



Land Use and Zoning Code Rewrite

Green Mountain Falls
2021

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COLORADO
Department of Local Affairs



KIRKPATRICK
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Goal of Tonight:

- One goal of our Code Diagnosis presentation is to start the conversation for community, and to ensure our document review and code diagnosis comports with the expectations of the project and the needs of the community
- Next Step is that initial community engagement
- “We’ve only just begun...”

Project Goals

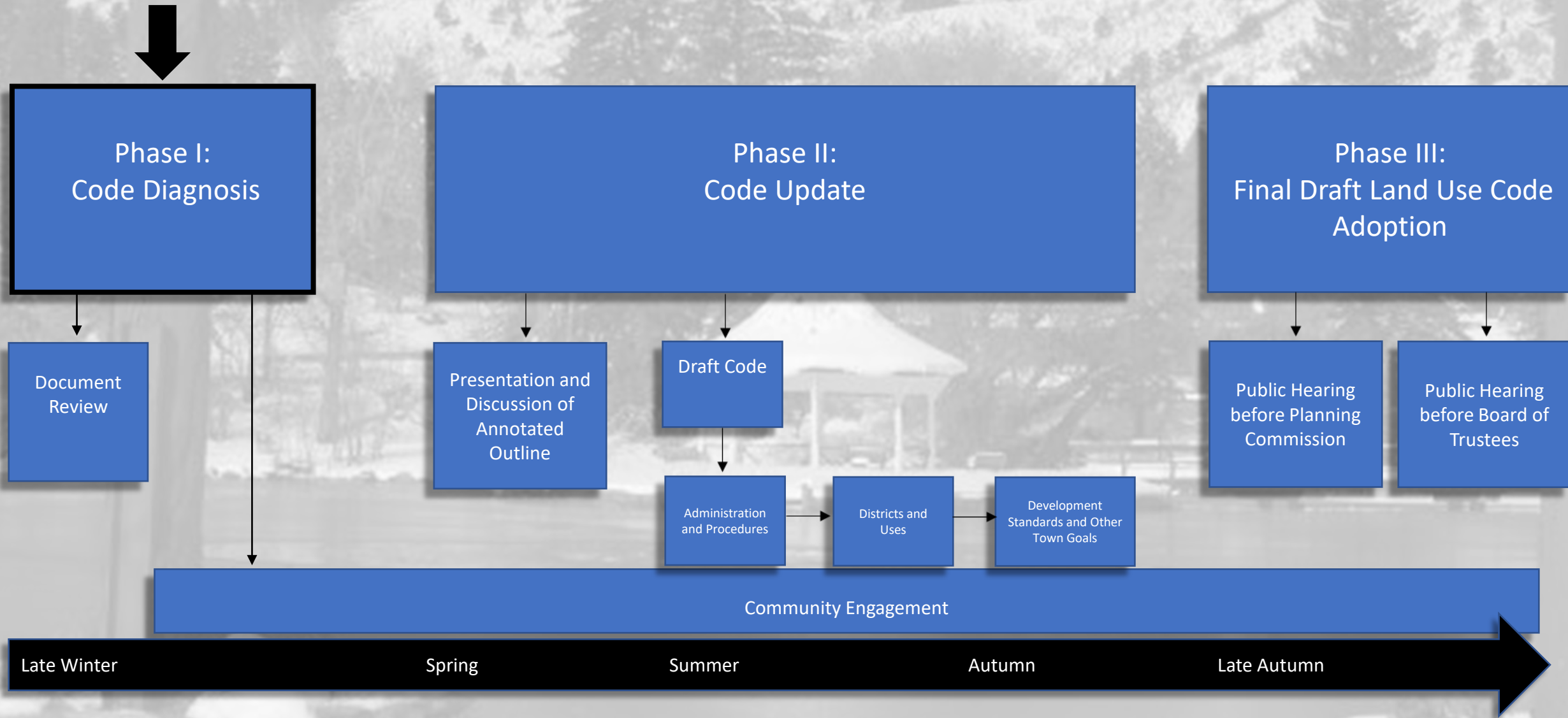
“Make it easier to do the right thing”

- Implement certain community goals identified in 2019 Comprehensive Plan
- Increase user-friendliness
 - Streamlined
 - Accessible
- Make development review and approval process more consistent and understandable



Source: 2019 GMF Comprehensive Plan, Page 28.

