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DATE: **December 12, 2014**
TO: **Planning Commission**
FROM: **Community Development Staff**
SUBJECT: **Proposed Amendments to the *Land Use Resolution***

Staff will be looking to engage the Planning Commission in discussion regarding several proposed amendments to the *Land Use Resolution* over the course of next year. Discussion will include prioritizing the review and schedule. Please bring your *Land Use Resolution*.

- **Deletion of Division 14-100 – Large Parcel Incentive Process.** – Direction to delete this Section from the Board of County Commissioners. Incentive has been seldom used and is no longer applicable. Appears language in Section is creating issues with GOCO grants and other funding sources. The Ranchland Initiative was recently adopted as an incentive.

- **Section 13-103: General Site Plan Standards and Lot Measurements. F. Minimum Residence Floor Area**. Maintain current 600 square feet as minimum residential square footage? Response to a citizen request for review. There appears to be a "tiny house" movement growing in the country.

- **Section 9-101: Uses Secondary to a Primary Residence.** Modifications to the types of secondary use structures and uses, and review of process. This Section has been somewhat ambiguous over the years.

- **Definition and Thresholds for Non-Residential Development.** New language for definition and thresholds of impact classification for institutional/non-commercial types of development.

- **Thresholds for commercial projects, as identified by Impact Classification – Minor vs. Major.** Review of the types of uses and thresholds for impact classification.

- **Section 13-105: Residential Building Sizes and Lot Coverage.** Review current language to ensure it is unambiguous.

- **Limitations for site disturbance prior to issuance of Building, OWTS or Access permits.** Discussion on limits for driveway construction and building site clearing and excavation prior to obtaining permits.

- **Minor vs. Major residential subdivision.** Discussion on impact classification thresholds for residential subdivision; currently 2-4 units = Minor; 5+ units = Major.

- **Clarify ambiguous language and/or standards.**