



Planning Commission Meeting

441 3rd Street, Mead

July 16, 2025

Agenda

6:00 p.m. to 10:00 p.m. Regular Meeting

In accordance with the Town's Remote Participation and Remote Meeting Policy adopted by the Board of Trustees on March 13, 2023 by Resolution No. 21-R-2023, remote participation will be allowed. The meeting link will be provided on the Town's website/designated posting place at least 24 hours prior to the meeting.

https://us02web.zoom.us/webinar/register/WN_Z2agr40JTBOoPZyNdtM0pA

1. Call to Order – Roll Call

Chair Karen Peterson
Chair Pro Tem Ryan Sword
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Vacant
Commissioner Alternate Chad Rademacher (1)
Commissioner Alternate Timothy Corliss (2)

2. Pledge of Allegiance to the Flag

3. Acknowledgement of appointment of Chad Rademacher

4. Review and Approve Agenda

5. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

6. Approval of Minutes

a. Approval of Minutes - Regular Meeting June, 18, 2025

7. Community Development Update

- a. Land Use Code Update
 - i. Land Use Code outline
- b. POST Plan Update

8. Adjournment

The Town of Mead is committed to providing accessible documents and resources for all individuals. However, some complex documents may not be fully accessible in their original format. If you need assistance or reasonable accommodation to access these materials, please

contact us by phone 970-535-4477 or email info@townofmead.org.



Minutes

6:00 p.m. to 10:00 p.m.
Regular Meeting

Chair Karen Peterson called the regular meeting of the Planning Commission to order at 6:03 p.m.

1. Call to Order – Roll Call

Chairman Karen Peterson
Chair Pro Tem Ryan Sword
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Alternate Chad Rademacher (1)
Commissioner Alternate Timothy Corliss (2)

Attendance

There being present the following members to wit:

Chair Karen Peterson
Commissioner Charles Gehringer
Commissioner William Jorgensen
Commissioner Alternate Chad RAdemacher (2)

Those absent:

Chair Pro Tem Ryan Sword
Commissioner Gerald Abshier
Commissioner Alternate Timothy Corliss

Also present: Community Development Director Jason Bradford; Town Planners Collin Mieras & Alexander Ailey; Secretary, Ana Bohl.

Attending via remote access: Town Attorney Silvia Buchenic

2. Pledge of Allegiance to the Flag

The assembly pledged allegiance to the flag.

Town Community Development Director Jason Bradford requested to amend the agenda to add New Business item.

Commissioner Gehringer motioned to amend the agenda as presented. Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner

Rademacher
Nays: None
Abstaining: None
Passed

3. Review and Approve Agenda

Commissioner Gehring motioned to approve the agenda as amended. Commissioner Jorgensen seconded the motion.

Ayes: Chair Peterson, Commissioner Gehring, Commissioner Jorgensen, Commissioner Rademacher
Nays: None
Abstaining: None
Passed

4. New Business

Community Development Director Jason Bradford announced the resignation of Commissioner Gerald Abshier, and announced the nomination of Commissioner Alternate Chad Rademacher for the open Planning Commission position, to be proposed at the upcoming Board of Trustees meeting.

5. Public Comment:

3 minute time limit. Comment is for any item on the agenda unless it is set for public hearing.

There was no public comment at this time.

6. Approval of Minutes

- a. Approval of Minutes - Regular Meeting May, 21, 2025

Commissioner Jorgensen motioned to approve the minutes - Regular Meeting May, 21, 2025. Commissioner Gehring seconded the motion.

Ayes: Chair Peterson, Commissioner Gehring, Commissioner Jorgensen, Commissioner Rademacher
Nays: None
Abstaining: None
Passed

7. Community Development Update

- a. Mead Housing Assessment - Admin. Project

The Community Development Director presented the Housing Needs Assessment information updates.

Director Bradford explained and gave information regarding the process, requirements and options.

Commissioners asked questions and expressed their concerns. Director Bradford provided responses.

- b. LUC Update - Code Amendment

Community Development Director Jason Bradford presented the Land Use Code Update.

Director Bradford reviewed and explained the phases, accomplishments, work plan and timeline.

Commissioners commented and asked questions, and those were addressed by Mr. Bradford.

c. Mead/Berthoud IGA

The Community Development Director, Jason Bradford, presented a summary of the renewed Mead/Berthoud Urban Growth Boundary Agreement.

Director Bradford explained how previous agreements have been updated and their importance and benefits.

Commissioners commented and asked questions, and those were addressed by Mr. Bradford.

8. Adjournment

Commissioner Jorgensen motioned to adjourn. Commissioner Gehringer seconded the motion.

Ayes: Chair Peterson, Commissioner Gehringer, Commissioner Jorgensen, Commissioner Rademacher

Nays: None

Abstaining: None

Passed

The Regular Meeting of the Town of Mead Planning Commission was adjourned at 7:52 p.m. on Wednesday, June 18, 2025.

Karen Peterson, Chair

ATTEST:

Ana Bohl, Secretary



Agenda Item Summary

Agenda Date: 7/16/2025
Subject: Land Use Code outline
Presented by: Jason Bradford, Community Development Director

Summary:

See the attached staff report and exhibits.

Financial Considerations:

NA

Staff Recommendation / Actions Required:

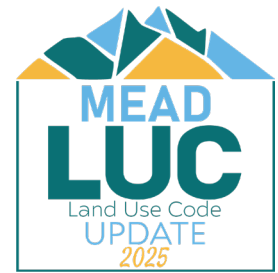
NA

Attachments:

1. Mead_PC_LUC Update_(July 16, 2025)

Town of Mead

Land Use Code Update



June 23, 2025

The Project Team and Town staff have been completing a lot of the base work upon which the Land Use Code (“LUC”) Update will be built upon. This includes the Project Team’s analysis of the current regulations, interviews with a variety of town staff who work with and use the LUC, and numerous discussions with planning department staff to understand the challenges the current LUC pose to both those who use the code and those who interpret or administer the code.

This memo provides an update on the project schedule moving forward as well as presents you with some of the key deliverables of the project to date. We anticipate having Project Team meetings at your June 30th meeting to discuss the items in this update and answer any questions the Board may have.

PROJECT SCHEDULE

The Project Team met with Town Staff on June 13th to revisit the previously anticipated project schedule. Following this discussion, the project schedule was broken down into three tracks:

TECHNICAL REVIEW:

This consists of restructuring the current code into the proposed outline and receiving technical and legal review comments by Town staff and legal counsel. The general process for this track will be that CPS will draft and send each Module to Town staff and legal counsel for review. The reviewer’s will have 2 weeks to review each Module and CPS will have an additional 2 weeks to address comments. If necessary, another review period will be afforded. Once each Module is reviewed by Town staff and legal counsel, CPS will publish each Module on the Project Website for public review and comment. These technical reviews will finish with a draft code that is approximately 70-80% complete. The remaining 20-30% will be covered in the Topical Review.