PROJECT SCOPE AND TIMELINE 2021



Today's Discussion:

- Code Diagnosis based on our Document Review
- Community Engagement and Public Participation Plan



Code Diagnosis: What to Expect

- We will share a general summary of our document review
- This is a “30,000 foot view” based upon our analysis
- Big-picture perspective: identifying larger, universal issues with the current Land Use Code and topics to address
- Reminder: Annotated outline is the next deliverable
 - Presented after initial community engagement



Code Assessment

We will ask:

- What regulations need improvement?
- What needs a complete overhaul? Or needs to “start from scratch?”
- What’s working well?
- General themes to implement in a comprehensive manner
- Potential solutions and options
- Which topics cannot be addressed in a Land Use Code?
 - But how can we still address or assist with those goals?

Key Recommendations:

- 1) Make the Code more user-friendly and easier to understand
- 2) Update development review procedures
- 3) Update zoning and overlay districts
- 4) Revise use regulations
- 5) Improve development standards
- 6) Address certain community-specific goals identified in 2019



Source: 2019 GMF Comprehensive Plan, Page 88.

1) Make the Code more user-friendly and easier to understand

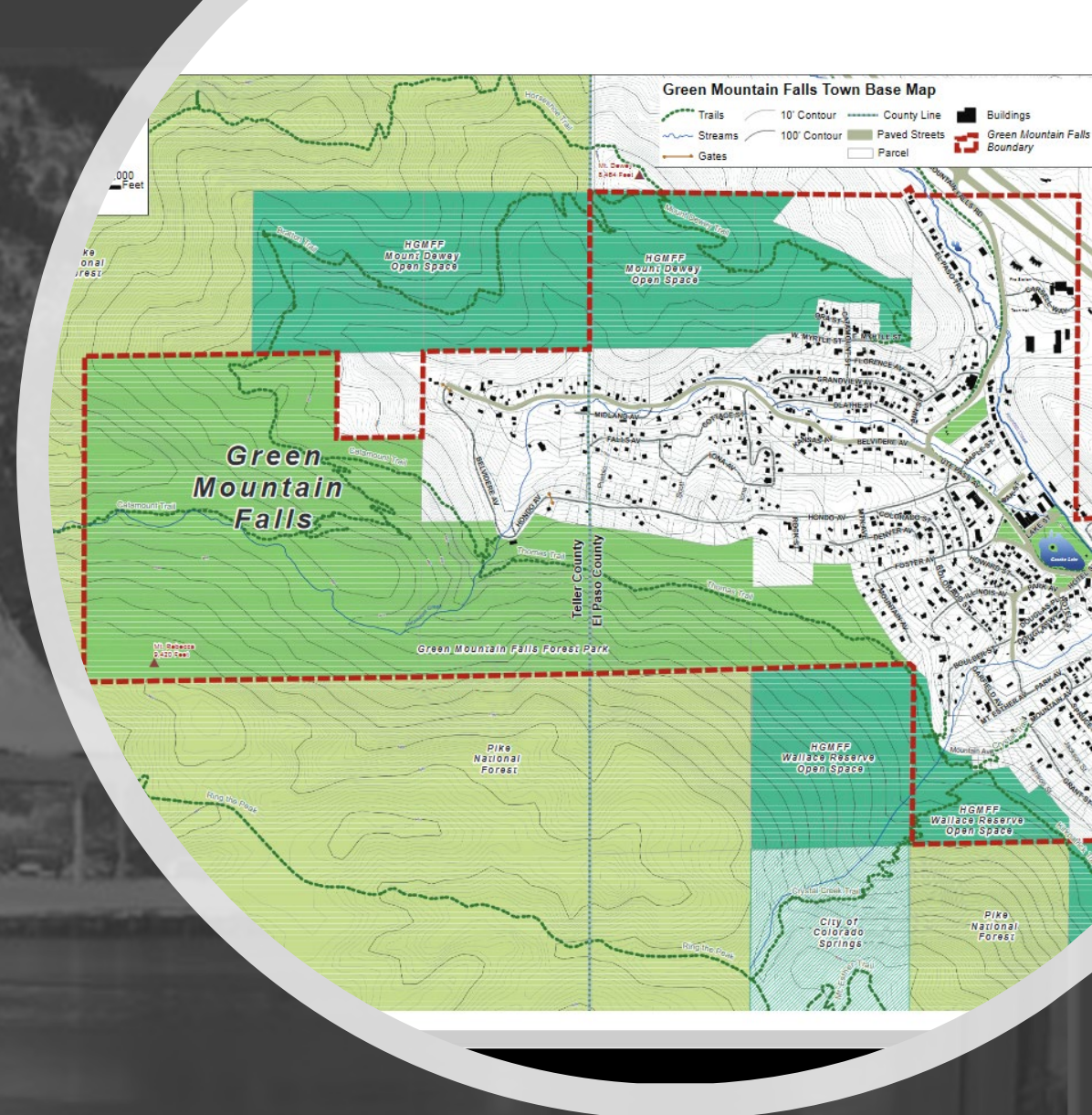
- Provide clarity and predictability
- Make less difficult to use and understand
- Standardize the Code structure
- Reorganize the Code
- Relocate forms and submittal requirements, and potentially development standards, to an administrative manual (outside the Code)
- “Make it easier to do the right thing”

