

**NORWOOD PLANNING AND ZONING COMMISSION
PUBLIC HEARING
Monday, September 30, 2019 7:00 P.M.
Norwood Community Center
1670 Naturita Street**

A G E N D A

Call to Order :

Approval of July 22, 2019 Minutes:

Public Hearing – Land Use Code Amendment, Section 2, Definitions, Section 5.05 Landscaping and Screening and Section 5.06 Signs and Land Use Code Amendments:

- a.) Presentation by Chairperson Sapp.
- b.) Board Discussion.
- c.) Public Comment.
- d.) Consideration of Resolution 0930 Series 2019.

Review of the Master Plan:

Board Discussion.

Adjourn:

****Visitors Please Note: Thank you for attending! The Board values your opinion, however speaking time may be limited by the Board if necessary for the efficient conduct of the meeting. Accommodations for handicapped can be made upon request. ****

Norwood Planning & Zoning Commission

Public Hearing

The Norwood Planning & Zoning Commission will be holding a **public hearing** to consider approval of Resolution 0930 Series 2019 regarding amendments to the Norwood Municipal Code title 7, "Norwood Land Use Code" Section 2.00 "Definitions", Section 5.05 "Landscaping and Screening", and Section 5.06 "Signs". The **public hearing** will be held on September 30, 2019, at 7:00 p.m. at the Norwood Community Center, 1670 Naturita Street.

P&Z Commission
Monday, July 22, 2019
Regular Session 7:00 p.m.
Norwood Community Center

Call to Order:

The regular meeting of the Norwood Planning and Zoning Commission, San Miguel County, and State of Colorado was called to order by Chairperson Katie Sapp at 8:17 p.m. and those being present were as follows:

Present: Katie Sapp, Bronwen Spielman, Nina Kothe, and Nancy Hrupcin.

Absent: Darroll Carr

Others: Gretchen Wells, Town Clerk , Patti Grafmyer, Town Administrator, Tim Lippert, Public Works Director, Cindy Chapin, Town Planner (by phone) Goedele Van Hille, Nora Davis, Kenny Heldman, Karen Heldman, Nancy Heim, Monet Ragsdale, Kerry Welch, Kieffer Parrino, Jaime Schultz and Candy Meehan.

Approval of Minutes:

A **motion** was made by Nina Kothe to approve the minutes of August 20, 2018. Bronwen Spielman seconded. *Motion passed unanimously.*

Discussion of Possible Staff Direction Regarding Formula Business Development:

Chairperson Sapp stated she had been getting a lot of information from the public saying they would like limits on formula business development. She said the comments were precipitated because much of the public was “surprised” by General Dollar getting so far along in the process for their store. Sapp would like to look into section 5.07 of the LUC to see why there aren’t more restrictions. She wondered what happened to the section in the LUC that used to list siding restrictions. It is no longer there. Planner Chapin said most of the businesses in the core of Norwood were formula businesses. She said the talks with the developers that she and Patti had were productive and the applicant has followed the LUC explicitly. They have asked for no variances. Many people from the public commented. Mayor Pro-tem Candy Meehan said she talked to many people in the public and they want the dollar store. She feels like people in Norwood are just barely making a living and they want a cheaper place to shop. Meehan stated she also talked to most business owners and they are in favor of it too. Trustee Welch said the last time a dollar store tried to be located in Norwood, a group of senior citizens had a petition stating they wanted the store because they wanted to shop there. Trustee Schultz said she has visited with many people on social media and the majority of people want the new store. Monet Ragsdale, a citizen of Wright’s Mesa stated the new store would be good for the tax base and for employment for young people. Kenny Heldman, the property owner of the location the store could be located said he’s tried to sell his property for years. This is the first time he’s had a serious buyer. He doesn’t understand the

P&Z Commission

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opposition. Years ago there was a gas station with a convenience store on that property and two grocery stores in Norwood and four gas stations. Businesses flourished. Goedele VanHille said she was against this type of business in Norwood. She wants to keep the small town feel and encourage more art type businesses. She thought it was unfortunate that so many people who are for the dollar store were notified of the meeting. There are a lot of people out there who don't want it. Nancy Heim, a Wright's Mesa resident is against this type of store. She doesn't think it will be good for the economy in general. Bronwen Spielman made a **motion** to schedule a work session to review the LUC, specifically Article 5. Nancy Hrupcin seconded and ***motion passed unanimously.***

