

Planning Commission  
Study Session:  
Regulation Amendments

Community and Economic Development

October 10, 2019



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# Agenda

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- Proposed Amendments:
  - Legal Updates
  - Administrative Updates
  - New Processes and Standards
- Timeline and Next Steps

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# Proposed Amendments: Legal Updates

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- Cell towers
  - Timeline and process
  - Aligning with FCC requirements for processing
  - Adding standards for 5G
- Sign code
  - Updates based on *Town of Gilbert*
  - Size/height recommendations:
    - 125 sq.ft. max, coinciding with the frontage of the property
    - 24 feet max, coinciding with the frontage of the property
  - Allowing monument signs at each entrance

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# Proposed Amendments: Legal Updates

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- “Event Center”

- Definition:

A facility consisting of structures or premises used to accommodate the assembly of persons for private or public meetings, parties, weddings, wedding receptions, reunions, birthday celebrations, charitable fundraisers, and other social engagement purposes, or similar such uses, in exchange for remuneration of any kind. Such use may include the provision of food, beverages, or entertainment.

- Minimum parcel area: ½ acre

- Security: Owner shall provide one security guard for every event.

- Zone Districts:

- Conditional: Agricultural and light Commercial
- Permitted: Commercial and Industrial

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# Proposed Amendments: Administrative Updates

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- Enforcement Authority (CS&W)
- Front Range Airport → Colorado Air and Space Port
- ADU Language – clarify how to calculate
- Retaining wall building permit requirement (2' → 4'; consistent w/ IBC)

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# Proposed Amendments: New Processes & Performance Standards

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- Marijuana Hospitality Establishments
  - New permit
- Residential parking surface
  - Standards
- Solar Facilities
  - New process
- Use Chart Updates (I-1, I-2)
  - Ensure compatible with purpose of zone

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# Proposed Amendments: New Processes & Performance Standards

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- Residential parking surface:

*Additional Parking Spaces on Single-Family and Duplex Lots.*

Any area used to park vehicles on a single-family or duplex lot, shall be clearly delineated, improved with concrete, asphalt, stone pavers, or minimum  $\frac{3}{4}$ " rock (provided the installation is sufficient to support the vehicles), maintained free of weeds, and display no visible dirt surface.

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# Proposed Amendments: New Processes & Performance Standards

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- Marijuana Hospitality Establishments
  - New permit process (4 total)
    - Two for existing clubs
    - Two for existing recreational stores

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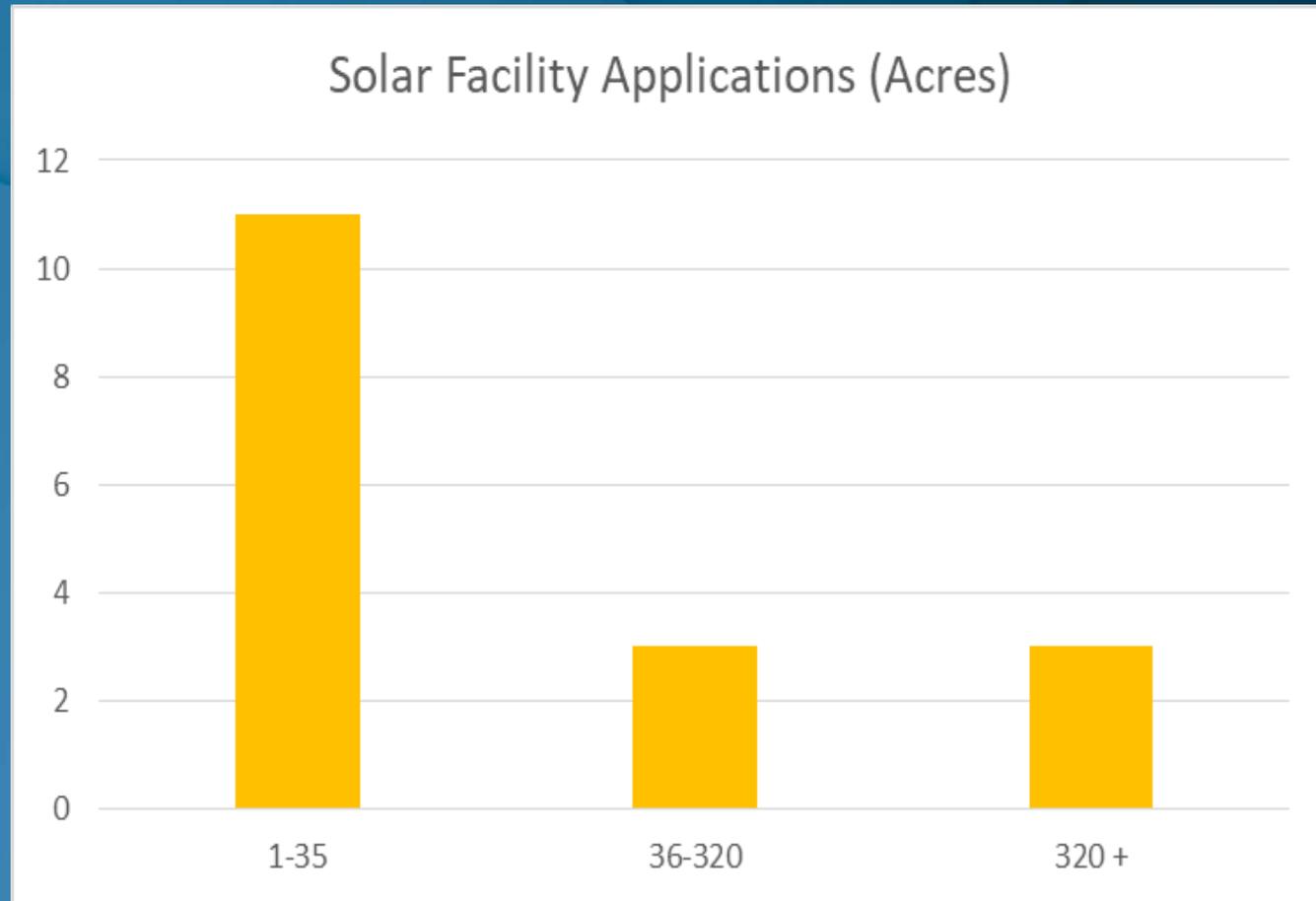
# Solar Amendments: Background

