



LAND USE ADVISORY COMMITTEE MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

AGENDA
LAND USE ADVISORY COMMITTEE MEETING 2022-03
Wednesday, June 1, 2022, at 6:00 PM

A. CALL TO ORDER

1. Roll Call
2. Pledge of Allegiance

B. CONSENT AGENDA

1. 5.04.22 Minutes

C. REGULAR MEETING

1. Multi-Family Requirements: Land Use Code Re-Cap

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

2. Lighting Requirements: Land Use Code

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

3. Parking Requirements: Land Use Code

- Discussion
- Staff Presentation: Abdul Barzak, Town Planner

D. COMMUNICATIONS

Commission approval may be sought for administrative actions in association with staff reports.

1. Town Staff
2. Town Management
3. Committee Members
4. Chair

E. ADJOURN

MEETING

Wednesday, June 1, 2022, 6:00 PM (MDT)

Registration URL: https://us02web.zoom.us/webinar/register/WN_UwjDKGhIQyvXVNt5bVF_w



LAND USE ADVISORY COMMITTEE
Zoom Webinar and Town Board Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
Regular Meeting 2022-01
May 4, 2022, at 6:00 p.m.

Present:

Sharon Snider
Brittany Vandermark
Gordon Coombes
Randy Nicholson
Rod Simpson
Karen Hessler
Mark Anderson
Michael Young (alt)
Chris Pagan (alt)

Absent:

Wes Larimore & Josh Green

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Abdul Barzak, Town Planner

A. CALL TO ORDER

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Public Comment:**

The purpose of the Public Comment is for members of the public to speak to the Land Use Advisory Committee on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three- minutes for those attending in person or an appropriate time as deemed by the Chair. The Tree Board is not obligated to make decisions or action on comments but may choose to

schedule the matter for a later discussion. Those addressing the Tree Board must state their name and address.

NONE

4. **Approval of Agenda**

MOTION WAS MADE BY ADVISORY COMMITTEE MEMBER SNIDER, second by Committee Member Coombes to approve the Agenda. All Committee Members present voting Yes,

MOTION PASSED

5. **Approval of 5.04.22 Minutes**

MOTION WAS MADE BY ADVISORY COMMITTEE MEMBER SNIDER, second by Committee Member Coombes to approve the Minutes for 5.4.22. All Committee Members present voting Yes,

MOTION PASSED

B. **REGULAR MEETING**

1. **Civic Clerk Training**

- Staff Presentation: Jesse Porquis, Civic Clerk

2. **Land Use Code History - 6:14 pm**

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

3. **Multi-Family Requirements - 6:31 pm**

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager
- Recommendation

C. **ADJOURN – 8:34 PM**

MOTION WAS MADE BY COMMITTEE MEMBER SIMPSON, second by Committee Member Anderson to Adjourn. All Committee Members present voting Yes,

MOTION PASSED

TOWN OF SEVERANCE

Brittany Vandermark, Chair

ATTEST:

Leah Vanarsdall, Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Multi-Family Requirements: Land Use Code Re-Cap	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Land Use Advisory Committee (LUAC) review, discuss, and forward a recommendation to the Planning Commission on the Multi-Family Requirements. Actions that may be taken: 1. Forward a recommendation of approval to the Planning Commission for Land Use Code changes regarding Multi-Family Requirements. 2. Take No Action.		<u>Discussion</u> <u>Action Requested</u>
BRIEF SUMMARY		
On May 5th, 2022, the Land Use Advisory Committee (LUAC) reviewed, discussed, and directed Town staff with recommendations for Multi-Family Requirements within the Land Use Code. Tonight's discussion aims to re-cap and review the discussion from last month and, if all are in favor, forward a recommendation to the Planning Commission for Multi-Family Requirements.		
PUBLIC SUPPORT/CONCERN		
Residents have expressed the desire to increase Multi-Family requirements to Town Staff.		
ANALYSIS AND RECOMMENDATION		
Town staff is asking for the Land Use Advisory Committee (LUAC) to forward a recommendation of approval to the Planning Commission for Land Use Code changes regarding Multi-Family Requirements.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Multifamily Design Criteria Code Comparison Tables		

Multifamily Design Criteria

CODE REVIEW (ARCHITECTURAL VARIETY)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Varied building heights, styles, colors and building details are encouraged	- Expand existing language to include Firestone and Frederick language			
Evans					
Firestone	- Shall incorporate a variety of distinct building designs according to the scale of the development: One model for every four buildings minimum - Models shall be evenly utilized to the maximum extent practicable - Two distinct building designs, as required above, shall be easily distinguished through a minimum of two of the following: 1) A variation in length of 30% or more; 2) A variation in the footprint of the building of 30% or more; 3) A distinct variation in use of materials; 4) A variation in the type of dwelling unit contained in the building that results in a significantly different scale and mass, i.e., apartments vs. townhomes or duplexes; or 4) A distinct variation in building height and roof form				
Frederick	- For developments of 3 or more MF stacked buildings, a floor plan may be repeated; however, identical building facades must not be replicated more than twice within the development				
Johnstown					
Timnath					
Wellington					
Windsor					

Multifamily Design Criteria

CODE REVIEW (COLORS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance	- Varied building colors are encouraged	- Support expanding existing language to include Evans and Frederick details - Support Town Manager guidance on trim and accent allowance			- Carefully consider how roof color impacts the overall built and natural environments - May consider not dictating roof color to be dark
Evans	- Compatible with character of the surrounding area - Reflective, neon, primary and secondary colors shall not be permitted as exterior paint colors on any structure within a MF development, except for trim and accent by approval of the Community Development Director - Acceptable colors include subtle warm and cool colors, earth-tone colors and neutral colors				
Firestone					
Frederick	- Sudued colors and muted tones - Roof material colors should be darker and warm, earth-toned hues that accent and complement other building colors				
Johnstown					
Timnath					
Wellington					
Windsor	Within the Commercial Corridor Plan Area: - Earth tone w/ low reflectance as primary color				

Multifamily Design Criteria

CODE REVIEW (ROOF FORMS)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance		- Support Frederick language			- Frederick language could be expanded
Timnath	- Shall be appropriate to the architectural style of a building - Where exposed to public view, roof material shall be selected from enameled standing seam metal, concrete or clay tiles, copper metal, or wood textured (architectural grade) or composition asphalt shingles - The use of plastic, fiberglass, other metal, or glass visible to public view is prohibited				
Wellington					
Windsor	Within the Commercial Corridor Plan Area: - Minimum 3:12 pitch				

Multifamily Design Criteria

CODE REVIEW (WATER CONSERVATION)					
Communities	Code Language	LUAC	Planning Commission	Town Council	Staff Analysis
Severance		- Support Windsor's language			
Windsor	- A minimum of 65% of the shrubs shall be classified as very low or low water use - No more than 15% of shrubs or trees shall be classified as high water use - Sites over 3 acres shall be organized into distinct hydrozones according to their microclimatic needs and water requirements - Plants with similar water requirements shall be grouped together in the same irrigation zones - Grass turf areas classified as medium or high water use shall be limited to high use or high visibility areas - Grass varieties listed as low water use may be used without limitation				