TOPICAL REVIEW:

As contemplated by the original project scope, this project will strategically target updates requested by the Town. Through the analysis phase, five topic areas were identified: 1) Outline, 2) Process & Subdivisions, 3) Zoning, Districts, and PUDs, 4) Sign Regulations, and 5) Design. Each of these topics will include a period of time where alternatives will be developed and drafted, a work session with the Planning Commission, and a community engagement element. The objective of this track is to focus on the proposed changes and target community and stakeholder input on topics of interest.

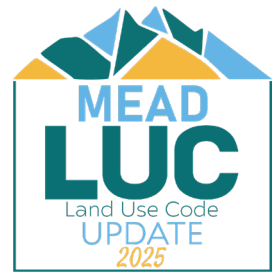
PUBLIC REVIEW AND ADOPTION:

Once the technical review and topical reviews are done, the project will move into the final review and adoption process. This will include a final verification open house and hearings with both Planning Commission and Board of Trustees. The Project Team will support Town staff in this effort.

The overall project schedule can be found as Attachment A to this memo and anticipates the technical review and topical review tracks culminating in February of 2026. This will allow public review and adoption to occur between April and May of 2026.

Town of Mead

Land Use Code Update



COMMUNITY ENGAGEMENT

The revised community engagement approach will focus on informing the residents of the project and its objectives, and completing targeted engagement with interested stakeholders. This approach will continue to deploy passive and active strategies as described below:

PROJECT WEBSITE:

The project website will be the hub of information sharing related to this project. All drafts will be posted to the website and all outreach materials will direct people to the website.

NEWSLETTERS & SOCIAL MEDIA:

The Project Team will utilize the Town's communication infrastructure to spread the word and inform residents of engagement opportunities and key milestones throughout the project. The Project Team will work closely with the Town's communication team to execute this task.

COMMUNITY OPEN HOUSES:

The Project Team will hold two open houses throughout the course of the project. The first is anticipated to be at the end of August and is intended to inform the public of the project, the project schedule, and specifically the five topic areas for review. This event will focus on gathering input on each of the topics to assist the Project Team in the development of alternatives of each. The second open house will seek to verify the language proposed for each topic area. This second event will be held at the beginning of the Public Review track in February or March and present the public draft.

BUSINESS COMMUNITY OUTREACH:

A large stakeholder in this project is the Mead business community. As such, the Project Team will seek to engage this group on topics of interest including the proposed review and approval process, sign regulations, and design standards. The project timeline anticipates discussing these topics with this community in August, October, and December to correspond with the technical review and topical review timelines.

DEVELOPER/BUILDER COMMUNITY:

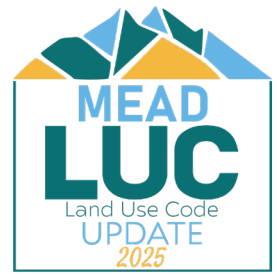
As the primary users of the Land Use Code, the developer and builder community will be engaged to inform them of the proposed changes and receive feedback on the drafts. The Project Team will meet with this community towards the end of the technical review and topical review phases to present the proposed amendments related to approval procedures, design standards, zoning districts, and PUDs.

ASSESSMENT:

The Project Team completed an Assessment of the Town's current land use regulations. The assessment is a vital task of an update to any Land Use Code because it allows us to gain intimate and comprehensive understanding of the current regulations. This assessment concluded with an assessment report which has been attached as Attachment B to this update memo. This memo is not intended to be a final report and shouldn't be considered as stating requirements. Its purpose is more as a tool for our team, Town staff, and other stakeholders to reference as the project progresses to understand each comment, recommendation, amendment or Code provision in context.

Town of Mead

Land Use Code Update



PROPOSED LUC OUTLINE:

Based on the recommendations and findings in the assessment report and subsequent conversations with Town staff, the Project Team developed a proposed updated LUC Outline. Using the outline of the current code as a starting point, our team restructured the code to create a more understandable structure that clearly separated administrative and procedural provisions from standards and specific regulations.

The outline attached to this update memo is an annotated outline meaning that it identifies the section or sections of the current code that we anticipate being relocated into that new section as well as if there are any new sections being proposed.

We believe that by developing an outline that is understood and clear and agreed to will set the foundation for a strong code update moving forward. Once the outline and the overall structure of the LUC is understood, our Project Team is able to be released into filling in the outline. Because of the importance of the outline, we do not try to rush this phase of the project because any changes later will be more challenging to make than it is right now. To give this stage the attention it deserves, the Project Team and town staff met multiple times to go through the outline, discuss the intent of the new structure and why changes should (or should not) be made. The conversations typically go further into the weeds than the outline does, but this allows us to understand and better prepare for when it comes time to draft the language. For this project, the Project Team and town staff met multiple times to discuss the proposed outline, the pros and cons in various amendments, and developed a strategy moving forward.

The strategy for moving forward is that we are proposing an outline that our team will follow and we've identified some of the potential hiccups or challenges this outline poses to Mead and we understand there will be additional opportunities to discuss those with stakeholders and others through the course of the project to ensure we're addressing those. If we need to, we can also revise the proposed outline or structure to address issues, if needed, later on in the process.

The current proposed outline being considered can be found in Attachment C to this update memo.

ATTACHMENTS:

- A. Project Schedule
- B. Assessment Findings
- C. Proposed Outline
- D. List of Modules

Attachment A: Project Schedule

Overall Schedule	June	July	August	September	October	November	December	January	February	March	April	May
Technical Review												
Module 1: General Provision, Annexation, Enforcement												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 2: Procedures and Non-Conforming Uses												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 3: Zone Districts and Use Standards												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 4: Signs												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 5: Site & Architectural Design												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Module 6: Subdivision Standards and Definitions												
CPS Draft												
Staff & Legal Review												
Public Draft to Website												
Topical Reviews												
Topic #1: Outline												
Draft												
PC Work Session - July 16th												
BoT Update - June 30th												
Topic #2: Process & Subdivisions												
Draft												
PC Work Session - August 20th												
BoT Update - August 25th												
Topic #3: Zoning, Districts & PUDs												
Draft												
PC Work Session September 17th												
BoT Update - September 29th												
Topic #4: Signs												
Draft												
PC Work Session - October 15th												
BoT Update - October 27th												
Topic #5: Design												
Draft												
PC Work Session - November 19th												
BoT Update - November 24th												
Topic #6: Extra/Others												

Overall Schedule	June	July	August	September	October	November	December	January	February	March	April	May
Draft												
PC Work Session - January 21st												
BoT Update - January 26th												
Community Engagement												
Project Website												
Monthly Newsletters												
Community Open House #1: Inform (July 21 Tentative)												
Meet, Greet, and Eat (July 29 & August 26)												
Coffee with the Mayor (August 2)												
Business Community Outreach (1st Tuesday of ea. Mon.)												
Developer/Builder Outreach												
Community Open House #2: Verify (TBD)												
Public Draft and Adopt												
Public Drafts Published on Website												
Public Comment Period												
Planning Commission Hearing (tentative)												
Board of Trustees Hearing (tentative)												
Effective Date of Updated LUC (Tentative)												

Attachment B: Code Assessment

Town of Mead Land Use Code Update



December 20, 2024
Updated June 23, 2025

Chapter 16: Land use Code Assessment SUMMARY

As our team gets familiar with the Town of Mead's (Town) Land Use Code (LUC), an initial task of the broader LUC Update project was to complete an assessment of the LUC. This memo outlines the findings of the assessment and review of the LUC of the Town. Notes and findings from the assessment have been compiled into this report. The findings are intended to initiate discussions with Town staff and officials on the how to best update the LUC.