Adjourn into Work Session:

A **motion** was made by Bronwen Spielman to adjourn the meeting at 9:30 p.m. Nancy Hrupcin seconded and ***motion passed unanimously.***

APPROVED:

APPROVED AS CORRECTED:

DATE:

**NORWOOD PLANNING AND ZONING COMMISSION
RESOLUTION NO. 0930
SERIES OF 2019**

A RESOLUTION OF THE NORWOOD PLANNING AND ZONING COMMISSION OF THE TOWN OF NORWOOD, COLORADO APPROVING AMENDMENTS TO NORWOOD MUNICIPAL CODE TITLE 7, "LAND USE CODE" SECTION 2.00, "DEFINITIONS", SECTION 5.05, "LANDSCAPING AND SCREENING", AND SECTION 5.06, "SIGNS" WITH RECOMMENDATION TO THE NORWOOD BOARD OF TRUSTEES TO ADOPT THE AMENDMENTS.

WHEREAS, the Norwood Planning and Zoning Commission for the Town of Norwood, Colorado **FINDS** that there exists a substantial and compelling public interest for amendments to the Norwood Land Use Code and that the amendments are necessary to protect the public health, welfare and safety of the Town and its residents; and

WHEREAS, at a public hearing held on October 30, 2019, the Norwood Planning and Zoning Commission recommended the amendments be approved by the Norwood Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE NORWOOD PLANNING AND ZONING COMMISSION OF THE TOWN OF NORWOOD, COLORADO that the Board of Trustees of the Town of Norwood, Colorado adopt an ordinance approving amendments to the Norwood Land Use Code as set forth below.

Section One.

A. Norwood Municipal Code Title 7 be amended at §2.02, "Definitions" as follows:

1. By the addition of a new definition "Berm" to read as follows:

Berm : Mounded or elongated landscape hills constructed for many reasons such as blocking out unwanted or unsightly views, directing or redirecting foot traffic or drainage, creating subtle and natural-looking privacy, adding raised elements to the garden, or simply emphasizing a particular area or focal point.

2. By amending the definition of "Yard" to read as follows:

~~Yard: An open space on the lot that is not obstructed from any point thirty inches (30") above the general ground level of the graded lot to the sky, except as authorized obstructions.~~

Yard – The area between buildings and property lines generally defined by setbacks.

B. Norwood Municipal Code Title 7 be amended at §5.05, Landscaping and Screening as follows:

§ 5.05 Landscaping and Screening

(a) **Purpose.** This section is designed to provide standards for the installation and maintenance of landscaping, walls and screening devices so as to promote the general welfare of the community. This is accomplished by encouraging the creation of an attractive appearance along collector streets and by screening from view those uses that may be unattractive to the public eye. Landscaping materials, including ground covers, shrubs, and trees further facilitate the control of erosion and the reduction of glare and

dust, as well as the visual softening of building masses. ~~Native plant materials require less water than do non-native plants and therefore are preferred for required landscaping. Walls and screening devices allow for the separation of incongruous uses and for the buffering of intensive activities. Landscaping, walls and screening devices together, help to effectuate privacy, logical development, and enhancement of property values.~~

(b) Applicability. This section shall apply to all development in B-1, Business District outside of the Commercial Core, Planned Unit Development Overlay District and ~~to all development in I, Industrial District.~~

(c) Landscaping General requirements Standards.

(1) ~~Landscape or screening plan.~~ Any proposed building or use shall be shown on a landscape ~~or screening plan~~ indicating the location of existing and proposed buildings, parking areas, street improvements, locations and types of landscaped areas, walls, and screening devices.

(2) Location of utilities. Proposed utilities shall be located, when possible, so that their installation will not adversely affect vegetation to be retained on a site.

(3) Installation. Landscaping, watering devices, walls and screening structures shall be installed in accordance with the approved landscape or screening plan prior to issuance of a final Certificate of Occupancy for the building or use. The Building Official may grant a temporary Certificate of Occupancy during the winter months when installation is impracticable or not feasible.

