change

- 100’ minimum front setback
What it requires:

- Minimum lot size 9 Acres
- Accessory Structure front setback “front building line of principle structure”

Proposed change

- 100’ minimum front setback
Why change the code?

- Although the min lot size is 19 acres, many lots are 35+ acres.
- An accessory building is allowed to support agriculture without a home on the property.
- Minimum front setback for a home is 100' although most homes are setback much farther.
Why change the code?

- Can create the need for additional road construction.
- Using an existing road vs creating additional, longer road access benefits first responders.
- More buildable area on the land.
- Frequent citizen request for change.
Why change the code?

- Minimum lot size is 9 acres but lots can be created greater.
- Minimum setback for a home is 100' but can be set back much farther.
- More buildable area on the land.
- Would better align with existing structures on existing RR-A land.
A-1 Examples

- A-1 Zoning
- 317.46 acres
- If house is built first, no accessory structures can then be built in front of the residence.
area not able to be built in
RR-A Examples

- RR-A Zoning
- 13.00 acre parcel
Recommendation

- Change the front setback in A-I and RR-A for accessory buildings to 100'.
- Consider options for pre-existing buildings on RR-A. (May be rebuilt with permit or if the structure was otherwise exempt from a permit due to size or use.)