This report has been broken into a few over-arching categories that capture the focus of our findings.

STRUCTURE AND REORGANIZATION

Based on our review of the structure, it appears that amendments have been made over an extended period of time. As these minor amendments are added, they tend to, especially over time, increase conflict and ambiguity while decreasing usability of the code.

Our approach to organizing land use regulations is to separate the three main buckets from each other. Those three buckets are: 1) Administrative provisions, 2) Procedural provisions, and 3) Standards. As we embark on the LUC update, we suggest the first step would be to develop an outline that accomplishes this objective while also increases usability of the code and ease of making future updates with fewer unintended ripple effects throughout the code.

1. This finding also refers to the overall formatting, order of sections, language, tone, and readability to ensure it is consistent throughout the document. There are many areas where regulations appear to be "tacked-on" resulting in confusing and unrelated provisions. Articles and Sections each have a few areas that could be restructured to better flow with adjacent provisions and hierarchical sections. For example:
 - Neighborhood design principles, Sec. 16-2-60, is not clear if it applies only to Old Town or another zoning designation.
 - Welker Avenue Corridor design principles are next to zoning overlays in Art. II, overlays are tied to zoning so they should be located in the Art. III
 - Sec. 16-2-250, Lighting and Sec. 16-2-240, Historic Overlay District are next to each other; that is not a logical order.
 - Sec. 16-4-40, Major subdivisions are before any other subdivision application type.
2. In some instances, processes or standards have large paragraphs that make reading quickly for specific information more difficult to do. These can be formatted differently to increase the usability of these sections. The following areas or sections are examples of where this was noted in our assessment:
 - Development application processes.
 - Public hearing requirements for development applications.
 - Design requirements such as Sec. 16-2-180 (c)(12), Decks
3. Community Design Standards are generally misplaced and overly descriptive. They need to be tied more directly to zoning or subdivision requirements.

Town of Mead Land Use Code Update



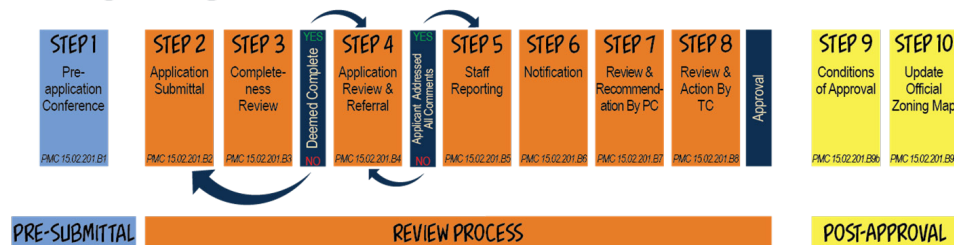
4. In some areas, it is clear there were numerous authors and voices creating disconnected provisions and decreased usability and clarity.. Readability will improve if there is a consistent "voice" to the regulations. For example, Art. VII, Sign Code, has "Parts" for an unclear purpose where no other Articles have this formatting.
5. Consistently reference sections by numbers and hyperlinks within Municode.
6. Modernize submittal requirements.
 - Consider updating noticing requirements to accommodate modern day communication platforms.
 - Eliminate paper and CD requirements.
 - Remove specific references to program types such as AutoCAD.

MODERNIZE GRAPHICS

The term "graphics" refers to the tables, charts, and diagrams throughout the LUC. In many sections, there are graphics that can be modified or updated. Additionally, there are areas that would benefit with more graphics, especially areas that explain important processes.

1. Incorporate flowcharts when describing processes. Include applications, public hearings, and other process areas. See sample below:

REZONING



2. Reevaluate the need for graphics to ensure they are accomplishing what they intend to. If they are not providing clarity, they should be removed or redesigned. For example,
 - Figure 2.8, Landscaping in Public right-of-way (ROW), which simply shows trees along ROW on lot layout.
 - Figure 2.1, Cluster Development Design Comparison, which shows a complicated example. There is a better example later in the code.
3. Update graphics for legibility throughout the LUC, especially in the sign code section. Many appear faded or the text size is small.
4. Replace application submittal requirements with Tables when there are many overlapping requirements (e.g. subdivision application types). An example in the existing LUC where this works well is Table 2.4, Open Space and Ecological Consideration Plan.

Town of Mead Land Use Code Update



APPROPRIATE LEVEL OF APPROVAL

In sections pertaining to application approvals or other requests, the level of approval and approval criteria needs to be evaluated for proper placement. Overall, there needs to be a balanced approach to the responsibilities of Planning staff, Town Manager, Planning Commission, and Board of Trustees.

Best practices suggests that as the LUC becomes more clear and understandable, the more decisions can be made at an administrative level. In general, staff should be empowered to approve applications that are compliant with all standards of the LUC. As the impact on neighbors or neighborhoods increases, the approving body should be elevated to the Planning Commission and/or the Board.

1. Reevaluate authority outlined within certain application approvals. The LUC should strive to balance approval authority between Town Manager approvals, Planning Commission approvals, and Board of Trustees approvals.

UPDATE AND ADD DEFINITIONS

Definitions refer to those primarily outlined in Article I. Definitions throughout need to be further evaluated for effectiveness and duplicity. Terms and words also need to be evaluated, updated, and added to reflect recent state and federal case law pertaining to zoning and land use..

1. Remove unnecessary terms which do not have a meaningful purpose in the Code. All terms defined should be used within the LUC. If they are not used within the LUC, defining them should be purposeful in that it is prohibited within the Town of Mead. Some examples of terms to reconsider defining are:
 - “arcade” (architectural).
 - “rural road”
 - “bee”
 - “searchlight”
2. Modify terms that contain standards. Standards such as size, locations, design, or other characteristics should be reserved for other portions of the code where standards are provided. Some examples of this are:
 - “Accessory dwelling” which describes dimensional standards
 - “Grade” which describes measurement standards
 - “Sight Distance Triangle” which also describes measurement standards
3. Evaluate overly descriptive definitions and determine if they are needed or if broader definitions may be warranted. Examples of descriptive, thus limiting, terms are:
 - Definitions pertaining to adult-oriented uses.
 - Definitions pertaining to bars or distilleries
4. Modify formatting in some areas and remove numbered lists, where feasible.
5. Reevaluate the legality of some terms to reflect most recent case law such as
 - “family”
 - “quasi-public”
 - “Religious assembly”

Town of Mead Land Use Code Update



ZONING AND LAND USE

There are a number of sections of the LUC which describe, dictate, or control the types of land uses that are permitted in areas of the Town. Based on conversations so far, a few concepts related to zoning districts and land uses should be considered through this process.