(4) Removal of topsoil prohibited. No person, firm or corporation shall strip, excavate or otherwise remove top soil except in connection with the construction or alteration of a building on such premises and excavation or grading incidental thereto.

(5) Maintenance requirements.

- a. Landscaped areas shall be reasonably maintained by the owner or the lessee of the property, including pruning, trimming, watering, weed control or treatment, and other requirements necessary to create an attractive appearance for the development.
- b. Any plant materials not surviving shall be replaced within thirty (30) days of its demise or in the next appropriate season.
- c. Lack of maintenance of required landscaping material shall constitute a violation of this Chapter.

~~(6) — Setbacks. When industrial uses abut residential land uses, setbacks may be increased by Town boards or staff in its/their review of the project if the increase will mitigate potential conflicts between the uses.~~

~~(d) — Landscaping standards. Nonresidential development in the I, Industrial District shall landscape with native trees, grass, shrubs or other plants appropriate for the climate, as follows:~~

~~(1)(6)~~ Street yard landscaping. All undeveloped areas of the street yard, not used for parking, maneuvering areas, ingress or egress, fire lanes, pedestrian areas, shall be landscaped.

~~(2)(7)~~ Native plant materials. Native, trees, grass, shrubs or other plants appropriate for the climate and low water use plant materials shall be utilized in order to minimize the consumption of water.

~~(3)(8)~~ Irrigation. All required landscaped areas ~~may~~ shall be required to include an irrigation system to insure the health and growth of the landscape. ~~Where~~ When available, possible, irrigation systems shall utilize untreated, irrigation water instead of treated water. Drip irrigation or other water efficient systems are encouraged.

~~(#)~~ (d) Screening standards.

(1) Screening refers to a wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring residential areas or from the street. When required, screening may be provided by one or more of the following means:

- i. A solid masonry wall, fence, or equivalent meeting the standards of sec. 5.04.
- ii. A plant screen or evergreen hedge.
- iii. An earth berm may be used in combination with any of the above types of screening. The faces of a berm's slope shall be planted with ground cover, shrubs, and trees. Berms are encouraged for screening between commercial uses and residential uses.
- iv. When vegetation is used with the screening method, it shall conform with the landscaping standards 5.05(c)(6) and (7).
- v. A screening plan shall indicate the location of proposed improvements to be screened and the screening method to be utilized.

(2) B-1, Business District Screening standards. Development in the I, Industrial District shall comply with the following screening standards.

- i. Height of screening devices. The height of screening devices shall be measured from the highest finished adjacent grade of the element to be screened. ~~Screening shall be high enough to shield the view of storage areas, parking and outdoor lighting from uses off site.~~ Unless otherwise specified, screening required by this Section shall be a maximum six (6) feet in height and shall be arranged within the boundaries of the lot as to substantially hide from adjoining properties the building, facility or activity required to be screened.
- ii. Heights of plant screens or hedges specified herein indicate the height which may be expected within three (3) years of planting. The height at the time of planting shall be such that in accordance with good landscape practice the fully

required height may be achieved within a three (3) year period.

- i-iii. No screening shall be placed in such a manner that it obstructs the vision of right-of-way users to safely navigate sidewalks, streets or alleys.
- ii-iv. **Parking areas.** Parking areas shall be screened from street view to a minimum height of three feet (3') above the highest finished grade of the parking area. The required screening shall provide breaks as necessary for vehicular and pedestrian access. Such screening may be accomplished by the use of plants, earth berms, or natural topography. The foregoing notwithstanding, No screening shall be placed in such a manner that it obstructs the vision of right-of-way users to safely navigate sidewalks, streets or alleys.
- iii-v. **Outdoor storage areas.** All outdoor storage areas ~~for materials, trash, mechanical equipment (to include ground based satellite dishes), vehicles, or other similar items~~ shall be screened from street view by a ~~minimum~~ maximum six foot (6') high screening device. Such screening device shall consist either of plant material or a freestanding wall constructed of or finished with materials to match the main building of the site.
- iv-vi. **Garbage and recycling collection areas.** All exterior garbage cans, garbage collection areas, and recycling collection areas must be orientated away from the street and adjacent properties. Trash enclosures shall be constructed of solid, durable and attractive walls/fences, a minimum of six (6) feet in height, with solid doors, and shall be visually consistent with project architecture. As an alternative, trash dumpsters may be located behind structures, or shielded in a manner to conceal them from public roads. Trash receptacles for pedestrian use are exempt. If constructed, trash enclosures shall be compliant with all applicable fire codes.
- vii. Mechanical equipment.
 - a. Mechanical equipment located on the ground, must be screened. Landscaping and screening shall be tall enough to screen the equipment.
 - b. Mechanical equipment placed on roofs must be screened by a parapet around the equipment that is as tall as the tallest part of the equipment. Screening shall be compliant with all applicable fire codes and height requirements.