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- SolSmart Grant for draft regulations in 2016
- Regulation amendments package pursued March 2019
- Planning Commission tabled the solar regulations to allow for more stakeholder outreach
  - Concerns about measuring size (square feet vs. acres vs. power output)
- Solar Developer Stakeholder Meeting – August 8, 2019

# Solar Amendments: Proposed Permitting Process

- How do we define size?
  - Square feet?
  - Acres?
  - MegaWatts?
- What increments?
  - 35 (A-3)
  - 320 (1/2 section)



# Solar Amendments: Proposed Permitting Process

- Which zone districts is a solar facility compatible with?
  - Agricultural
  - Residential
  - Commercial
  - Industrial

Zone District	Small-Scale 1-35	Medium-Scale 36-320	Large-Scale 320 +
A-1	C	C	-
A-2	P	C	C
A-3	P	P	C
R-E	C	-	-
R-1-C	C	-	-
R-2	C	-	-
R-3	C	-	-
R-4	C	-	-
M-H	C	-	-
C-0	C	-	-
C-1	C	-	-
C-2	C	-	-
C-3	C	-	-
C-4	P	-	-
C-5	P	-	-
I-1	P	-	-
I-2	P	-	-
I-3	P	P	P

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# Solar Amendments: Additional Requirements

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- Additional Submittal Items:
  - Building Permits
  - Sediment/Erosion Control Plan
  - Drainage Report & Mitigation Measures
  - Trip Generation Analysis
  - Access Permit
- Landscaping / Screening (site-specific)
- Major Energy Facilities – Conditional Use Permit

## **11-02-342 MAJOR ENERGY FACILITIES**

Transmission lines, power plants, and substations; gas processing plants, and related storage areas providing fossil fuels, manufactured gas, or other petroleum derivatives; microwave installations; and pipelines above ground in excess of one (1) mile in length.

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# I-1 and I-2 Modifications

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- Based on recent rezoning cases and Commissioner feedback, staff have reviewed the uses allowed in the I-1 and I-2 zone districts relative to the district's intent and are proposing modifications.
  - **I-1 District**: The purpose of the Industrial-1 District is to provide a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses.
  - **I-2 District**: The purpose of the Industrial-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.
  - **I-3 District**: The purpose of the Industrial-3 District is to provide a heavy industrial district designed to accommodate more industrial enterprises.

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# I-1 and I-2 Modifications

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- Suggested changes:
  - No longer allowing in I-1 (permitted or conditional) any use that falls under the definition of, and making them conditional uses in I-2:
    - Heavy manufacturing or processing
    - Heavy industry
  - Changing certain uses from permitted to conditional uses in I-1
    - Accessory outdoor storage in excess of 25% and up to 100% of the building area
    - Moderate manufacturing or processing: cement, cinder block, concrete, lime or plaster manufacturing
    - Landscape storage yards

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# I-1 and I-2 Modifications

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- Suggested changes (cont.):
  - Adding a definition for Auto towing and storage yards and moving it to the heavy retail and heavy services uses category
    - Proposing it to be not allowed in the I-1 district and conditional in the I-2 district
    - Definition: The assembling or standing of damaged or impounded vehicles for indeterminate periods of time. Such use shall not include the wrecking, dismantling or repairing of vehicles.
  - Changing the name and definition of ‘trucking and general warehousing, including mini-storage’ to ‘general warehousing, including mini-storage’

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# Timeline

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**August 8, 2019** – Solar Developer Stakeholder Meeting

**August 22, 2019** – PC Study Session on Solar Regulations

**September 10, 2019** – BoCC Study Session

**September 23 & 25, 2019** – Public Outreach Meetings

**September 30, 2019** – Industrial Users Stakeholder Meeting

**October 10, 2019** – PC Study Session

**November/December** – Adoption (PC/BoCC public hearings)

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# Other Regulation Amendments (Next Round)

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- Public Land Dedication Fees
  - Calculation
- Special Districts
  - Process and standards

❖ **Comprehensive Plan update - 2020**