1. Evaluate the Community Design Standards and ensure they align with the desired development within each zone district in the Town. For example:
 - Clarify what “Traditional Colorado Style is and how it reflects the desired architectural standards and aesthetics of the downtown.
 - Encourage block pattern development in subdivisions requirements.
 - Discourage elements of subdivision design that create cul-de-sacs or flag-lots to promote interconnectivity throughout.
 - Relocate Overlay Districts to be more within zoning regulations rather than within community design standards.
2. Update dimensional standards table to create “gentle” density increases, but stay within the limits currently set. Improve interconnectivity components to centralize development around Old Town. For example, updating agricultural district standards to act as a “greenbelt” that restrict development closer to Old Town.
3. Encourage missing middle housing developments. Such as
 - Simplify accessory dwelling unit requirements.
 - Providing a plat process for condominium-style ownership.
4. Reformat Table 3.1 Principal Uses Allowed to remove redundant categories or uses. Make sure they are all in the Definitions.
 - Seek to “flatten and broaden” the uses to focus more on managing the impacts of certain uses rather than regulating uses.
5. Ensure consistency of some uses with requirements of the Colorado Revised Statutes (CRS), such as child care facilities, special use for oil extraction, and telecommunication facilities.
6. Adjust the specific use table in Sec. 16-3-50 and accessory uses in Sec. 16-3-60, such as:
 - Addressing short-term and long-term rental requirements .
 - Treating security associated with a building like an accessory use.
 - Removing unnecessary details, such as the separate section explaining that multi-family uses go through a site plan review.

SITE PLAN STANDARDS.

Site Plan Standards focuses on site-specific criteria and the associated development standards. Town staff specifically identified numerous regulations that could be reevaluated. This summary considers adjustments and best practices for improving the development outcomes, while maintaining the Purpose of the LUC.

1. Consider establishing objective strategies and standards to buffer incompatible uses. Best practices suggest requiring buffer yard based on specific zoning of the subject property and it's adjoining zone district.

Town of Mead Land Use Code Update



2. Ensure balance between the site design standards and regulations and private property rights and public benefits. Each standard should further the public interest or protect the public health safety and welfare. Some standards may not strike this balance current.
3. Consistent measurement standards. For example,
 - Lighting in Art. II, foot candles are utilized but lighting in the Sign Code never reference site lighting requirements.
 - Within the sign code there are multiple measurement standards for each variety of sign types and architectural features. Such as signable area for wall signs , but also based on street frontage.
4. Ensure submittal standards are clear and concise so that requests to/from developers provide the proper information for all referral agencies.
5. Ensure sign standards adhere to recent court decisions and case law.
6. Reevaluate the signage requirements and measurement standards for all detached and attached signage types. Many methods for calculation were difficult to follow.

LANDSCAPING STANDARDS

Landscaping Standards focus on the environmental impact of site development throughout Town. Staff and the Intent of the LUC identified certain environmental regulations as essential to supporting the health, safety, and wellness of residents and neighborhoods. This section considers the few ways, in tandem with the other sections of this summary, how beneficial landscaping and ecology can be incorporated into the code.

1. The LUC is quite descriptive on the types of parks permitted by code, but each park does not seem to be enforced throughout the site plan or plat processes. These should be strategically placed within regulations to be strongly enforced or encouraged.
2. Provide clear requirements as to when an open space shall be “functional” and what that means.
3. Simplify the Open Space and Ecological Characterization Plan by removing the Preliminary or Concept step. Make sure it aligns with the ecological considerations of such enforcing plants with “low-water” use.
 - Clarify the difference between this plan and the normal Landscape Plan described in Table 2.7.
4. Remove the few references to “green builder”. This does not provide clear requirements nor prove how it would be viewed alongside the IBC.
5. Overall, the landscaping sections may need more “teeth” to enforce ecological consideration identified in Intent if desired by the Town. Examples of strategies to increase enforcement are use of non-potable water, limiting non-native and prohibitive plants.

Attachment C: Proposed Outline



LAND USE CODE

Article I General Provisions

Sec. 16-1-10. Title.

Includes and references original Sec. 16-1-10 Title and Sec. 16-1-20 Short Title.

Sec. 16-1-20. Purpose and Authority.

Includes and references original Sec. 16-1-30 Authority, Sec. 16-1-50 Purpose and Sec. 16-1-40 Jurisdiction.

Sec. 16-1-30. Scope.

New proposed section to identify the scope and intent of zoning as contemplated in the LUC.

Sec. 16-1-40. Effective Date and Enactment.

Includes and references original Sec. 16-1-100 Effective Date and 16-1-140 Transition from Pending Applications. This section may also include details of applications with pending transitions.

Sec. 16-1-50. Liability.

New proposed section which is not in current code. Verify with legal.

Sec. 16-1-60. Severability.

Includes and references the original Sec. 16-1-120 Severability.

Sec. 16-1-70. Building Permits and Licenses.

New proposed section to clarify that all provisions of Chapter 16 need to be complied with prior to any building permit or other use license being issued by the Town. This is a catch-all section that covers the basis that these standards shall be met.

Sec. 16-1-80. Interpretation.

Includes and references original various provisions from Sec. 16-1-60 Interpretations, Sec. 16-1-70 Applicability, Sec. 16-1-130 Computation of Time, and Sec. 16-1-140 Miscellaneous.

Sec. 16-1-90. Board of Trustees.

BoT provisions are included in Chapter 2, Art. II in Municipal Code and are referenced in placeholder text.

Sec. 16-1-100. Planning Commission.

Could include and reference Sec. 16-1-80 Relationship to Existing Ordinance. PC provisions are included in Ch. 2, Art. VII Planning Commission and are referenced with the current placeholder text.

Sec. 16-1-110. Board of Adjustment.

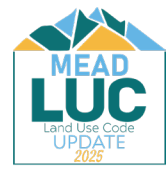
Includes and references Ch. 2, Art. VIII Board of Adjustment. This section will most likely just refer to other sections of the Municipal Code and referenced in placeholder text. .

Sec. 16-1-120. Right to Farm.

New proposed section. Verify with Town this is desired. This section clarifies that animal keeping is not a nuisance.

Sec. 16-1-130. Accommodations

Includes and references original Sec. 16-1-160 Accommodations.



Article II Annexation.

Sec. 16-2-10. General

Include and reference the original Sec. 16-8-10. Title, Sec. 16-8-20. Purpose., Sec. 16-8-30. Acknowledgement, purpose and interpretations, Sec. 16-8-80 Annexation process; ordinance, Sec. 16-8-90. Referral to Planning Commission., Sec. 16-8-100 Annexed property subject to all laws, Sec. 16-8-120. Post approval actions, Sec. 16-8-130. Disconnections of property from Town.

Sec. 16-2-20. Eligibility.

Includes and References Sec. 16-8-50 Eligibility for Annexations and Sec. 16-8-60 Three-mile limitation and three mile plan.

Sec. 16-2-30. Annexation Agreements.

Includes and References Sec. 16-8-110 Annexation Agreements.

Sec. 16-2-40. Zoning and Subdivision During Annexation.

New proposed section to clarify if other application types may run concurrently to annexation procedures.

Article III General Application Review Procedures.

Art. II is a new proposed Article that separates out general review procedures across all application type. It attempts to simplify the overall LUC structure by separating out the "Procedures" in such a way that the general requirements can be updated and the changes would be reflected in all processes.