(3) I. Industrial District Screening Standards.

- i. Height of screening devices. The height of screening devices shall be measured from the highest finished adjacent grade of the element to be screened. Screening shall be high enough to shield the view of storage areas, parking and outdoor lighting from uses off-site.
- ii. Parking areas. Parking areas shall be screened from street view to a minimum height of three feet (3') above the highest finished grade of the parking area.

Such screening may be accomplished by the use of plants, earth berms, or natural topography.

- iii. Outdoor storage areas. All outdoor storage areas for materials, trash, mechanical equipment (to include ground based satellite dishes), vehicles, or other similar items shall be screened from street view by a minimum six foot (6') high screening device. Such screening device shall consist either of plant material or a wall constructed of or finished with materials to match the main building of the site.
- iv. Roof mounted equipment. Roof mounted mechanical equipment to include satellite dishes and antennas shall be screened by parapet walls or other screening devices to be no lower in height than six feet (6') below the height of the mechanical equipment on side, front, or rear walls, whichever are adjacent to public streets or residential districts.
- v. Outdoor lighting. All outdoor lighting shall comply with the Section 5.08, "Exterior Lighting Standards", ~~be shielded on the top, and directed down and screened away from adjacent properties and streets. Sodium vapor and similar high intensity light sources shall be prohibited.~~
- vi. Landscaping. When landscaping is encouraged as vegetation is used as a it shall comply with Section 5.05(c)(6) and (7), above, method of screening industrial uses and to create a transition to adjacent areas. Screening is encouraged to be natural, consisting of trees, plants and other live material, or a mix of structural screening and landscaping.
- vii. Location Adjacent to Residential Areas. Where industrial uses abut residential uses, screening shall block views of storage areas and high activity and traffic portions of the industrial use to the extent possible. Screening shall also be used to shield adjacent uses from noise and light emanating from the industrial uses. Berms and landscaping shall be included in the screening materials.
- viii. Berms. Berms are ~~also~~ encouraged to provide adequate screening between industrial and off-site uses and to reduce noise and light impacts on adjacent property.

C. Norwood Municipal Code Title 7 be amended at §5.06 (e)(1) be amended to read as follows:

Structural Characteristics. The structural characteristics of signs shall comply with the standards of this section.

(1) Free-standing signs shall not exceed ~~35~~ twenty feet (20') in height. Each free-standing sign may have two faces, each with the maximum area 20 sq. ft. per sign, provided the two faces are the same size and join back-to-back without any overlap.

1. The Town Planner is authorized to correct typographical and manifest errors, conform cross-references and make other non-substantial revisions such as formatting to make conforming amendments such as cross-references, and administrative revisions to appendices as necessary or desired.

Section Two.

The Town Planner is directed to finalize an ordinance to be presented to the Norwood Board of Trustees incorporating the amendments as approved by the Planning and Zoning Commission.

Section Three.

The Planning and Zoning Commission recommends the Norwood Board of Trustees adopt an ordinance approving amendments to the Norwood Land Use Code as set forth in this resolution.

RESOLVED, APPROVED AND ADOPTED this 30th day of September, 2019.

PLANNING AND ZONING COMMISSION
TOWN OF NORWOOD, COLORADO

By: _____
Katie Sapp, Chair

ATTEST:

By: _____
Gretchen R. Wells, Town Clerk