



Outreach Summary: Code Assessment Report

June – July 2023

Introduction

A draft of the Code Assessment Report, which contains preliminary recommendations for the new UDC, was released in early June 2023. Both in-person and online input opportunities were provided.

- **In-person meetings.** Meetings were held in Pueblo County on June 20 and 21, 2023, to gather feedback on the Code Assessment Report. Activities conducted over the two-day visit include three focus groups (Commercial and Business Interests, Housing Interests, and Agricultural/Rural Interests), two stakeholder interviews, and separate worksessions with both the Board of County Commissioners and Planning Commission. Additionally, project team members provided an update to the Pueblo West Metropolitan District Board of Directors on July 24, 2023. Approximately 44 people participated in these meetings.
- **Online Review and Input.** An opportunity for online review and commenting (via Konveio) was provided on the project website for approximately six weeks. Six people provided written feedback.

Key Takeaways

Feedback related to the Code Assessment, and the UDC project as a whole, are summarized below.

Zone Districts and Uses

- Concern around the removal of the I-4, Hazardous Waste Overlay
- Support for distinguishing between manufactured and mobile homes in the new UDC.
- Need to differentiate between housing types
 - Manufactured home
 - Mobile home

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- Modular home
- Tiny home
- Need for clear definitions and dimensional standards as they relate to manufactured housing.
- General support for accessory dwelling units.
- Further discussion needed around short-term rentals: length of stay allowed, local impact of AirBNB and VRBO, etc.
- Ensure proposed zone district changes will avoid taking existing lots and buildings out of compliance.
- Support for downtown/business district (in Colorado City) to become more commercial instead of residential (R-5).
- The lack of water and sewer in most areas of Colorado City acts as a limiting factor to converting existing agricultural areas to residential.
- Interest in how we will be addressing a variety of lot sizes in the A1 district.
- Support for Agricultural Conservation Overlay.
- Interest in allowing urban agriculture (goats, chickens, etc.) in residential areas.
- Interest in expanding uses related to inpatient and outpatient health services.
- Interest in how renewable energy opportunities and carbon sequestration practices will be permitted in the UDC.

Development Standards

- Concern around the cost imposed on developers if EV charging stations are required.
- Need to ensure future parking requirements account for the lack of on-street parking in Pueblo County.
- Consider allowing property owners to determine what type of lighting their property needs.
- In rural areas, addresses at the end of driveways are needed so first responders can easily identify properties.
- Support for exploring reduced parking standards.
- Interest in small-scale energy options for property owners.

Procedures

- Support for fine-tuning the review and notice requirements (e.g., allowing administrative reviews in lieu of public review processes).
- Support for providing separate processes for different types of subdivisions (minor vs. major) and bringing clarity to the subdivision review process.

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- Support for streamlining the review process across County departments.
- Existing frustration among builders when County zoning regulations and private covenants requirements are in conflict.
- Support for improving code enforcement options in cases where property owners are violating the terms of a special use approval or PUD.
- Interest in discussing code enforcement challenges related to adopted Wildlife Urban Interface (WUI) code.
- Support for the creation of stronger enforcement regulations that provides code enforcement & fire with "teeth".
- Need to clarify who makes the final decision (Planning Director, BOCC, etc.) as flexibility in the review process is increased.
- Interest in how the Planned Unit Development process will be modified by the UDC.
- Support for clarifying the shell building permit process and special structure (e.g., water tanks) review process.

UDC Process

- Emphasis on making sure all deliverables meet the Colorado accessibility standards.
- Support for increasing the use of graphics in the UDC.