Sec. 16-3-10. General Provisions.

New proposed section.

Sec. 16-3-20. General Application Review Procedures

New proposed section provides general review procedures applicable to all application types. It outlines, in detail, each step in the application review process.

Sec. 16-3-30. Application Review Table

New proposed section which provides a "quick glance" table of the overall process and which application type requires which type. This is a bridge between the General Application Review Procedures in Sec. 16-2-20 and the specific application types in Article III (Zoning Application Types) and Article IV (Subdivision Types). The table identifies pre-application requirements, hearing process, and approving body.

Article IV Zoning Application Types.

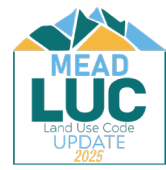
Art. III is a new proposed Article that specifies each application type and the applicable review process including: submittal requirements, review procedures, approval criteria, and post-approval requirements. This section, in general, references the general review procedures in Sec. 16-2-30 to prevent duplication.

Sec. 16-4-10. Rezoning

Includes and references original Sec. 16-3-160 Amendments. The original section included amendments to the Zoning Map and Text Amendments to the LUC. These are proposed to be separated in the updated code. This section is specific to rezoning of property and amendments to the zoning map.

Sec. 16-4-20. Site Plan

Includes and references Sec. 16-4-100 Site Plan. This section outlines the site plan application process, including review procedure and approval criteria.



Sec. 16-4-30. Conditional Use

Includes and references Sec. 16-3-120 Conditional Review process. This section outlines the special use application process, including review procedure and approval criteria. Special uses are those that are not permitted by right but may be permitted under certain conditions.

Sec. 16-4-40. Conditional Use Permit Minor Amendment

New section and process proposed. This section outlines the conditional use permit minor amendment application process, including review procedure and approval criteria. This application type allows minor changes to approved conditional uses without the requirement of a new conditional use permit application.

Sec. 16-4-50. Temporary use Permit

Includes and references portions of the original Sec. 16-3-70 Temporary Uses related to procedures. The location of standards and other administrative provisions of Temporary Uses and permits will be further discussed through the update process.

Sec. 16-4-60. Text Amendment

Includes and references Sec. 16-3-160 Amendments. Original section included amendments to the Zoning Map and Text Amendments to the LUC. These are proposed to be separated in the updated code. This section is specific to amendments to the text of Chapter 16 Land Use Code.

Sec. 16-4-70. Variance

Includes and references Sec. 16-3-140 Appeals and Variances specific to variances.

Sec. 16-4-80. Appeal.

Includes and references original Sec. 16-3-140 Appeals and Variances specific to appeals. This section outlines how one would seek an appeal for a decision made by the Town.

Sec. 16-4-90. Administrative Adjustment

Includes and references original Sec. 16-3-150 Administrative relief. Provides standards and a process for seeking minor variations from these regulations.

Article V Subdivision Application Types

Art. IV is a new proposed Article that specifies each application type and the applicable review process including: submittal requirements, review procedures, approval criteria, and post-approval requirements. This section, in general, references the general review procedures in Sec. 16-2-30 to prevent duplication.

Sec. 16-5-10. Major Subdivision.

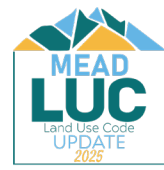
New proposed subdivision process that is similar to a portion of the original Sec. 16-4-40 Types of Subdivisions, Sec. 16-4-60 Preliminary Plat, and Sec. 16-4-70 Final Plat. The Major Subdivision process is a three-step process for a substantial, or large scale development on property that has not been previously platted. Generally, criteria are: 1) more than 5 lots, 2) includes right-of-way, and/or 3) includes utility expansion/extension.

Sec. 16-5-20. Minor Subdivision.

Includes and references Sec. 16-4-80 Minor Subdivision Plat. A minor Subdivision plat is the other process through which unplatted lands can be platted for the first time. These are subdivisions that do not reach the criteria threshold of a Major Subdivision.

Sec. 16-5-30. Resubdivision.

Includes and references original Sec. 16-4-120. A Resubdivision, in general, is a subdivision process that encompasses all requests which are not otherwise defined by this Article.



Sec. 16-5-40. Amended Plat.

Includes and references Sec. 16-4-110 Administrative Plat. An Amended Plat permits clerical, technical, or grammatical errors or omissions on a previously recorded plat to be amended.

Sec. 16-5-50. Townhouse.

New proposed subdivision process that is similar to Sec. 16-4-120 Resubdivision. A townhouse subdivision permits the division of land based on the establishment of a shared “party wall” and property line where the owner of the unit owns land in front of and behind the unit. Corner units may also own the land on the side of the unit.

Sec. 16-5-60. Building Footprint.

New proposed subdivision process that is similar to Sec. 16-4-120 Resubdivision. A building footprint permits the division of land based on the footprint of a building where the land the building is on is owned by the owner of the building and adjacent land may be owned by a common ownership group or association.

Sec. 16-5-70. Condominium.

New proposed subdivision process that is similar to Sec. 16-4-120 Resubdivision. A Condominium plat permits the division of units within a building where the land and common areas of the building are owned by a common ownership group or association.

Sec. 16-5-80. Lot Consolidation.

New proposed subdivision process that is similar to Sec. 16-4-120 Resubdivision. A Lot Consolidation permits the consolidation of two or more lots into one lot. There is discrepancy on the total number of lots resulting from the Lot Consolidation, but CPS would recommend limiting it to only one resultant lot.

Sec. 16-5-90. Boundary Line Adjustment.

New proposed subdivision process that could be similar to Sec. 16-6-110 Administrative Plat. A Boundary Line Adjustment permits the relocation of property line(s) which do not create any new or consolidated lots and does not create any nonconforming lots, rights-of-way, or requires any extension of utilities.

Sec. 16-5-100. Final Plat.

The third and final step in the Major Subdivision process. It includes final plans and studies, final construction documents for all public improvements, final plat that will be recorded with the applicable county clerk and recorders office, and a final Subdivision Improvement Agreement which includes an Engineers Cost Estimate and a financial surety. A Final Plat cannot be submitted until a Preliminary Plat was approved and all conditions of approval have been complied with.

Sec. 16-5-110. Preliminary Plat

Second of the three step process that is a review of the engineering documents, including construction documents for any public improvements. This process is very technical and requires drainage studies, geotechnical studies, traffic studies, and preliminary subdivision improvement agreement (SIA). Sketch Plan shall be approved prior to a Preliminary Plat may be submitted.

Sec. 16-5-120. Concept Review

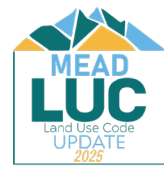
First of the three phase subdivision process that is a review of the concept and requires findings that the proposed development is feasible and in general conformance, or can be developed in general conformance, with the Land Use Regulations. Reviewed with PC, not necessarily a required step in the process.

Sec. 16-5-130. Right-of-way Vacation.

Includes and references Sec, 16-4-140 Vacation of right-of-way or easement.

Sec. 16-5-140. Easements

Includes and references Sec, 16-4-140 Vacation of right-of-way or easement



Article VI Zoning District and Uses.

