



Outreach Summary: Module 2 Development Standards

February – March 2024

Introduction

A draft of Module 2: Development Standards was released in late January 2024. Both in-person and online input opportunities were provided to present an overview of Module 2 and seek input on the draft.

- **Elected and appointed official updates.** Project team members provided an update to the Board of County Commissioners on February 8, 2024, an update to the Pueblo West Metropolitan District Board of Directors on February 26, 2024, and an update to the Pueblo County Planning Commission on March 20, 2024.
- **Roundtable and community meetings.** Four public meetings were held on Module 2 in February 2024. Meetings included a roundtable discussion specific to housing and business interests on February 8, and area-specific meetings in Colorado City (on February 8), Avondale (on February 21), and Pueblo West (on February 26).
- **Online Review and Input.** An opportunity for online review and commenting (via Konveio) was provided on the project website for approximately six weeks.

Approximately 75 people participated in the in-person meetings and five additional people provided written feedback online, or via e-mail.

Key Takeaways

Feedback related to the Module 2 draft and the UDC project as a whole, are summarized below.

Off-Street Parking, Loading, and Access

- Need for flexibility in the parking surfacing standards and need to better define alternative methods of/options for paving.
- Make sure parking spaces are large enough to accommodate larger vehicles (trucks).
- Clarification that ADA parking requirements will still apply.

Outdoor Lighting

- Concern that residential lighting restrictions are not enforced and many residents are unaware that there are regulations in place.

Residential Adjacency

- General support for residential adjacency standards
- Clarification about whether the standards would prohibit or prevent the subdivision of a nonresidential parcel next to a residential.

Signs

- Clarification about content-neutrality requirements
- Interest in making sure the sign code addresses advancements in technology
- Clarification about Pueblo West Covenants—sign regulations adopted by Pueblo West can continue to be more restrictive than those adopted by the county (such as limiting sign height).
- Clarification about signage on the side of semi-trailers (signage is not permitted on inoperable vehicles).
- Interest in allowing signs on inoperable vehicles.

Conservation Development

- Discussion around who would hold the open space in the conservation development process (shared common interest among homeowners (HOA style) or third-party conservation easement).
- Clarification that conservation development is applicable when you have irrigated AG land, so common open space can be used for productive agriculture (rather than cattle ranching, which would be more appropriate on non-irrigated AG land).
- Clarification about right-to-farm regulations and their applicability on AG land.
- Clarification about how conservation development requirements apply to irrigated properties that sell their water rights.
 - CH: We are proposing the 3-year sunset period.
- Need to review well and septic provisions with Pueblo Department of Public Health & Environment to ensure UDC requirements are consistent with PDPHE (and state) requirements.

Residential Development Standards

- Concern about aesthetics of manufactured homes, allowing them in the same places as single-family dwellings, and the potential impact on property values.
- Interest in changing required roof pitch from 3/12 to 4/12 to address Energy Code requirements.
- Interest in requiring garages for single family dwellings.
- Clarification about how residential development standards apply to industrial areas near residential development.
- Discussion about the origin of residential development standards in Pueblo West.
- Discussion about the need to reset expectations for the evolution of residential development, specific to aesthetics and housing types.

General

- UDC drafts are easy to navigate and business-friendly.
- Clarification about how development standards apply to different use-types (residential vs. commercial and industrial).
- Clarification about the differences between mobile homes, modular homes, tiny homes, and manufactured homes and recommendation to include more graphics for clarity.
- Clarification about “barndominiums” and where the use fits in the UDC.
- Concern about Agenda 21
- Emphasis that the UDC needs to reflect the rural character of Pueblo County.
- Reiterate the importance of making the code business-friendly, especially for those looking to start a new business.
- Discussion about how tiny homes will be handled in the UDC—the Pueblo West covenants will restrict household size (square footage and building width) even though zoning code update will expand housing choice in most zone districts.
- Discussion about the relationship between the UDC and private covenants and how to address covenant restrictions tied to current land use types when they may be changed in the UDC.
- Discussion about the enforcement of home occupation rules and how code enforcement works.
- Request that project team check-in with PW Board of Architecture.