2) Update development review procedures

- Identify types of uses and projects that require a public hearing
 - As opposed to administrative review & approval of applications
- Modernize approval process to be predictable and less confusing
- Current standards are difficult to enforce and comply consistently
- For each Review Procedure:
 - Evaluate thresholds for various types of review
 - Establish common review procedures
 - Clarify the procedures
 - Establish objective criteria

3) Update zoning and overlay districts

- Update Zoning Districts to include Future Land Use Plan
 - Single and Two-Family Residential
 - Multi-Family Residential
 - Downtown Village
 - Business
 - Public and Semi-Public
 - Parks
 - Open Space
- Evaluate how Hillside Overlay Zone is working for the Town
- Add Overlay Zones such as:
 - Historic Preservation
 - Downtown Commercial Core



Source: 2019 GMF Comprehensive Plan, Page 7.

4) Revise use regulations

- What does community need?
- What do we like about our community that should remain?
- Create a Schedule of Uses
 - With updated, specific use types all in one chart
 - And Simple use permissions
 - Permitted
 - Not Permitted
 - Conditionally permitted
- Use Regulations
 - Organized to match new Schedule of Uses
 - Establish Clear standards for common conditions of approval

5) Improve development standards

- Protect historic areas
- Consider more “walkable” access and site design standards
- Improve connectivity of streets and trails
- Consider relaxed standards for certain desired projects (infill, housing)
- Enhance landscaping standards
 - Parking areas
 - Street trees
 - Screening
- Update lighting standards
- Exterior façade, painting, siding, roofs, decks, fence designs
- *Determine if development and design standards should apply broadly, or if tailoring the use or context is necessary*



Source: 2019 GMF Comprehensive Plan, Page 1.

“An appropriately-sized, safe community, home to a mix of residential, commercial, recreational, and cultural uses that together, generate a high quality of life.” (pg. 34)

6) Address certain community-specific goals identified in 2019 Comprehensive Plan

- Make Town more walkable and bikeable
- Attract commercial growth
- Commercial development on east side of Hwy 24
- Preserve historic, scenic Downtown
- Diverse housing types

Community Engagement and Public Participation Plan:

Overall Approach

- Leverage Local Expertise
- Build and expand on Existing Community Participation Process
- Offer Meaningful Input on Choices



Community Engagement and Public Participation Plan:

- Key Audiences
 - Who do we want to reach?
- What type of feedback do we want?
- Engagement Activities
 - April 1st Newsletter
 - Survey/Polling
 - Discussions with community



Example Survey Questions

- What is your association with GMF?
- Which of the following permits have you applied for?
- What are the following items you would like to see in a LUC/ zoning update?
 - Explain when a permit is needed more clearly
 - Standards presented in table form rather than long written descriptions
 - A zoning code user guide
 - Less technical jargon and more plain English
 - More graphics/ illustrations/ diagrams
 - Improved table of contents and index
 - More definitions
 - Intuitive organization
 - Other (Please specify)
- What areas of the LUC have you found problematic?
- If you could make a change to the LUC, what would it be and why?

Next Steps

- Initial Outreach and Engagement to gauge whether our code diagnosis comports with the expectations of the project and the needs of the community
- Presentation and Discussion of Our Annotated Outline for consolidating and reforming the Town's Land Use Code
 - **April 1st** Newsletter with survey
 - **April 27th** Community Input Meeting
 - **May 11th** Annotated outline presentation