This is a new proposed Article which is similar to parts of the existing Article III Zoning.

Sec. 16-6-10. General Provisions.

Includes and references original Sec. 16-3-10 General Provisions, Section 16-3-20 Purpose, and Sec. 16-3-50 Urban Growth.

Sec. 16-6-20. Zoning Districts Established.

Includes and references original Sec. 16-3-30 Zoning districts and boundaries. Discuss with Staff the various district names as RSF-E, RSF-1, and RSF-4 are very similar and so are RMF-8 and RMF-14. These districts reflect the residential densities permitted in each, however, there are uses other than single-family and/or multi-family that would be permissible in each. Consider renaming to give a more clear picture of the intent of each zoning.

Sec. 16-6-30. Residential Single-Family Estate District (RSF-E)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-40. Residential Single Family District (RSF-1)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-50. Residential Single Family District (RSF-4)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-60. Residential Multi-Family District (RMF-8)

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-70. Residential Multi-Family District (RMF-14)

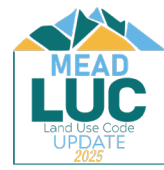
Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan, and Sec. 16-3-110 Alternative residential development options.. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-80. Downtown Mixed Use District.

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-90. Highway Commercial District.

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship



to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-100. General Commercial District.

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-110. Light Industrial District

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-120. Agricultural District.

Each zone district is proposed to be summarized separately. This new proposed section includes and references portions of original Sec. 16-3-100 AG District density, Sec. 16-3-40 Use Regulations, Sec. 16-3-80 Density and dimensional standards, and Sec. 16-1-90 Relationship to the Comprehensive Plan. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-130. Business Park District

New section proposed by staff. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-140. Public Use District

New section proposed by staff. Location of Use Regulations, subdivision design standards, and site design standards will be briefly referenced within each Zone District Section.

Sec. 16-6-150. Overlays.

Includes and references the original Sec. 16-2-220 Highway Design Overlay District (HDOD), Sec. 16-2-230 Mead Center Mixed Use Performance District, and Sec. 16-2-240 Historic Overlay District (Reserved). This section could include and reference Sec. 16-2-210 Old Town Corridor and 16-2-200 Welker Avenue Corridor but those are currently proposed in the new Article VIII Site Planning and Development Standards.

Sec. 16-6-160. Land Use Table.

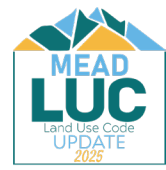
Includes and references Sec. 16-3-40 Use Regulations including Table 3.1 Principal Uses Allowed. This table identifies which uses are allowed by right, which uses require special review, and which uses are prohibited in each zone district.

Article VII Planned Unit Development

This is a new Article that will include and reference portions of Sec. 16-3-30 Zoning Districts and Boundaries, specifically within special purpose districts. This proposed update shifts a PUD from being a combined subdivision and zoning process to only a zoning process. If a subdivision is desired, a separate subdivision process would be required in addition to the PUD Guide and Development Plan requirements of a PUD Zoning. This Article sets forth minimum PUD standards, general review processes, which are similar to those in Article II General Review Procedures, and application types for 1) initial PUD Zoning, 2) Major Amendment to a existing PUD Zoning, and 3) a minor amendment to an existing PUD Zoning. This section also clarifies that a PUD is an overlay and therefore, there must be an underlying zone district that is amended through the PUD Guide.

Sec. 16-7-10. General Provisions

This section includes the foundation of PUD standards or intent of the PUDs. This could outline public benefits requested by the Town.



Sec. 16-7-20. PUD Standards.

This section includes standards for how PUDs must meet broader goals outlined by the Town of Mead. This could include affordable housing standards and/or any other public benefit requested by the Town.

Sec. 16-7-30. General PUD Review Procedures.

This section outlines the review procedures for PUD Zoning, Major PUD Amendments, and Minor PUD Amendments.

Sec. 16-7-40. PUD Zoning

This section outlines the review process for PUD zoning and the applicable approval criteria.

Sec. 16-7-50. Major PUD Amendment

This section outlines the review process for a major PUD amendment and the applicable approval criteria. It also includes what constitutes as a major amendment.

Sec. 16-7-60. Minor PUD Amendment

This section outlines the review process for a minor PUD amendment and the applicable approval criteria. It also includes what constitutes as a minor amendment.

Article VIII Use Standards

This is a new proposed Article which gathers all use-specific standards into one location for increased ease of usability. This section includes and a variety of subsections within the original Sec. 16-3-50 Specific Use Standards.

Sec. 16-8-10. General Use Standards.

Includes and references Sec. 16-3-40 Use Regulations, Sec. 16-3-50 Specific use standards. This section should also include general guidance on the storing of hazardous substances and materials.

Sec. 16-8-20. Accessory Buildings and Structures.

Includes and References Sec. 16-3-60 Accessory Uses. This section will provide standards for accessory buildings and structures, including things like required size, setbacks, and permitted height.

Sec. 16-8-30. Accessory Dwelling Units.

New proposed section to comply with new state regulations. This section will provide standards for accessory dwelling units (ADUs), including any proposed ownership or occupancy standards.

Sec. 16-8-40. Accessory Uses.

Includes and References Sec. 16-3-60 Accessory Uses. This section will provide standards specific to accessory uses which will be separated from accessory buildings and structure.

Sec. 16-8-50. Agricultural Uses.

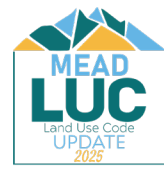
New proposed section to address agricultural uses and zoning more broadly. Includes and references Sec. 16-3-100, AG District density.

Sec. 16-8-60. Campgrounds and RV parks

Includes and References Sec. 16-3-50(3) Specific Use Standards. This section may simply comply with the CO state regulations, but could include local regulations as well. Standards include parking, water supply, and landscaping amidst others.

Sec. 16-8-70. Drive Through Establishments

New proposed section to address design of drive through facilities in all zone districts they are allowed within.



Sec. 16-8-80. Farmer’s Market or Flea Market

Includes and References Sec. 16-3-50(7) Specific Use Standards.

Sec. 16-8-90. Group Homes

Includes and References Sec. 16-3-50(9) Specific Use Standards. This section outlines how the Town regulates group homes in accordance with state statute.

Sec. 16-8-100. Home Occupation Standards

Includes and References Sec. 16-3-60(f) and (g) accessory uses. This section outlines what constitutes a home occupation and what degree of impact is appropriate for home operation.. This may include differentiating terms such as home business, home office, or cottage industry.

Sec. 16-8-110. Kennels

Kennels are currently prohibited in Mead. Need to discuss a definition and if it should be a use that’s permissible in Mead. Staff consider this an undesired use.

Sec. 16-8-120. Livestock Confinement Operations

Includes and References Sec. 16-3-50(6) Specific Use Standards and Sec, 16-3-60 Accessory Uses (d). This section allows the Town to be in compliance with applicable federal and state law regarding livestock confinement. Staff consider this an undesired use found mostly in the county.

Sec. 16-8-130. Manufactured Home Park Standards

Include and reference the original Sec. 16-3-50 Specific use standards. (12) and Article XI Manufactured Housing. This section may need to clearly identify the differences in regulation between manufactured housing, mobile homes, and factory built homes.

Sec. 16-8-140. Factory-Built and Manufactured Homes.

New proposed section to address the range of factory-built and manufactured home types. This section may need to clearly identify the differences in regulation between manufactured housing, mobile homes, and factory built homes.

Sec. 16-8-150. Mobile Homes

Include and reference the original Article XI Manufactured Housing. This section may need to clearly identify the differences in regulation between manufactured housing, mobile homes, and factory built homes.

Sec. 16-8-160. Oil and Gas Drilling and Production.

Include and reference the original Art. X. Update based on statute.

Sec. 16-8-170. Recreational Vehicles

New proposed section. Clearly indicate which vehicles are susceptible to potential regulations indicated by the Town.

Sec. 16-8-180. Religious Assembly.

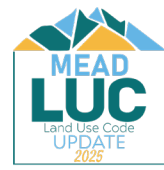
Consider deletion or modification in the code. Added from Mead Code. Include and reference the original Sec. 16-3-50 Specific use standards. (15).

Sec. 16-8-190. Sand and Gravel Regulations

Include and reference the original Sec. 16-3-50 Specific use standards. (8) and (13)

Sec. 16-8-200. Self-Storage and Mini-Storage

Include and reference the original Sec. 16-3-50 Specific use standards. (11) and (18). Staff considers this use undesirable and may be paired with onerous requirements.



Sec. 16-8-210. Sexually-Oriented Businesses

Include and reference the original Sec. 16-3-50 Specific use standards. (1)

Sec. 16-8-220. Short Term Rentals

Include and reference the original Sec. 16-3-50 Specific use standards. (2)

Sec. 16-8-230. Telecommunication Facilities Standards

Include and reference the original Sec. 16-3-50 Specific use standards. (5) and Art. IX Zoning and use of Wireless Telecommunication Services, Facilities and Equipment.

Sec. 16-8-240. Transmission Lines

Include and reference the original Sec. 16-3-50 Specific use standards. (5) and Art. IX Zoning and use of Wireless Telecommunication Services, Facilities and Equipment. Transmission lines may pursue 1041 or conditional use process.

Sec. 16-8-250. Vehicle and Equipment Sales.

Added from Mead Code. Include and reference the original Sec. 16-3-50 Specific use standards. (16) and (17).

Article IX Site Planning and Development Standards

Include and reference the original Art. II, Art. III, and Art. IV

Sec. 16-9-10. Residential Design Standards

Include and reference the original Sec. 16-2-10. General Provisions (community design) and Sec. 16-2-20 Vision and Intent and Sec. 16-2-30. Application of community design standards, Sec. 16-2-40. Design Elements, Sec. 16-2-180 Residential Architecture (single family and multi-family dwellings), Sec. 16-2-190 Commercial and industrial architecture, and Sec. 16-2-60 Neighborhood design principles.

Sec. 16-9-20. Multi-Family Design Standards

Include and reference the original Sec. 16-2-10. General Provisions (community design), Sec. 16-2-20 Vision and Intent, Sec. 16-2-30. Application of community design standards, Sec. 16-2-40. Design Elements, and Sec. 16-2-60 Neighborhood design principles. Will need a clear cut-off from non-multifamily.

Sec. 16-9-30. Commercial Design Standards

Include and reference the original Sec. 16-2-10. General Provisions (community design), Sec. 16-2-20 Vision and Intent, Sec. 16-2-30. Application of community design standards, Sec. 16-2-40. Design Elements, and Sec. 16-2-60 Neighborhood design principles.

Sec. 16-9-40. Industrial Design Standards

Include and reference the original Sec. 16-2-10. General Provisions (community design), Sec. 16-2-20 Vision and Intent, Sec. 16-2-30. Application of community design standards, Sec. 16-2-40. Design Elements, and Sec. 16-2-60 Neighborhood design principles.

Sec. 16-9-50. Welker Avenue Corridor design standards.

Include and reference the original Sec. 16-2-200. Welker Ave. Corridor. Likely to be removed.

Sec. 16-9-60. Downtown Design Standards.

Include and reference the original Sec. 16-2-210. Old Town Corridor. Replaces Old Town Design standards and potentially the Welker avenue standards as well. May include multi-family, commercial, single family specifics.

Sec. 16-9-70. Fences and Walls.

Include and reference the original Sec. 16-2-170 Fences and Walls. This section identifies the various permitted fence types and provides standards for fence and wall design.

Sec. 16-9-80. Landscaping.

Include and reference the original Sec. 16-2-120 Parks and open space and Sec. 16-2-150 Landscape design

Sec. 16-9-90. Lighting.

Include and reference the original Sec. 16-2-250 Lighting. Includes standards for outdoor lighting, photometric plan requirements, and ways the Town preserves its dark skies.

Sec. 16-9-100. Natural Resource Protection Standards.

Include and reference the original Sec. 16-2-260 Environmental considerations. This section can include standards for things like wildlife corridors, water, natural view corridors, wildlife, and other natural resources.

Sec. 16-9-110. Private Driveways.

Include and reference the original Sec. 16-2-80 Streets and Sec. 16-3-110 Alternative residential development options.

Sec. 16-9-120. Parking and Loading Requirements.

Include and reference the original Sec. 16-2-90. Parking. This section includes all information about parking, including required off-street parking spaces and accessibility requirements.

Sec. 16-9-130. Trail and Walkway Standards.

Include and reference the original Sec. 16-2-100 Sidewalks, multi-use pathways and trails.

Sec. 16-9-140. Dumpster and Dumpster enclosures.

Include and reference the original Sec. 16-2-160 Buffering and screening standards.

Sec. 16-9-150. Screening and Buffering.

Include and reference the original Sec. 16-2-160 Buffering and screening standards.

Sec. 16-9-160. Snow storage standards.

New proposed section could include requirements for snow storage, ensuring access to public infrastructure following snowfall.

Article X Sign Regulations.

Include and reference the original Art. VII Sign Code.

Sec. 16-10-10. Sign Regulations.

Article XI Subdivision Design Standards

Include and reference the original Art. II and Art. IV.

Sec. 16-11-10. General Provisions.

Include and reference the original Sec. 16-4-10. General Provisions, Sec. 16-4-20 Intent, and Sec. 16-4-30 Administration.

Sec. 16-11-20. Source of Water.

Include and reference the original Sec. 16-2-290 Water.

Sec. 16-11-30. Central Water Distribution and Wastewater Systems.

Include and reference the original Sec. 16-2-290 Water and Sec. 16-2-280 Sanitary sewer.



Sec. 16-11-40. Fire Protection.

Include and reference the original Sec. 16-2-300 Fire Hydrant.

Sec. 16-11-50. Block Standards.

Include and reference the original Sec. 16-2-70 Lots and blocks.

Sec. 16-11-60. Lot Standards.

Include and reference the original Sec. 16-2-70 Lots and blocks.

Sec. 16-11-70. Access Standards.

New proposed section to clearly indicate how to manage access of most subdivision development types.

Sec. 16-11-80. Street Standards.

Include and reference the original Sec. 16-2-80 Streets.

Sec. 16-11-90. Alley Standards.

New proposed section to clearly indicate how to manage access for development patterns utilizing alleys for primary access.

Sec. 16-11-100. Easement Standards.

Include and reference the original Sec. 16-2-110 Easements and utility standards.

Sec. 16-11-110. Monumentation Standards.

Include and reference original Sec. 16-4-70 Final Plat, Sec. 16-4-80 Minor Subdivision plat, and Sec. 16-4-100 Site Plan.

Sec. 16-11-120. Drainage Standards.

Include and reference the original Sec. 16-2-120. Parks and open space and Sec. 16-2-150 Landscape Design.

Sec. 16-11-130. Utility Standards.

Include and reference the original Sec. 16-2-110 Easements and utility standards.

Sec. 16-11-140. Subdivision Improvement Agreement.

Include and reference the original Sec. 16-4-130 Subdivision Improvements Agreement.

Sec. 16-11-150. Dedications.

Include and reference the original Sec. 16-13-10. General Provisions. And Sec. 16-13-20. Fair contributions for school sites.

Article XII Nonconforming Uses and Structures

New Proposed Sec. (existing but not as a separate section)

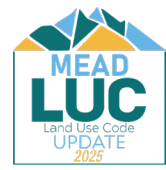
Sec. 16-12-10. General Provisions.

Include and reference the original Sec. 16-3-130 Nonconforming uses and 16-7-190 Nonconforming signs.

Sec. 16-12-20. Nonconforming lots of record.

New Sec. Proposed.

Sec. 16-12-30. Nonconforming Uses.



Include and reference the original Sec. 16-3-130 Nonconforming uses.

Sec. 16-12-40. Nonconforming Standards.

New proposed section to indicate the site-specific standard requirements for nonconforming uses.

Article XIII Floodplain Standards

Existing Art. XII.

Sec. 16-13-10. General

Include and reference the original Sec. 16-12-30 General Provisions.

Sec. 16-13-20. Authority.

Include and reference the original Sec. 16-12-10. Title and Purpose.

Sec. 16-13-30. Purpose.

Include and reference the original Sec. 16-12-10 Title and Purpose.

Sec. 16-13-40. Floodway.

Include and reference the original Sec. 16-12-30. General Provisions, and Sec. 16-12-40 Administration, and Sec. 16-12-50. Provisions for flood hazard reduction.

Sec. 16-13-50. Designation of Flood Plain Administrator.

Include and reference the original Sec. 16-12-40 Administration.

Sec. 16-13-60. Permit Procedures.

Include and reference the original Sec. 16-12-40 Administration.

Sec. 16-13-70. Permit Review.

Include and reference the original Sec. 16-12-40 Administration.

Sec. 16-13-80. Enforcement.

Include and reference the original Sec. 16-12-40 Administration.

Sec. 16-13-90. General Standards for Development in the Special Flood Hazard Area.

Include and reference the original Sec. 16-12-50. Provisions for flood hazard reduction and Sec. 16-10-160 Geologic hazard, floodplain, floodway location restrictions.

Article XIV Vested Property Rights

Existing Art. V

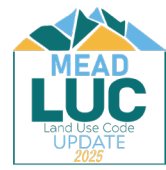
Sec. 16-14-10. Purpose.

Include and reference the original Sec. 16-5-10. Purpose.

Sec. 16-14-20. Definitions.

Include and reference the original Sec. 16-5-20. Definitions.

Sec. 16-14-30. Governing Law.



Include and reference the original Sec. 16-5-30. Request for site specific development plan approval, Sec. 16-5-40. Notice and Hearing; Sec. 16-5-50. Approval, effective date, amendments, referendum and review; Sec. 16-5-60. Notice of approval, Sec. 16-5-80. Other provisions unaffected, Sec. 16-5-90 Payment of costs, and Sec. 16-5-110. Limitations.

Sec. 16-14-40. Alternative Creation of Vested Property Rights.

Include and reference the original Sec. 16-5-100. Rights by Agreement.

Sec. 16-14-50. Duration and Termination of Vested Property Rights.

Include and reference the original Sec. 16-12-70 Duration of vested property rights.

Sec. 16-14-60. Waiver for Vested Property Rights.

New proposed section to clearly indicate processes for waivers pertaining to vested rights.

Article XV Enforcement.

Include and reference the original Art. VI.

Sec. 16-15-10. General Provisions.

Include and reference the original Sec. 16-6-10. Enforcement.

Sec. 16-15-20. Compliant and Verification of Violation.

Include and reference the original Sec. 16-6-10. Enforcement. (c)

Sec. 16-15-30. Authority to enter and Inspect.

Include and reference the original Sec. 16-6-10. Enforcement. (b)

Sec. 16-15-40. Notice of Violation and Response.

Include and reference the original Sec. 16-6-10. Enforcement. (c)

Sec. 16-15-50. Remedies and Penalties.

Include and reference the original Sec. 16-6-10. Enforcement. (c) and (d)

Sec. 16-15-60. Non-Liability for Damages.

Include and reference the original Sec. 16-6-10. Enforcement. (g)

Sec. 16-15-70. Non-Liability for Officers.

Include and reference the original Sec. 16-6-10. Enforcement. (g)

Article XVI Definitions.

Sec. 16-16-10. Definitions of General Use Categories.

New proposed section. The Use Category concept is one that allows for the broader interpretation of principal land uses as identified in the Land Use Table. Referred to as "flattening and widening" the ability to interpret and apply specific land uses, allows the Town to be more adaptable to future needs and changing trends.

Sec. 16-16-20. Definitions.

Include and reference the original Sec. 16-1-150 (General) Definitions., Sec. 16-7-210. (Signs) Definitions., Sec. 16-8-40. (Annexation) Definitions., Sec. 16-9-10. (Telecommunications) Definitions., Sec. 16-10-20. (Oil and Gas) Definitions., Sec. 16-11-20. (Manufactured Housing) Definitions., Sec. 16-12-20. (Flood Damage Reduction) Definitions., and Sec. 16-14-20. (Construction Standards).

Attachment D: List of Modules



Mead Land Development Code Update

List of Modules

June 17, 2025

The table below represents which Articles are in each Module. The "Rollout Date" is the date that CPS anticipates sending the draft to Town staff and legal counsel for review.

Article	Rollout Date
Module 1	June 23rd
Art. 1 – General Provisions	
Art. 2 – Annexation	
Art. 13 – Floodplain Standards	
Art. 14 – Vested Property Rights	
Art. 15 - Enforcement	
Module 2:	July 21st
Art. 3 – General Application Review Procedures	
Art. 4 – Zoning Application Types	
Art. 5 – Subdivision Application Types	
Art. 12 – Nonconforming Uses and Standards	
Module 3:	August 4th
Art. 6 – Zoning Districts and Uses	
Art. 7 - PUDs	
Art. 8 – Use Standards	
Module 4	September 8th
Art. 10 – Sign Regulations	
Module 5	October 6th
Art. 9 – Site Planning and Development Standards	
Module 6	November 10th
Art. 11 – Subdivision Design Standards	
Art. 16 - Definitions	